

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 14 OCTOBER 2015

Item 6 (Pages 15 - 50) – CB/15/01362/OUT – Land off Chapel End Road, Houghton Conquest

Additional Consultation/Publicity Responses

Cllr Angela Barker

My residents are very concerned as you will have heard before this application is out of the settlement envelope. Not on a forward plan like Wixams and Wixam Park for future development in the parish. It is not my residents fault that some of the permissions granted at Wixams have not delivered the housing on time. The impact of 4,500 houses coming into the area already has not been fully assessed and this will be significant to the large rural village of Houghton conquest. The infrastructure is very fragile and even if the utilities say things will cope I have my doubts. The highways issues are always difficult coming in and out of the proposed development like the one here as there is only one road in and out. There are no interlinks by paths to the Broadway estate which is very disappointing. The proposed land for childcare is not good use as the contributions to the pre five year age group has not been given to the provision that the school use today. There is no need for another childcare provision also the traffic movements for a site like this have not been factored into the development. The campaign group and the parish council will also have their views saying the same as me that this site is not sustainable. Please reject this application and let an inspection make a decision Houghton conquest is a large rural village.

Houghton Conquest Parish Council

S106: The proposed S106 agreement is inadequate in areas, & is therefore not fit for purpose. There is no Early Years provision, despite the Education Officer stating this is required. It is difficult to understand how the developer can draw the conclusion no early years provision is necessary for such a large development. The Leisure provision is also considered inadequate by your own Officers. We would urge you to ensure the S106 inadequacies are robustly addressed before considering approving such a large scale development.

Timescales: This application was discussed at the September DMC Meeting, at which time it was decided to defer the decision pending some queries over access. It was stated that this would not be a problem as (quote) "it is likely to be at least 2 cycles" before it is back on the agenda.

We received a consultation letter with the revised plans dated 18/9/15 & duly started to consider them & consult our residents. However, we were highly alarmed to receive a letter dated 30/9/15 telling us that the application would be on the agenda of the October meeting - which is next week!

We urge you defer the matter until the November DMC Meeting for the following reasons:

a) This was what clearly stated at the end of the discussion at the September DMC meeting, so we & our residents have been working towards being ready for November.

b) Angela Barker is away in October, & we have no other ward Councillor. Angela has been heavily involved in supporting the community in this matter, & we feel without her representation at the DMC meeting we will be severely disadvantaged.

c) This is the biggest development seen in this village for over 30 years, & is a highly controversial local issue in view of its location outside the village settlement area & the issues surrounding the Local Plan. Please can we be given a more reasonable period of consultation, so that we can engage properly with our residents, & demonstrate to them that local democracy is fair.

NHS

As you state the nearest health care facility to this development are the two surgeries at Ampthill Health Centre and Houghton Close Surgery, all based in Ampthill.

As these three practices are the nearest to the development it should be noted, their capacity to continue to take on additional patients, within the remit of their current premises:

- Greensand Surgery is deemed as being constrained at 39.3 patients per m².
- Oliver Street Surgery is deemed as being constrained at 20.52 patients per m².

The above two surgeries are in excess of the 20 patients per m² over the NHS England accepted capacity.

- Houghton Close Surgery currently sits at 15.96 patients per m².

Although, not currently constrained a further 300 patients to their list would increase their constraint to 16.41m².

'Constrained' means a practice working to over-capacity for the size of their premises and the clinical space available to provide the required services to their patients. Practice in this situation would usually need to be re-configured, extended or in exceptional circumstances even relocated to absorb a significant number of new registrations.

Therefore, for the proposed additional patients (300 patients = 2.4 x 125 dwellings), NHS England would expect that these patients would have an impact on the capacity for these Surgeries and would be grateful for a GMS health contribution of £621 per dwelling for the use of Primary Care.

Houghton Conquest Lower School

The Full Governing Body of Houghton Conquest Lower School would like the Forest School/ Nursery site offer by the developer rescinded and the £101,735.40 contribution for EY provision reinstated. Whilst we understand neither this nor the £288,050 for the Lower School can be ring-fenced for Houghton Conquest at least that would give us something that we can ask the Local Authority for in future as the school capacity becomes unsustainable.

