

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 25 MAY 2017

Item 6 (Pages 15-38) – CB/16/02972/FULL – Former Dukeminster Estate, Church Street, Dunstable

Amended Recommendation for Deferral

The statutory consultation period in respect of the amended proposals ends on the 23rd May 2017. However in view of the concerns raised by neighbouring residents of Priory View about ensuring the community have a full understanding of the amended proposals and in keeping with the requirements of the public sector Equality Duty it is recommended that the application be **deferred** to the next Committee due to be held on 21 June 2017.

Item 7 (Pages 39-64) – CB/16/05229/OUT – Land west of Bedford Road, Lower Stondon

Amended Recommendation

Approve subject to s106 and to receipt of any new material representations received from additional consultations currently underway and due to expire on 8th June 2017.

Additional Consultation/Publicity Responses

Three further letters of objection and a video have been received from neighbours, which raise the following issues:

- Increase in traffic
- No connection to Arlesey Station
- Outside village framework
- Local shops / doctors / schools not able to cope
- Loss of farming land
- Encroach into local countryside
- No walking access to facilities
- Council now has a 5 year land supply

Additional consultations have gone out to Henlow Parish Council, Ickleford Parish Council (in North Herts), North Herts District Council and Hertfordshire County Council. Awaiting comments.

Additional Comments

In terms of the additional neighbour representations, these matters do not raise any additional matters that have not been addressed previously in the officer's report, where material.

Additional/Amended Conditions/Reasons

Amended planning condition 13, which currently reads as:

The dwellings hereby permitted shall not exceed 2 storeys in height, and will consist of a mixture of 2 and 1.5 storeys alongside existing houses on the northern and eastern boundaries of the site.

Reason: To ensure that the site is not overdeveloped and that the character and visual appearance of the area is not adversely affected (Section 7, NPPF)

Add 'In the ratio of 25%/75%' after word 'storeys' to make the wording of the planning more precise.

Amended condition 16, which currently reads as:

No development shall take place until details of the junction between the proposed estate road and the highway have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until that junction has been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road. (Section 4, NPPF). This is a pre-commencement condition as the details of the junction need to be agreed before construction of the road begins.

Add 'and footpaths and associated traffic calming and street lighting on Bedford Road' after the word highway and after the phrase 'until that junction', to avoid any doubt.

Item 8 (Pages 65-88) – CB/16/05797/OUT – Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford, MK43 0LP

Additional Consultation/Publicity Responses

Other Representations: re consultation 7/4/17

Lower Shelton Road

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There are no details available on the Council's website relating to the legal agreement and this should be available to allow the general public and local community a good understanding relating to this planning application. All the previous comments made in response to the original consultation are still valid

Additional 'INFORMATIVE NOTES TO APPLICANT'

8. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 9 (Pages 89-116) – CB/16/00814/OUT – Land at Camden Site, Grovebury Road, Leighton Buzzard**Additional Consultation/Publicity Responses**

Other Representations:

In addition to the representations set out in the Officers report of 1st March 2017 and those set out in the late sheet for that meeting, two further representations have been received from previous objectors. The first of these is appended to this late sheet and has been circulated to the members of the committee. The second raises the following additional matters:

- The statement that the retail park will draw most of its revenue back from other towns is incorrect.
- The number of jobs created will cost more jobs in the town centre.

Item 10 (Pages 117-134) – CB/17/00492/FULL – Land at Chase Farm, East of High Street, Arlesey**Additional Comments**

A further letter has been received from the agent, providing amended plans and highlighting certain issues:

Amendments have been made to drawing nos. 16254-ARLE-5-130C and 16254-ARLE-5-132C. These plans show the highway on the northern arm of the central roundabout amended to 5.5m as requested by the Highways Officer.

These plans also clearly show the roundabouts transposed on top of the already consented road, showing the slight realignment required to allow the roundabouts to be constructed.

In paragraph 2.3 of the report, an incorrect planning application has been referenced. It should read CB 17/01158/OUT.

The applicant has met with both Arriva and Stagecoach to discuss the proposals and the chosen bus stop locations were a direct result of those discussions. Both bus

operators expressed a reluctance to further divert existing services as the additional journey time may dissuade existing and future residents from using the service.

In addition, the Highways Officer is now content with the location of the pedestrian crossings.

Additional/Amended Conditions/Reasons

Condition 10 needs to be amended to refer to the amended plan numbers.

***Item 11 (Pages 135-146) – CB/16/04384/REG3 – Lancotbury Close
Amenity Land, Totternhoe***

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

***Item 12 (supplement to draft index) – CB/17/01844/FULL – 1 Station
Road, Blunham, Bedford, MK44 3NZ***

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None