

Item 8 (Pages 65-78) – CB/17/02729/VOC – Motorcycle Track south of, Stanbridge Road, Great Billington

Additional Consultation/Publicity Responses

The final comments of Stanbridge Parish Council are as follows:

“OBJECT on the grounds of NOISE POLLUTION. We believe this is a statutory nuisance contrary to the Environmental Protection Act 1990 Councils must look into complaints about noise that could be a ‘statutory nuisance’ (covered by the Environmental Protection Act 1990).

For the noise to count as a statutory nuisance it must do one of the following:

- unreasonably and substantially interfere with the use or enjoyment of a home or other premises
- injure health or be likely to injure health

This Motocross operation does interfere with the enjoyment of homes and gardens in the summer months and to now increase to a solid 5 hours may also be considered as an infringement under Human Rights Act 1998 'You also have the right to enjoy your home peacefully without intrusion by a public authority. A public authority may need to take positive steps so you can peacefully enjoy your home - for example, by reducing air craft noise or protect your home from serious pollution.'

Despite enforcement against operators already, they continue to breach the current planning agreement and are advertising the site as open till 3pm on a Sunday due to new planning permission on one web site it is stated as being open till 4pm. This is even before the council have made a decision so they seem to be taking no notice and assume they will get the permission.

It's fair to say the local residents are getting very fed up with the constant breaches in conditions and the blatant disrespect to the council, the law and local neighbours.

The noise of the bikes can be heard over a mile away. We therefore request that CBC ensure the number of bikes and engine sizes are compliant with current conditions.

It was AGREED that Chairman Elaine Sutton will attend the CBC DMC meeting on 16th August.”

The Highways Officer has responded to consultation and has no objections to the application.

The Trees & Landscape Officer has responded to consultation and has no objections to the application.

An additional 13 letters of objection have been received since the report was completed, from the following addresses: 5 Leighton Road, 31 & 39 Orchard Way, 106 Station Road, 22 Tilsworth Road and unnumbered Tilsworth Road,

Stanbridge and Eyres Cottage, Rye Farm, Nos. 74 & 82 The Rye and 17 The Orchards, Eaton Bray and 136 Marley Fields, Leighton Buzzard. The content of the majority of these objections have already been expressed within the report by other neighbour objections or Parish Council responses and therefore have been addressed within the report. The only new issue raised is that the change could increase the amount of motorcycles within Stanbridge on their way to the track, which the objector is concerned could pose a threat to young children.

Additional Comments

In response to this new issue raised, it is not considered that the proposal would give rise to increased levels of motorcycle traffic, as the restriction on the number of motorcycles using the track would remain and no additional days are proposed. Furthermore, it is noted that the Highways Officer does not consider that the application would have an impact on highway safety.

It should be clarified that the current operators of the track are not the same operators as those who submitted the previous application. Nevertheless, it is understood that there is still an intention to implement planning permission CB/14/03678/VOC once planning permission has been granted for the additional bunding.

The closest part of the track is located some 400m from the closest house, at Mead Open Farm; some 0.9km from the closest house on The Rye in Eaton Bray and some 1.1km from houses on Station Road in Stanbridge.

Additional/Amended Conditions/Reasons

None