We would like the £101,735.40 original request reinstated because the counter offer of a site for a future Forest School/ private Nursery provision has no real value. To be clear; the developer is simply offering to retain a piece of land that they will then sell as a development site to a 3rd party organisation to build a school or nursery on. They will not be handing over the land nor will they be building. A similar situation has occurred at other developments within the Local Authority and 18 months on there is still no commercial or otherwise development taking place on the land. It would suggest that this is not defensible. The Full Governing Body thinks that the chances of anything actually ever being built and opened by a third party are extremely remote; the economics are extremely weak. However, the School has developed a pre-school in the last 7 years that is rated Outstanding by Ofsted and will be unable to sustain the numbers in the near future and has a project in draft to expand by separating the 2 year olds in one building and the 3 & 4 year olds in another. The development would allow this plan to be more viable with an increased number of families moving into the area. The minimum cost of such a venture would be £250,000. The local authority would need to ask the developer to reconsider their contribution.

4 neighbouring objections received raising the following issues:

- Site was submitted and rejected under the Core Strategy Review.
- Development is unsustainable outside of the settlement envelope, on greenbelt land, and is against the Council's policy guidance.
- Visibility splays cannot be achieved from the proposed parking area due to it being national speed limit at this junction and the rise in road to a brow of a hill to the east.
- Proposed parking location is not safe and will not be owned by the cottages. It will likely lead to double yellow lines outside of the cottages. The parking area could be full meaning the on street parking would still occur. There is no guarantee that this would be provided. The proposed spaces would attract dog walkers from the other end of the village
- Housing not required due to the forthcoming Wixams development.
- Increased traffic will be too much for the roads. The volume of traffic would be too great and the junctions at the edge of the village are already dangerous. The village is used as a rat run.
- Questionable whether or not the water supply is adequate.
- No accommodation is made for increased sewage disposal and surface water.
- Public transport facilities are poor.
- The lower school cannot accommodate the growth.
- Site access opposite the traveller site would be dangerous. The application plans show the access in different locations
- The previous Committee meeting agreed that the application would be deferred for a period of at least two months.
- It is questionable whether the benefits listed in the report should be considered as such. The bus service, upper and middle schools, healthcare and proximity to Wixams should not be regarded as a benefit.
- The development will result in significant and demonstrable harm, namely to the character of the village and its heritage. There are minimal jobs locally and the additional traffic will cause additional pollution and strain on the already unsuitable roads.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 7 (Pages 51 - 70) – CB/15/02273/FULL – The Long Barn, Limbersey Lane, Maulden, Bedford, MK45 2EA**Additional Consultation/Publicity Responses**Comments from Cllr Angela Barker

My residents in Haynes West End are concerned about the visual impact this application will have if approved. We believe it will cause a highway issue as it will be a talking point and people will want to see it from the road as something unusual. I believe this application will cause more harm to the countryside than benefit the area.

Cranfield Airport

Raise no objection subject to the fulfilment of two conditions (should approval be granted) which relate to any future changes or additions

Additional Comments

None

Additional/Amended Conditions/Reasons

An amended plan (15.20.02B) has been received, resulting in the building moving slightly (0.5m) further away from the boundary with Thatchers. The distance to the boundary would now at its closest point be 0.7m from the boundary, enabling easier maintenance of the south elevation.

Item 8 (Pages 71-84) – CB/15/02539/FULL – Mentmore, 4 Greenfield Road, Pulloxhill, Bedford, MK45 5EZ**Additional Consultation/Publicity Responses**

3 neighbouring objections which are below:

The Birches, Greenfield Road,

Thank you for notifying us of an amendment for a revised application where the roof height is dropped 0.5M. I would like to object on the following grounds. I have tried to keep my points to areas that are listed as valid objection areas within your website and hopefully not gone over areas already covered in my initial objection, although I still feel all the original points are still valid.

Amenity: impact on neighbours – overlooking, overbearing impact.

I don't believe the limited reduction in height will make any difference to all the issues with this site I previously highlighted. The building will still have a detrimental effect on the conservation area as will be very visible from the high street. It will overlook the garden of 5 High Street and will look into the private bedroom windows on 5 High Street, a listed building of significance.

As you are aware I have been granted permission on ref: CB/15/01685/FULL to extend my property 6 metres to the side of the current building towards Mentmore and in the rear side closest to Mentmore, I have permission for French doors and a window in the first floor bedroom and this new back land development will look almost straight into the new bedroom, which will be overlooking and as it will destroy all privacy it will have an overbearing impact

75 Church Road

The pre-application advice and current application do not take into account the listed properties which immediately adjoin the plot. Neither do they take into account the impact on the conservation area which again borders the development site. The proposed dormer windows would have a significant impact on the character of the village as they would be visible from the conservation area and would have a significant impact on the setting of the listed buildings. The site of the development is inappropriate and would significantly change the character of the village.

