

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 27 AUGUST 2014

Item 6 (Pages 13-22) – CB/14/02010/FULL – 6 Lincoln Way, Harlington, LU5 6NA

Additional details received from applicant:

A plan showing the fire safety arrangements which have been approved by building control in respect of the proposed layout of the premises.

A photograph showing the signage that is proposed to be added to the windows of the application site if planning consent is granted.

A petition with 300 names of people in support of the application.

A letter from the applicant addressed to all Councillors on the Development Management Committee which includes details of the planned menu as well as a leaflet outlining the benefits of the proposed business to the village. (This letter has been attached as an Appendix to this Late Sheet).

Additional Comments

One e.mail from a local resident advising that she does not wish to attend Committee but fully supports the application and feels that it will be a wonderful addition to the community and give a much needed lease of life to this run down parade of shops.

Additional/Amended Conditions/Reasons

Amendment to Condition 2:

Now to read:

This permission does not extend to any form of food extraction or ventilation, no further means of ventilation shall be installed without prior written consent by the local planning authority.

Reason: For the protection of neighbouring amenity.

Additional informative:

Due to the layout of the building, the existing ventilation system may not be suitable for the cooking of some forms of food. Should additional ventilation be required contact should be made with the Local Authorities Public Protection Department to discuss appropriate measures.

Item 7 (Pages23-42) – CB/14/01818/FULL – Land Adj. to The Guinea, Bedford Road, Moggerhanger

Additional Consultation/Publicity Responses

Further consultation undertaken with Anglian Water in view of the concerns raised by the third party representations received confirms:

With regard to water pressure Anglian Water does not guarantee that any particular flow or pressure will be provided, the responsibility of this company in this respect are limited to those set out in current legislation. Our operational standard is that “Pressure is not less than 10 metres head shall be maintained to all customers at the boundary stop tap at a minimal flow rate of 9 litres per minute”.

In relation to the sewerage our stance still stands in terms of available capacity.

The Environment Agency have also confirmed that they have no objection to the application. They would not expect to be consulted on this application because the site is less than 1 hectare in area and it falls within Flood Zone 1 (lowest probability of flooding).

The parcel of land does not fall within the Bedfordshire and River Ivel Internal Drainage Board jurisdiction.

Additional Comments

Some of the third party representations received make reference to policies referred to in the emerging Development Strategy for Central Bedfordshire. It is anticipated that this will be formally adopted in mid 2015. This document is yet to be submitted to the Secretary of State and accordingly carries little weight. However, the policies relevant to this proposal are:

Policy 1 : Presumption in Favour of Sustainable Development

Policy 2 : Growth Strategy

Policy 19 : Planning Obligations and the Community Infrastructure Levy

Policy 24 : Accessibility and Connectivity

Policy 27 : Car Parking

Policy 29 : Housing Provision

Policy 43: High Quality Development

Policy 45: The Historic Environment

Policy 59 : Woodlands, Trees and Hedgerows

The adopted Core Strategy and Development Management Policies (2009) shall remain to set the main planning context for decisions on planning applications in the north of the Central Bedfordshire jurisdiction.

The officer report states that the application site falls within the defined settlement envelope. This is incorrect, it lies just outside of, but immediately adjacent to the settlement envelope. Notwithstanding this the site has been allocated for residential development.

Additional/Amended Conditions/Reasons

Highway Officers have no objection to the proposal but consider that the visibility for drivers leaving Blunham Road on to the A603, Bedford Road could be improved by moving the give way road markings further forward onto Bedford Road. The applicant has agreed to undertake this work.

Accordingly the following additional condition is recommended in order to improve the visibility at the junction of Blunham Road with Bedford Road (A603):

Prior to the first occupation of the development hereby approved full details of a revised position of the existing 'Give Way' marking at the public highway junction where Blunham Road intersects Bedford Road (A603) shall be submitted to and approved in writing by the local planning authority. Thereafter and prior to the first occupation of any dwelling house hereby approved the agreed arrangements for the junction layout shall be implemented and remain in perpetuity unless agreed otherwise with the express written consent of the local planning authority.

Reason: In the interests of highway safety (policy DM3 of the Core Strategy and Development Management Policies 2009).

Item 8 (Pages 43-50) – CB/14/02292/VOC – Three Star Caravan Park, Bedford Road, Lower Stondon

A draft unilateral undertaking in respect of infrastructure contributions has now been received and is acceptable, subject to confirmation from legal. This would meet the requirement to provide appropriate infrastructure contributions in line with the Council's Planning Obligations Document.

