

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 09.01.2019

Item 5 – CB/18/04185/FULL – Etonbury Academy, Stofold Road, Arlesey, SG15 6XS

Additional Consultation Response

Arlesey Town Council have issued the following consultation response:

Arlesey Town Council request that a condition be added to the above planning application: that the new car parking facility must be completed and useable before construction works for the new school commence on the existing car parking area, to mitigate against further detrimental impact on traffic flow and road conditions during peak school times.

Additional Comments

In the context of the phasing of the development in relation to car parking provision, the applicant has confirmed the following:

BEST have commissioned the provision of a temporary car parking facility on site, to accommodate the full number of spaces from the original car park during construction. The temporary car park is sited on the land to form the new car park.

This temporary car park will be in use from the proposed construction date and no loss to parking at the Etonbury site will occur. It is proposed that the works on the permanent car park will commence in the summer holidays to mitigate any disturbance to the School during term time.

Condition 12 of the Officer recommendation would ensure that the permanent car parking approved is completed and made available for use prior to the first use of the building.

Additional/Amended Conditions/Reasons

None

Item 6 – CB/18/2867/VOC - Land South of Barford Road Blunham MK44 3NE

Additional Consultation Response

None

Item 7 – CB/18/03395/FULL – Land at Chapel End Road, Houghton Conquest MK45 3LL

Additional Consultation Responses

Leisure

The Council's Leisure Team have requested the following financial contributions:

Outdoor Sport: £7,121.00 towards the Parish Council's project for outdoor gym equipment.

Children's Play: £20,000.00 for improvements to the children's play area at Chapel End Road.

Informal Recreation: £3,000.00 required to provide new bins and benches at the Recreation Ground. A suggested contribution by the developer is welcomed.

NHS England/ Bedfordshire Clinical Commissioning Group (BCCG)

The BCCG has issued the following consultation response:

Thank you for the opportunity to comment on the above planning application. Consideration of the potential consequences of this development and the health infrastructure implications has been undertaken on behalf of NHS England and Bedfordshire Clinical Commissioning Group.

Our understanding is although this application is for 37 dwellings, there is an existing 17 permitted, whereby contributions can only be sought based on the additional 20 dwellings.

The closest GP surgery to the development is at Marston Mortaine circa 5.5 miles away via country roads and the A421. Marston Surgery is considered severely constrained in terms of the ratio of patients to the current premises. There is a part-time basic facility in Wilstead currently operating out of a room in the local pharmacy, with the main surgery based in Ampthill and one of the most constrained premises in Bedfordshire.

A severe premises constraint affects a surgery's ability to take on new patients and even new GP's and allied clinical staff, especially with the requirement to offer a wider range of patient services from GP Practices, including mental health and community services and some outreach specialist services from local hospitals, delivering care locally and reducing referrals into secondary care.

This application for 37 dwellings will result in circa 96 additional patient registrations and create a constraint that will require premises reconfiguration, extension or even re-location to create additional clinical capacity. For this reason, in order to make this development acceptable to NHS commissioners, it is requested that a contribution for £1,060.50 per dwelling is made towards the proposed new GP surgery in nearby Wixams, supporting the delivery of the 5 Year Forward View and Primary Care at Home models.

The s106 request for this development has been calculated on 20 dwellings only and as follows:

Primary Care is currently commissioned by NHS England which has a co-commissioning relationship with Bedfordshire CCG. The primary care calculation is based on a formula adopted across the NHS England Midlands and East (Central Midlands) team to provide consistency for all the 25 local authorities it works with and as part of the single operating model of best practice it has developed. It has been consistently accepted by local planning authorities.