The Old Smithy

Transforming a relatively small non-domestic out building into a dwelling place at the very edge of the conservation area will have a significant impact on an important landscape central to the village. It will be visible from a number of angles and, I believe, have a negative impact on the character of the area which is highly valued.

It will have a negative impact on neighbouring listed buildings. Because of the openness of the cottage garden next to the proposed development it will be very visible and risk dominating the landscape. There is no assessment in the application of this impact.

Similarly the addition of a dormer window in the main property will have a significant impact on the neighbouring properties which are in very close proximity due to the nature of the old buildings in this part of the village.

I am also very concerned about the potential significant increase in the number of vehicles with two properties, particularly so close to a right angle blind bend.

These are the reasons why I object to this application.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 9 (Pages 85-102) – CB/15/01970/FULL – Land at Shuttleworth Court, Biggleswade, SG18 0QG

Additional Consultation/Publicity Responses

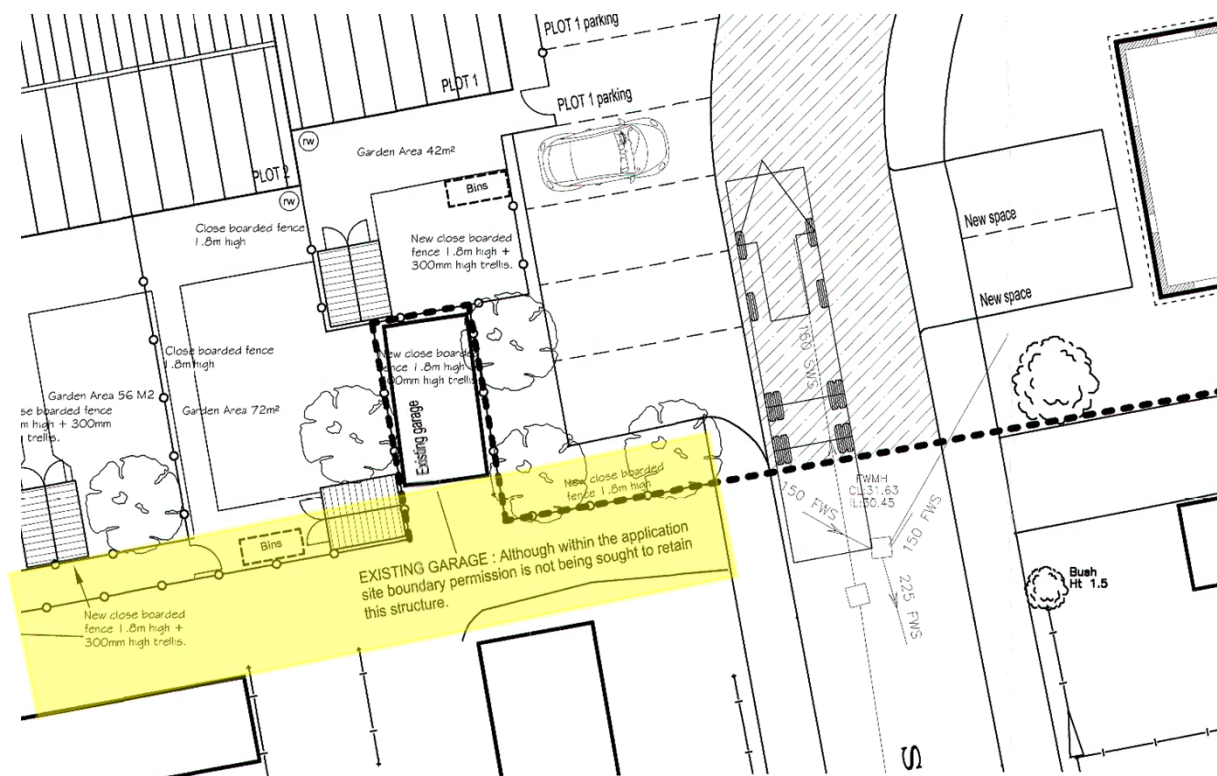
An additional representation has been received from the owner/occupier of No.21 Lawrence Road who has requested this be circulated to Members in advance of committee. The representation is as follows:

Objection

The southern boundary of the proposed development on the Site Plan (12450/01 Revision J), shown below, encroaches on the right of way of the dwelling on Lawrence Road.

