

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 2ND JULY 2014

Item 6 (Pages 11-100) – CB/14/00925/FULL – Brogborough Landfill Site, Woburn Road, Lidlington.

Additional Consultation/Publicity Responses

The following additional comments have been received:

Ampthill and District Preservation Society – Objection on the grounds that the turbines would have a detrimental impact on the rural character of this part of the Marston Vale; they would be clearly and objectionably visible from the Greensand Ridge Walk and other public footpaths on the Greensand Ridge.

Ridgmont Parish Council – Objection. The Government announced that they will make changes that will give local people a much greater say over wind farms in their communities. The Coalition Agreement pledged to decentralise power to local people and give local people far more ability to shape the places in which they live. Where local councils have identified areas suitable for wind farm projects they will not be obliged to give planning permission if they think the impact on the local area will be unacceptable. The new guidance will ensure that factors such as landscape, amenity and heritage can be properly considered by local authorities. Ridgmont Parish Council object whole-heartedly to the development because it feels strongly that it is a wrong development in the wrong location and that the visual and audible impact on local residents, walkers, riders and cyclists and the detrimental effect on wildlife does in no way justify the minimal energy contribution the site will generate.

The Parish Council supports the 'Against Cranfield Turbines' action group in its objections to the site. We concur fully with the action group's views expressed in its website regarding: the development's visual impact; its proximity to housing; its detrimental effect on Rights of Way; the obtrusive noise pollution, ecological factors and the totally unjustifiable need for the project.

Stewartby Parish Council – Objection. The Council believe that it would not be in keeping with the area (the Vale). The Council believe that it would adversely impact on the environment and the community as it is very close to existing houses. The Councillors also worry about the impact of so many turbines contained within a 'bowl' which we believe is a unique situation. They believe that not enough background information has been obtained regarding its effect especially in connection with the 'buffering effect'.

Houghton Conquest Parish Council – objection. The Parish Council objects to this application on the grounds it is far too close approximately 1000 homes which will be within 1500m of the turbines. Also because they will be sited on the vale floor, these residents will look directly at the blades.

Public representations

20 further letters of objection have been received from residents raising the following issues:

- Spoil views across the Vale
- Ruin the newly created footpaths
- Cumulative impact of turbines within the Vale (Stewartby, Marston, Emberton, Brogborough)
- Close proximity to houses
- Noise level
- The area is now being restored, the turbines would spoil this, the single turbine at Marston is a blot on the landscape
- Detrimental to birds and other wildlife
- They will make the walks and footpaths around the Thrift and Rectory Woods less enjoyable
- Extremely negative effect on the health of people living near by. The WHO states that turbines should be at least 1500 – 2000 metres from the nearest houses. These turbines are approximately 700 metres from nearest residential properties.
- They will spook houses

Additional Comments

The issues raised in the additional consultation responses have all been discussed in detail in the full report and raise no new issues that need to be considered further.

Additional/Amended Reasons

None.

Item 7 (Pages 101-116) – CB/13/03477/OUT – Lower Wood Farm, Sundon Road, Harlington, Dunstable.

General comments

Members attention is drawn to the government press release from the Department for Communities and Local Government (DCLG) on 16th June 2014 – ‘Government initiatives to help build more new homes on brownfield land’, which announced that in order to meet the UK’s need for new homes and make the best possible use of brownfield land the government plans to make the development of new housing on previously-developed land easier.

The Government has said that this initiative could deliver up to 200,000 new homes across the country by 2020. There will be £200 million of funding from the Government for 10 zones outside of London. Councils are to play a crucial role in this process by bringing forward brownfield land, putting in place local development orders, and setting out the amount and type of housing that can be built on these sites while also assisting developers with suitable schemes to accelerate the construction process. A first wave of such local development orders will be supported by a new £5 million fund to be launched before the summer.

Additional Consultation/Publicity Responses

Chilterns Conservation Board

I am writing to let you know that the Chilterns Conservation Board will not be commenting on the planning application.