$w \times 2.6 = x$ Multiply the numbers of dwellings in any given development (w) by 2.6 to give x new patients
$x/2000 = y$ Divide the number of patients by 2000 to give the numbers of GPs needed (y) (based on the ratio of 2,000 patients per 1 GP (as set out in the NHS England " <i>Premises Principles of Best Practice, Part 1 Procurement & Development</i> ")
$y \times 199 = z \text{ m}^2 \text{ of additional GMS space}$ Multiply the number of GPs required by 199 to convert to new GMS space (199 m ²) being the amount of floorspace required by each GP (again as set out in the NHS England " <i>Premises Principles of Best Practice, Part 1 Procurement & Development</i> ")
$z \times \text{£}3,150^* = \text{£}$ Multiply the floorspace by £3,150 which represents build cost per m ² including fit out and fees to give a total cost (£)
$\text{£}/\text{number of dwellings} = \text{£}815.90 \text{ (rounded to £816 per dwelling)}$ Dividing the total build cost by the number of dwellings provides a standard contribution required from each new dwelling towards the cost of providing GMS services for that development

Acute, community and mental health services are commissioned by Bedfordshire CCG. Accepting that for an application of this size the acute calculations are not being requested, the methodology of calculation, based on known data, is however similar for acute, community and mental health services.

These contributions are calculated by activity type and recorded attendance data. These secondary care activity type attendance numbers reflect a lower proportion of the population than the 90% first accessing healthcare via GP provided primary care services.

This approach then determines the proportionate growth of specific development sites from which space requirements are determined by infrastructure type – e.g. for acute services: Wards; Theatres; A & E space; Outpatients Suite/consulting rooms; MRI CT Ultrasound and X Ray etc. The acute services build costs per infrastructure type are considerably more expensive than for primary and community care, due to their complexity and highly sophisticated technical requirements.

For Community Health Centres: treatment rooms; consulting rooms; diagnostic rooms etc., a similar calculation using the same attendance methodology for community health services establishes an infrastructure cost per dwelling of £114.10

A final secondary healthcare consideration relates to mental health services and here the attendance methodology establishes an infrastructure cost per dwelling of £130.40. The mental health costs per dwelling reflect differing infrastructure types such as in-patient wards as well as a range of community based mental health provision.

The calculations above for a contribution of £1,060.50 per dwelling totalling £21,210.00, are based on the impact of this development only; on 20 dwellings, rather than the total of 37 proposed.

Additional Comments/ Amended recommendation

It is considered that it is necessary, reasonable and relevant to seek the following contributions from the proposed development in addition to those identified in the Officers report:

£21,210.00 towards the proposed new GP surgery in nearby Wixams, supporting the delivery of the 5 Year Forward View and Primary Care at Home models.

£7,121.00 towards the Parish Council's project for outdoor gym equipment.

£20,000.00 for improvements to the children's play area at Chapel End Road.

£3,000.00 required to provide new bins and benches at the Recreation Ground. A suggested contribution by the developer is welcomed.

It is considered that these financial contributions would be CIL regulation compliant.

The Officers recommendation is amended to seek these contributions, to ensure that the impacts of the development would be mitigated, and the needs of new residents are met.

Amended Conditions

Amendment to Condition 2 to refer to visitor parking spaces:

- 2 No dwelling hereby approved shall be first occupied until details of all final hard surfacing materials as well as an Implementation scheme for all hard landscaping (including visitor parking spaces and boundary treatments in accordance with Drawing reference 389-SK-07 Rev H and hard surfaced areas), has been submitted to and approved in writing by the Local Planning Authority. The implementation scheme shall detail the time scales/ triggers for the completion of all hard landscaping and visitor parking spaces. Thereafter the hard landscaping shall be completed in full accordance with the approved details including the timescales/ triggers detailed within the approved implementation scheme. All visitor car parking spaces shall thereafter be kept available for parking at all times.

Reason: To secure the delivery of car parking spaces, boundary treatments and hard landscaping to safeguard the visual amenities of the locality and the amenity of future occupiers and to minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.

Item 8 – CB/17/04133/FULL – Fulbrook Middle School, Weathercock Lane, Aspley Guise, Milton Keynes, MK17 8NP

Additional Consultation/Publicity Responses

None

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 9 – CB/18/03205/FULL – Land adjacent to Ashridge, Pepsal End Road, Pepperstock, Luton, LU1 4LJ

Additional Consultation/Publicity Responses

An additional consultation response was received by the Council on 20/12/18 from the occupier of a neighbouring residential property. The contents of this consultation response are summarised as follows:

- Unable to attend the meeting in person due to work commitments.
- Surprised that the application could be granted planning permission given the officer recommendation for refusal and the fact that the proposal for the current planning application has not changed from the last planning application which was also refused.
- Strongly object to the potential approval of the current planning application before Members as an offer has just been accepted to buy our property for the use and enjoyment of a disabled child. The erection of a proposed production facility/ factory nearby would result in disruption during construction and operation.
- The western portion of the land for the application site has continued to be used as car parking which causes noise disturbance for neighbouring properties.
- The existing car parking on the western side of the application site for the proposed production facility has no planning permission. The Council has not substantially responded to complaints made regarding this car parking and has not taken any formal action to address this breach of planning.
- Appalled at the idea that planning permission can be granted to the applicant for the proposal before Members given that the applicant has not previously
- abided by planning rules by not obtaining planning permission for the car parking on the western side of the application site.

A further neighbour consultation response was received by Council on 02/01/19 which reiterates several points previously made in the consultation response received by the Council on 20/12/18 but has also raised additional points which are summarised as follows:

- It is hoped that action will be taken so cars will no longer park on the western side of the field for the application site.
- The view of the land for the application site with vehicles parked on it from our property's windows is an eyesore which is hoped will not continue for much longer.

Additional Comments

The CBC planning case officer for this planning application responds to the additional consultation comments received on 20/12/18 and 02/01/19 as follows:

- The planning application referred to in the first bullet of the summary of the neighbouring consultation response received by the Council on 20/12/18 is planning application CB/18/02027/FULL. The application's proposal was also for a proposed production facility with associated on-site car parking and access road. The previous application's proposed scheme was revised and was of the same design and was on the same parcel of land adjacent to Ashridge, Pepsal End Road, Pepperstock as the planning application currently being considered by Members. Planning application CB/18/02027/FULL was withdrawn prior to determination and so the Council issued no formal decision on this previous planning application.
- Whilst comments regarding the prejudicing of future or ongoing purchases for a nearby residential property are noted, private transactional property matters are not a material planning consideration which can be considered in the determination of the planning application before Members.
- Concerns raised about the visual impact, disturbance and pollution resulting from the proposal on the amenity of the occupiers of neighbouring properties have been addressed in the Neighbouring Amenity sub-section of the committee report and in the consultation response of the Council's Pollution/Public Protection officer to the current proposal.
- The car parking taking place in a field on the western side of the application site has not received planning permission from the Local Planning Authority Central Bedfordshire Council. This car parking is currently subject to an ongoing Planning Enforcement investigation with the most appropriate course of action to be determined in due course by Central Bedfordshire Council planning enforcement officers.
- For the comments made in the last bullet point of the summary of the neighbour consultation response received by the Council on 20.12.18, the CBC planning case officer for this planning application would remark that each planning application should be assessed on its own merits. Whether or not planning permission was obtained prior to the commencement of development should not preclude decision-making for future planning applications made by the same applicant.

Additional/Amended Conditions/Reasons

None

Item 10 – CB/18/01795/FULL – Chapel Farm, Luton Road, Chalton, Luton, LU4 9UJ

Additional Consultation/Publicity Responses

Additional Comments

For clarification

On page 2 para 3 it is stated that arrangements have been made to relocate the 6.8m transformer (which was removed from the proposal) to the adjacent substation. The applicant has been in discussions with UKPN (the District Network Operator for the site) who have confirmed that no transformer will be required to facilitate the proposed development. The connection UKPN is providing is at 33kV so there is no need for a large 132/33kV transformer and associated infrastructure. The scheme will connect directly into the 33kV side of the existing DNO transformer inside their substation – so other than a small DNO substation building to house their 33kV switchgear and metering, there will be no need for any further equipment on their site in association with this proposal.

Additional/Amended Conditions/Reasons

Condition 1 should read as following:

The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Removal of Condition 3 (which reads as following) as the track which is to be used was laid by Highways England in accordance with manufacturers recommendations and can accommodate loads of up to 20 tonnes. The maximum size of vehicles used for the construction of the proposed development would be 12 tonnes.

The track was originally constructed for the lagoon; and was kept in situ for future maintenance. The proposed development would also utilise the track during construction, and afterwards for occasional maintenance visits.

Development shall not begin until details of the junction between the access way and the highway have been approved by the Local Planning Authority and 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.

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.