Site Plan (12450/01 Revision J) – Close up of area of objection

Highlighted in yellow is the right of way for dwelling on Lawrence Road



The right of way is a shingle “cartway” used by the dwellings to access their rear driveways. If the proposed application is approved without amendment or condition then the result will be that the properties in Lawrence road will no longer have sufficient space for accessing their properties (driveways) or adequacy of turning resulting in a loss of parking. I.e. **reduced amenity** for the existing owner/occupiers on Lawrence Road.

Parking has already been noted in the application and the Agenda Report Pack as being an issue for Shuttleworth Court/Lawrence Road the removal of rear driveway access through approval of the plans, as is, will only acerbate this.

It is noted in the Agenda Report Pack that “The development does not impinge upon the informal access to the outbuildings and garage to the rear of Lawrence Road

which backs onto the application site” (Point 8.3). This does not mention the driveways.

Proposed Resolution

It is requested that the planning committee requires as a condition of approval that the proposed development does not extend further south than the southern elevation of the existing concrete garage to ensure adequate access to the rear driveways on Lawrence Road

Supporting Evidence enclosed below:

- Appendix 1: Photos of Southern Boundary of proposed application
- Appendix 2: Photos of Southern Boundary of proposed application
- Appendix 3: Photo of Right of Way
- Appendix 4: Photo of Right of Way
- Appendix 5: Topographic Survey
- Appendix 6: Copy of Title Deeds for 21 Lawrence Road showing right of way to rear of properties

