

## **LATE SHEET**

### **DEVELOPMENT MANAGEMENT COMMITTEE – 19 JULY 2017**

#### **Amended Development Strategy Policy Note for all applications**

The Council is currently consulting on its Regulation 18 Draft Local Plan for a period of eight weeks until 5pm Tuesday 29th August. The Draft Local Plan sets out how Central Bedfordshire will develop over the period to 2035. It identifies a range of homes and jobs to be provided, outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. Taken together the Draft Local Plan will ensure that the growth we need is delivered in the right place, is of the right character and quality, and is delivered with the supporting roads, schools and services such as health, as well as retail, leisure and community facilities. Although the Plan itself is still at a relatively early stage of preparation and therefore the weight which can be attributed to individual policies is limited, it would be prudent to have regard to the Council's emerging strategy, and in particular the direction of travel of the Local Plan.

#### ***Item 6 (Pages 15-216) – CB/16/01389/FULL – Land off A5 at Checkley Wood Farm, Watling Street, Hockliffe, Leighton Buzzard, LU7 9LG***

It is recommended that consideration of the application be deferred for up to two committee cycles.

Legal advice from Counsel has been received in respect of the construction of the report with particular regard to Green Belt issues and consequently Counsel advises that consideration of the application be deferred.

#### ***Item 7 (Pages 217-244) – CB/17/01585/FULL – Land between Taylors Road and Astwick Road, north of 51 Astwick Road, Astwick Road, Stotfold***

##### **Additional Consultation/Publicity Responses**

None.

##### **Additional Comments**

None.

##### **Additional/Amended Conditions**

Any planning permission would be subject to a s106 obligation requiring that all of the dwellings were built within a five year period from the date of a permission (the 'Build Rate Timetable').

***Item 8 (Pages 245-262) – CB/16/04555/OUT – 72 Hitchin Road, Henlow, SG16 6BB***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

***Item 9 (Pages 263-284) – CB/16/04918/OUT – The Paddock, New Road, Clifton, Shefford***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

***Item 10 (Pages 285-298) – CB/17/01827/FULL – The Old Maltings, Church Street, Biggleswade, SG18 0JS***

**Additional Consultation/Publicity Responses**

Conservation Officer – No objection.

This application should also include in its description 'the demolition of the timber outbuilding and its reconstruction as a gatehouse.'

**Additional Comments**

Ward member details are incorrectly written in the report. Cllr Jones has been replaced by Cllr Watkins.

**Additional/Amended Conditions**

None.

***Item 11 (Pages 299-312) – CB/17/01339/FULL – 24 Ickwell Green, Ickwell, Biggleswade, SG18 9EE***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

None.

**Additional/Amended Conditions**

None.

***Item 12 (Pages 313-324) – CB/17/02538/VOC – 21 Arlesey Road, Stotfold, Hitchin, SG5 4HB***

**Additional Consultation/Publicity Responses**

None.

**Additional Comments**

Site plan No. 13157-20 Rev C has been amended to show the boundary treatment on the southwestern boundary between plot 2 and No. 22 Heron Way is now a 2 metre fence, in accordance with plan No. 13157-30.

**Additional/Amended Conditions**

Applicant has submitted acceptable on site levels to discharge condition 3 of planning permission CB/15/02315/FULL, and also to satisfy recommended condition 1 of this application, and therefore condition 1 is deleted, and recommended condition 5 now states:

*The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13157-22 Rev A, 13157-30 and 13157-20 Rev C.*

*Reason: To identify the approved plans and to avoid doubt.*