The Board recommends that the decision-maker takes into account the following:

- The Chilterns AONB Management Plan
- The Chilterns Buildings Design Guide and Supplementary Technical Notes on Chilterns Building Materials (Flint, Brick and Roofing Materials)
- The Environmental Guidelines for the Management of Highways in the Chilterns
- The Board's Position Statement on Development Affecting the Setting of the Chilterns AONB

Comments

The site is not within the Chilterns AONB, although part of the boundary is on the opposite side of Sundon road to the proposal site, therefore the final bullet point relating to development affecting the setting of the AONB is most relevant. It is considered that the proposed development would accord with the Board's position statement on development affecting the setting of the Chilterns AONB. Given the proposal includes the removal of industrial buildings and an area of open storage, it is considered that the proposed scheme is likely to enhance the setting of the AONB.

Additional conditions

Highway conditions

7. Notwithstanding the detail shown the proposed estate road access onto Harlington Road shall be 5.5m wide and provided with 6m radius kerbs and be constructed to the specification of the highway authority and satisfaction of the Local Planning Authority before occupation of any subsequent reserved matters development.

Reason: To ensure the provision of an access appropriate to the development in the interests of highway safety

8. No reserved matters development shall be occupied until visibility splays have been provided at the junction of the estate road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed estate road from its junction with the channel of the public highway and 43m measured from the centre line of the proposed estate road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the proposed access and to make the access safe and convenient for the traffic which is likely to use it.

9.No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

10.Prior to commencement of any subsequent reserved matters development details of the improvements to Footpath 4 shall be submitted to and approved by the Local Planning Authority and fully implemented prior to occupation of any development.

Reason: To ensure the provision of a suitable pedestrian link to the development in the interests of highway safety

Informatives

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.

The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 03003008049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction of the development hereby approved

Contamination

The applicant has confirmed that there is likely to be contamination on site. The following condition is therefore recommended:

11. Prior to the commencement of any phase of development approved by this planning permission the developer shall submit to the Planning Authority, in both paper and electronic form where possible:

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils, gas and groundwater sampling.

c) Where shown necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 validation report to incorporate photographs, material transport tickets and sampling.

Any remediation scheme and any variations shall be agreed in writing by the Local Planning Authority prior to the commencement of works. This shall include responses to any unexpected contamination discovered during works.

Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.

Reason: To protect human health and the environment.

Sewage Treatment

The proposal site is not on mains sewerage therefore it is proposed to provide a sewage treatment plant under the site of the paddock. To ensure these works are carried out it is considered that these should form part of the s106 legal agreement to ensure that the development is subject to the approval in writing of a suitable scheme for dealing with sewage at the site.

Amended Recommendation

To authorise the Interim Assistant Director Planning to issue the grant of PERMISSION subject to planning conditions outlined in this report and the completion of an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure contributions towards infrastructure, affordable housing, improvements/part realignment of Harlington Footpath 4 and for a suitable scheme to deal with sewage.

Item 8 (Pages 117-124) – CB/14/01691/ADV – Roundabout on the A507 Woburn Road / Sandhill Close / Fordfield Road.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

None.

Additional Informative

None.

Item 9 (Pages 125-134) – CB/14/01274/RM – Marston Park, Land off Bedford Road, Marston Moretaine, Bedford.

Additional Consultation/Publicity Responses

None.

Additional Comments

None.

Additional/Amended Conditions

Amendment to condition 1.

To read:

Within 12 months of the approval of this Reserved Matters application, further details of the cricket square shall be submitted the Local Planning Authority. The development shall be carried out in accordance with the details approved in writing by the Local Planning Authority.

Reason: The details submitted within this application are insufficient to ensure a satisfactory community cricket pitch.

Additional Informative

None.

Item 10 (Pages 135-146) – CB/14/01817/FULL – Redborne Upper School, Flitwick Road, Ampthill, Bedford.

Additional Consultation/Publicity Responses

Sport England: Do not object to this development.

Additional Comments

None.

Additional/Amended Conditions

None.

Additional Informative

None.