**1. Photo of Right of Way from Shuttleworth Court to Rear of Lawrence Road.
Photo taken looking West.**



2. Photo of Right of Way from Shuttleworth Court to Rear of Lawrence Road. Photo taken looking South.

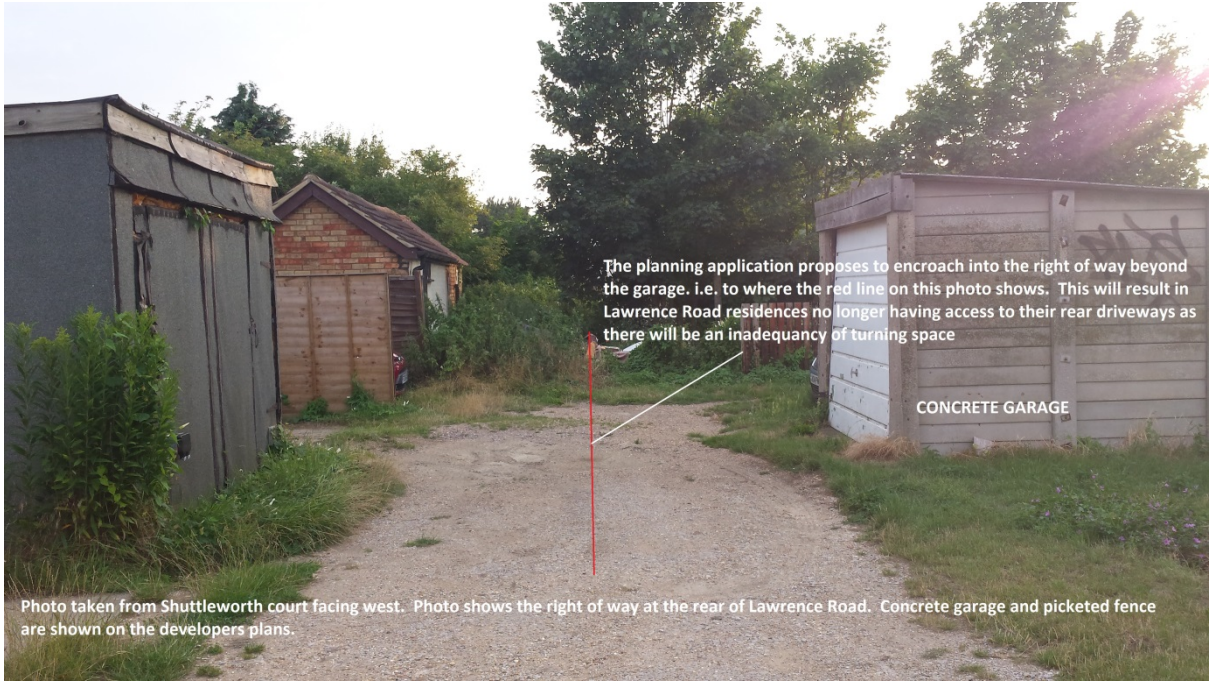


3. Photo taken from right of way facing East

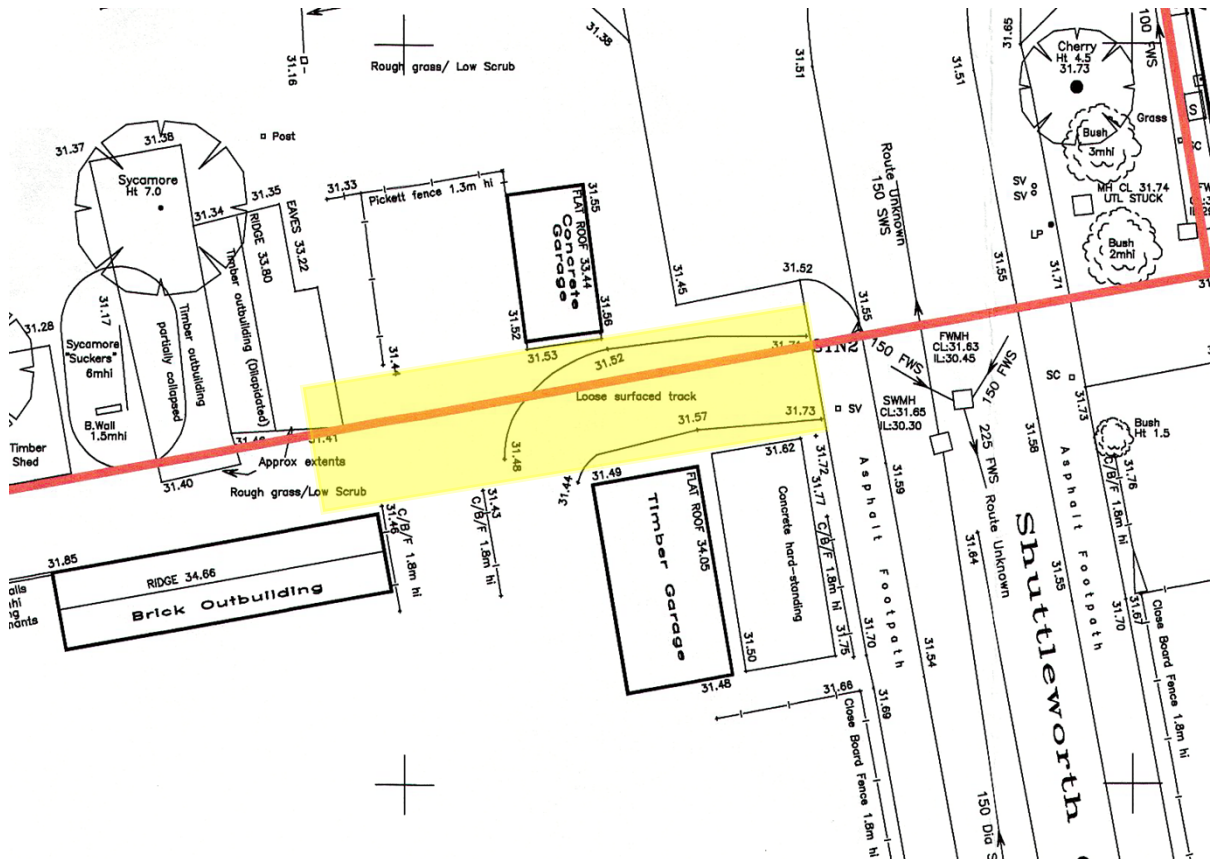


Photo taken from right of way at rear of Lawrence Road facing East. Concrete Garage shown to Left of Photo mentioned in Planning application. Planning application shown in plans proposes to encroach onto this right of way.