A further letter has been received from the applicant. In summary:

- The development of one additional pitch would not increase surface water run off or foul water that cannot be dealt with within the existing development.
- The existing mobile homes are connected to a private sewer network whilst surface run off from the roads is drained via gullies into soakaways on the site.

Item 9 (Pages 51-60) – CB/14/02362/FULL – 64 High Road, Beeston, Sandy, SG19 1PB

None

Item10 (Pages 61-88) – CB/14/02263/CA – The Norman King, Church Street, Dunstable, LU5 4HN

Amendments

Proposal to read :

Planning permission in respect of relevant demolition of an unlisted building in the Conservation Area: Demolition of remains of former Norman King building and removal of associated hard standing prior to redevelopment of the site as set out in a further application.

Amended Condition

Condition 7 (Page 88)

Delete Drawing Numbers DRW REFSK14 and replace with DRW REFSK14 Rev. A

Item11 (Pages 89-136) – CB/14/01924/FULL – Former Norman King PH, Church Street, Dunstable, LU5 4HN

Amendments

South Bedfordshire Local Plan Review Policies (Page 92)

Delete Policy TCS1 (Sustaining and Enhancing the District's Town Centres)

Amended Conditions/Reasons

Recommended conditions (Page 125)

Condition 2, Reason : Line 3, delete the word, 'having'.

Condition 32, (Page 133) :

Delete Drawing Numbers DRW REFSK14 and replace with DRW REFSK14 Rev. A and SK20 & replace with SK20 Rev. B

Item12 (Pages 137-156) – CB/14/02569/FULL – Land Rear of 100-114 Common Road, Kensworth

Additional Consultation/Publicity Responses

Kensworth Parish Council – Photos and affidavit submitted to support allegations of dumping of spurious materials on site.

Response from the Enforcement Team :

Regarding the alleged importation of material, raising the level of the land in the paddock, the site has been the subject of numerous visits by Planning Officers and Planning Enforcement Officers. This parcel of land has always been higher than the open fields to the north, although it does appear that the paddock has been levelled to accommodate the stable block. It is Officers' opinion that this levelling has had no significant impact on the site or its surroundings.

This matter has been discussed with the Agent for the owner of the site, who has asserted that only materials resulting from excavations and building activities within the original curtilage of 100 Common Road have been moved into the paddock, ie the 2 detached dwellings fronting Common Road and the bungalow behind these, as well as within the paddock itself. Specifically I have been informed that no asbestos sheets or other spurious items have been brought into the site.

In this instance it is concluded that the scale of the alleged alteration to land levels is not so significant as to warrant formal enforcement action, as there has been no material change in the character of the land.

Hancock Quins Solicitors on behalf of the owners of 92 Common Road

The drive mentioned in this planning application is not a shared drive and forms part of the legal title of 92 Common Road, Kensworth.

The owner of the field where the development is proposed has a right of access over this drive.

Under no circumstances are our clients prepared to allow signage on their drive which has been proposed by the Rights of Way Officer.

The committee is requested to consider this submission.

Further submission from 92 Common Road

The drawing depicting the extent of the access area to the proposed site has been grossly misrepresented on the document accompanying the paperwork.

When this came to my attention, I checked on the Land Registry site and am attaching the document from them covering the dwelling known as No. 98. This has been overlaid on the scan of our property for your information.

Indeed, the original drawing dated-stamped 14-00634 17 FEB 2014 is more suitably portrayed.

This misleading drawing should therefore be removed from the paperwork being distributed for tomorrow and replaced with a more accurate picture.

Item13 (Pages 157-164) – CB/14/01693/ADV – Roundabout at Grovebury Service Station, Billington Road, Leighton Buzzard, LU7 9HH

Amendments

None

Additional Consultation/Publicity Responses

A call-in was received from Councillor Marion Mustoe on the basis that the signs would be oversized and obtrusive and would distract drivers at the busy roundabout.

An email was received from Lee Baldry, Deputy Head of Highways, confirming that he had personally recommended the scale and positioning of the signs.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 14 (Pages 165-174) – CB/14/02527/FULL – 20 Phoenix Close, Leighton Buzzard, LU7 3YW

Additional Consultation/Publicity Responses

A further email was received from the occupiers of No. 8 Hydrus Drive, enclosing some photographs taken from her rear garden. This is attached as an appendix.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