4. Photo taken showing right of way from Shuttleworth Court facing West

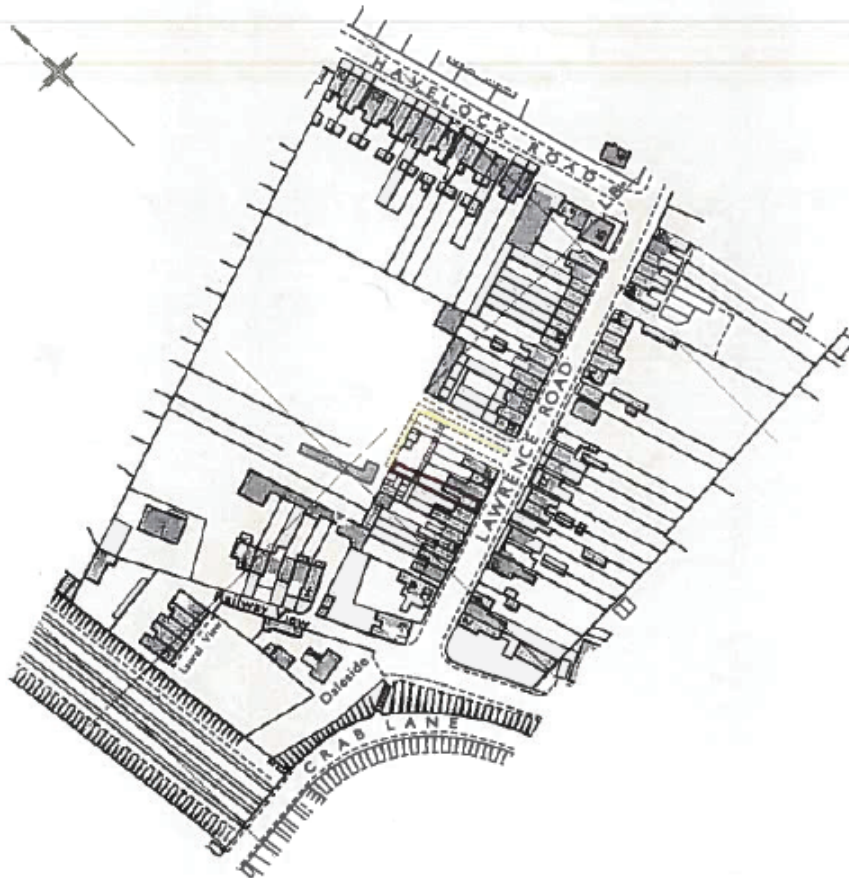


5. This is an enlarged area of the Topographic Survey Submitted with the application. This again shows that the planned site extends into the right of way of Lawrence Road properties. Right of way highlighted in yellow again for ease.



6. Title Deeds with right of way shown in yellow.

H.M. LAND REGISTRY		TITLE NUMBER BD 119466	
ORDNANCE SURVEY PLAN REFERENCE	TL 1944	SECTION M	Scale 1/1250 Enlarged from 1/2500
COUNTY BEDFORDSHIRE	DISTRICT MID BEDFORDSHIRE	© Crown copyright 1980	



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Letter Ends.

Additional Comments

No further comments to add.

Additional/Amended Conditions/Reasons

None.

Item 10 (Pages 103-114) – CB/15/02991/FULL – Land adjacent to 11 Albert Place and rear of 37 to 49 High Street, Albert Place, Houghton Conquest

Additional Consultation/Publicity Responses

Comments from Cllr Angela Barker

I am on annual leave for the site visit and committee date so below are my concerns

The site does need attention but I feel the impact to the residents of a dwelling and garage must be taken into account here. The area has historically been a garden with a wall. The wall has got damaged and it not very sound. I am very concerned how the access in and out will happen as cars and vans are parked on the private road at points to respect everyone as the vehicles to the properties on the street can just about pass. The bins for the waste collection on a Monday are positioned by the side of the shop and can stay there as some cannot be put next to the dwellings they belong too. The bin lorry stops at the end of the street.

I know construction vehicles are not a planning matter but there is no easy place to park skips, delivery vehicles and builders vehicles where they are safe and out of other people's way.

I believe granting permission hear will cause distress to residents and the site is overdeveloped.

Additional Comments

Parish Council comments on Revised Plan

It was resolved to make no objections to this application. However a request would be made for robust conditions to be places to control parking of trade vehicles and deliveries, and the times construction and deliveries can take place during construction phase to minimise the impact on residents whilst work is being carried out.

Officer comment on the above response:

The Parish concerns relating the construction phase are noted however to include a condition restricting the time of construction deliveries would be unreasonable as such times are not within the control of the applicant. It would also be very difficult to enforce this type of condition.

Similarly a condition regarding the times construction can take place is also unreasonable and dealt with by separate legislation. Generally normal construction working hours are 8am to 6pm on weekdays and are covered by the Control of

Pollution Act 1974. Any breach of this guidance would be investigated by Public Protection.

Additional/Amended Conditions/Reasons

None

Item 11 (Pages 115-136) – CB/15/02438/FULL – The Limes, 85 High Street, Henlow, SG16 6AB

Call in withdrawn and will not be determined at committee

Item 12 (Pages 137-150) – CB/15/03100/FULL – 67 and land rear of St Johns Street, Biggleswade, SG18 0BT

Additional Consultation/Publicity Responses

None

Additional Comments

Report should refer to Northill Parish Council.

Community Relations Team Freephone: 0800 073 1047 c/o 34 Smith Square E: nationalgrid@jbp.co.uk London SW1P 3HL

National Grid Property Holdings plc Registered Office: 1-3 Strand, London WC2N 5EH Registered in England and Wales, No 3797578

6 October 2015

Dear Mr McGregor

Former gas works, St John's Street, Biggleswade (application reference CB/15/03100/FULL)

Following the Town Council's decision to issue a holding objection to this application, I felt it would be helpful to provide some further information, which I hope will address members' concerns. We have also written directly to Central Bedfordshire planning officers.

This work is part of a national programme to clean up former gasworks sites across the country. Members rightly note that the site is likely to contain contaminants; it is precisely for this reason that we wish to undertake remediation. The proposed remediation will create a marked improvement to the site's current environmental condition, removing contaminants arising from its previous use as a gasworks.

This application is just for the remediation of the site. It will leave the site in an improved but undeveloped condition, as the long term future of the former gasworks has not yet been decided. Should any potential development of the site be considered in the future, this would be subject to a fresh planning application and further consultation with the local community and key stakeholders.

We want to be a good neighbour, and will endeavour to keep any disruption caused by the work to a minimum. Any planning consent will be subject to a range of conditions from both the Council and Environment Agency, designed to protect local residents and the environment. Working hours will also be limited by agreement with Central Bedfordshire

Council. We have set out how noise and vibration will be monitored and mitigated within a management plan which has been submitted as part of the planning application. We have drawn up our proposed plans and carried out all our assessments (including noise and vibration) based on the most recent Ordnance Survey mapping available, although we accept that these may not always be 100% up to date. The attached drawing does suggest some extensions to buildings, and these have been included within our assessments.

Finally, members raised some issues regarding ecology on the site. The Phase 1 Habitat Survey submitted alongside the planning application confirms that the proposal will not result in any substantial ecological impact, and that the proposed mitigation is acceptable. In particular we will retain all boundary trees which, as noted in the survey, provide potential habitat for bats. The site has also been inspected for evidence of badgers and will be re-inspected by an experienced ecologist prior to any works being carried out; in order to determine whether there are any active setts. If badgers are present within the site, a licence will be required from Natural England if it is necessary to remove/close any setts. We have a proven track record of remediating similar sites elsewhere in the UK, and the various documents submitted with the planning application demonstrate how we would successfully do so in Biggleswade. I appreciate that not all of these documents may have been made available to Town Council members, but we would be very happy to discuss these with you if any further information is required. The application will significantly improve the condition of the site and I hope this information gives members the comfort to withdraw the holding objection. If my team can be of any further assistance please do not hesitate to contact us.

The site has also been inspected for evidence of badgers and will be re-inspected by an experienced ecologist prior to any works being carried out; in order to determine whether there are any active setts. If badgers are present within the site, a licence will be required from Natural England if it is necessary to remove/close any setts.

We have a proven track record of remediating similar sites elsewhere in the UK, and the various documents submitted with the planning application demonstrate how we would successfully do so in Biggleswade. I appreciate that not all of these documents may have been made available to Town Council members, but we would be very happy to discuss these with you if any further information is required. The application will significantly improve the condition of the site and I hope this information gives members the comfort to withdraw the holding objection. If my team can be of any further assistance please do not hesitate to contact us.

Yours sincerely

Katherine Scargill

**Land Regeneration Manager
National Grid**

Item 13 (Pages 151-158) – CB/15/03255/FULL– The Ingle, 12 Northhill Road, Ickwell, Biggleswade, SG18 9ED

Additional Consultation Responses

Environment Agency – No objection subject to conditions (see below).

Additional Comments

National Grid have confirmed that it is anticipated the work would be completed before Christmas 2015.

A copy of the response from National Grid to the comments of the Town Council is attached.

Additional Conditions/Reasons

- A verification report demonstrating completion of works set out in the remediation strategy and the long term monitoring and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority, within 6 months of completion of the approved works.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice.

- If, during remediation, contamination not previously identified is found to be present at the site then the developer must submit a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained

written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice.

Item 14 (Pages 159-168) – CB/15/03320/FULL – 238 Grasmere Way, Linslade

Additional Consultation/Publicity Responses

1. Linslade Residents (23/09/15) – Objects due to the following reasons(in summary):
 - Recent appeal discussion was dismissed for full enclosure and should be considered
 - Enforcement matter
 - Partial enclosure still has visual impact on openness
 - Compromise unacceptable

2. Leighton Linslade Town Council (02/10/15) - Discussion took place regarding planning application reference CB/15/03320 (238 Grasmere Way). Whilst the Committee acknowledged that the proposed development was an improvement on the previous application it was maintained that amenity land had been so designated for a specific purpose and should therefore remain.

RESOLVED to recommend to Central Bedfordshire Council that an objection be made to application reference CB/15/03320 (238 GRASMERE WAY) on the grounds that land designated as amenity land should remain so in order to preserve an open aspect and green spaces within housing developments.

3. Neighbours: 175, 222 & 226 Grasmere Way (10/10/15) – Objects to the application for the following reasons (in summary):
 - Enclosure of amenity land
 - Adverse visual impact
 - Detrimental to open plan characteristic of the estate
 - Precedent
 - Highway visibility concerns

Additional Comments

None

Additional/Amended Conditions/Reasons

The agent on behalf of the applicant has requested the omission of condition 3 which states that: “Within six months of the date of this decision, the existing vehicular access within the frontage of the land to be developed, shall be closed in a manner to the Local Planning Authority’s written approval. The closure shall be completed in

accordance with the approved scheme before the use hereby permitted is commenced and be thereafter retained. Reason: In the interest of road safety and to reduce the number of points at which traffic will enter and leave the public highway. (Policies BE8 SBLPR and 43 DSCB)”.

This request is made on the basis that the cost implications of reinstatement of the kerb would be unreasonable given that fact the proposed location of the fence and the landscape buffer to be approved by this proposal would prevent the use of the garage/driveway. Any reinstatement of this area would require a further permission for a change of use and therefore unreasonable and unnecessary to impose.

Condition 4 would be renumbered appropriately for any approved decision.

Item 15 (Pages 169-176) – CB/15/03001/ADV – Roundabout at the junction of B489 B4506 and Harling Road, Dagnall Road, Whipsnade

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 16 (Pages 177-200) – CB/15/03143/OUT – Brook Side, Watling Street, Hockliffe, Leighton Buzzard, LU7 9NF

Additional Consultation/Publicity Responses

Hockliffe Parish Council

As per the previous application wish to object as follows:

- There are concerns regarding the safety of turning off and onto the A5 (there is a bus stop located at the proposed entrance)
- Fears that development will allow infill behind existing housing towards Leighton Road
- Two previous applications for the construction of 2 dwellings have been denied
- The revised plans submitted are still incorrectly drawn
- Loss of Green Belt - there are no exceptional circumstances prevailing

Internal Drainage Board

The Board acknowledges that there has been a reduction in the impermeable area of the site. However, if the applicant intends to discharge storm water using a newly constructed outfall structure, the Board's consent will be required and the application may be subject to a general development contribution.

The Board will also require further details of the piped culvert underneath the proposed access road. The Flood Risk Assessment identified that overland flows are drained into Clipstone Brook. However, the quantity of overland flows generated remains unclear.

South View (Additional comments)

Not an objection to housing development but to a threat by the applicant that if neighbours object, the land would be sold off for industrial purposes. This would not be surprising since the premises have been cause for concern in the past with heavy engineering operations going on.

The land on which the new access is proposed was the subject of an application for houses previously which was opposed by the Highways Agency who denied access onto the A5.

Whilst the application is for 5 dwellings, with the possibility of 15+ vehicles, any formal application is likely to be for less units to allow access to be extended to the other two adjoining proposed developments at the Wilderness (Leighton Road) and the Dairy Farm (Leighton Road).