At a meeting of the Development Management Committee held in Council Chamber, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ on Monday 17 June 2019, 10:00 AM — 4:10 PM BST

Present:

Cllr K Matthews (Chairman)
Cllr C Maudlin (Vice-Chairman)

Members:

Cllrs
M Blair  S Clark  K Collins  F Firth  P Hamill
Cllrs
R Hares  V Harvey  I Shingler  B Spurr  N Young

Apologies:

Cllr R Berry

Substitutes:

Cllr D Bowater (In place of R Berry)

Absent:

None

Members in Attendance:

Cllrs
I Dalgarno  S Dixon  E Ghent

Cllrs
T Wye  R Wenham

Officers in Attendance:

Mr D Agar  Principal Highways Officer
Ms P Bramwell  Planning & Highways Solicitor, LGSS Law
Mr M Cranitch  Planning Officer
Ms C Jagusz  Committee Services Officer
Mr S Kemp  Planning Officer
Mr D Lamb  Planning manager (East)
Mr T Mead  Senior Planning Officer
Mr R Page  Principal Highways Officer
Mr M Plummer  Principal Planning Officer
Miss S Sherwood  Committee Services Officer
Mr J Smith  Principal Planning Officer
Ms M Viciana  Conservation Officer

1. Chairman's Announcements and Communications

The Chairman informed the meeting the order of business for the planning applications would be as follows:

Morning: Items 6,11,8,10 & 7. Afternoon (not before 14.00pm): Items 9,5,13 & 12.
It was noted that Councillor S Clark will be absent from the morning session.

2. Minutes

RESOLVED

That the minutes of the meetings of the Development Management Committee held on 6 March 2019, 3 April 2019 and 24 April 2019 be signed by the Chairman as a correct record.

3. Members’ Interests

(a) Personal Interests

Councillor Young declared he knew the applicant of item 6 and knew speaker for item 8.

All Members knew Councillor Baker as he is the applicant for items 12 & 13.

Councillors Collins and Bowater knew the applicant for item 6.

All Members knew the speaker at item 9 as he was an ex member of the Council.

Councillor Matthews declared he knew the speakers and members of items 6 & 5.

None of the above Members would withdraw from discussion or voting as a result of their personal interests.

Cllr Maudlin knows the applicant of item 9 and will leave the chamber during discussion and voting.

Cllr Clark has a personal interest in item 9 and will speak as a Ward Member and leave the chamber during discussion and voting.

(b) Personal and Prejudicial Interests

None

(c) Prior Local Council Consideration of Applications

None

4. Planning Application No. CB/19/00082/FULL (Westoning, Flitton & Greenfield)

The Committee had before it a report regarding Planning Application No. CB/19/00082/FULL for Erection of 8 small units, compromising B8 use at Pulloxhill Business Park, Greenfield Road, Pulloxhill (Nearest Postcode MK45 5EU)

In advance of consideration of the application the Committee’s attention was drawn to additional comments and additional/amended conditions as set out in the Late Sheet as well as representations from public speakers.
The public speakers included a representation from Parish Councillor B Rishton and a representation from the applicant Mr L Butler.

Committee Members noted the following points:

- The Parish Council had no objections to the application but would like Members to consider traffic controls outside of the nearby school, restrictions on vehicle size and operating times to limit HGV movement through the village, no hazardous materials to be stored and no exterior extractor fans or excessive lighting to be used to protect neighbouring houses.
- The applicant stated that as the proposed units are small, there would be no need for HGVs and there would be 24 jobs created by the proposal.
- It was clarified that the application was for B8 use only for all 8 units.
- Councillor Dalgarno gave a statement on behalf of the Ward Member Councillor Jamieson, detailing current traffic difficulties caused by HGVs from the estate and noise, dust and light pollution issues. He noted that the proposed smaller units were more in keeping with the area. He suggested limiting operating hours, downward facing lighting with approved lighting plan and a restriction to internal operations only with no extractor fans, no hazardous chemicals stored on site and a revision of parking plans as currently the parking and turning space are unrealistic.

The Planning Officer responded:

- The B8 units would be solely storage and conditions apply to enforce this, any changes to those would require further planning permission.
- It was not reasonable or enforceable to ban HGVs as they were already operating on site.
- As there were no objections from the Highways department, a traffic calming contribution could not be obtained as it would not be compliant with CIL regulations.
- As there were no objections from the Pollution Officer there were no conditions to restrict noise and light.
- There were no conditions to restrict working hours as the site itself is approved and would be unreasonable to condition a restriction now.
- There is legislation in place that controls hazardous materials, therefore it was not something planning can control.

The Highways Officer responded:

- It was acknowledged that there were traffic issues in the area and parking restrictions are in use around the School. He noted that parked cars in the area act as natural traffic calming and therefore there was no need for further mitigation.

Committee Members debated the following:

- It was noted that the planning report only addresses noise and light pollution during construction. It was suggested there be a condition to protect neighbouring properties during the occupation of the units as it was stated that there had been complaints in the past. The Planning Officer stated that there could be a condition, but the Pollution Officer had not recommended one.
- It was stated by the Planning Officer that to condition a ban on exterior extraction fans would be unreasonable, but instead recommended a condition to have any eternal extraction fans approved before use. This type of condition could also be used with regards to external lighting. Members agreed with the officer recommendation.
- With the above additional conditions to approve external extraction and lighting plans pre occupation, and those amended in the late sheet, the application was moved as set out.

On being put to the vote for APPROVAL, 11 voted in favour, 0 against and 1 abstention.

**RESOLVED**

**That the Planning Application No. CB/19/00082/FULL at Pulloxhill Business Park, Greenfield Road, Pulloxhill (Nearest Postcode MK45 5EU) be approved as set out in the schedule attached to these minutes.**

*Note: Cllr S Clark was not present*

5. **Planning Application No. CB/18/02366/MW (Potton)**

The Committee had before it a report regarding Planning Application No. CB/18/02366/MW for Proposed extension to Potton Quarry at Potton Quarry, Potton Road, Everton, Sandy, SG19 2JH.

In advance of consideration of the application the Committee's attention was drawn to additional consultation/publicity responses as set out in the Late Sheet as well as representations from public speakers.

The public speakers included a representation in objection from Everton Parish Councillor L Alexander and a representation on behalf of the applicant from Graeme King.

Committee Members noted the following points:

- The Parish Council detailed many traffic related concerns. They stated they felt the traffic analysis was not accurate.
- They stated that surrounding village roads and verges were being destroyed by HGVs from the quarry. Cars and HGVs have insufficient space to pass safely therefore they often use verges.
- They noted concerns particularly around the nearby School. Parents struggle to cross the road and there is no formal crossing in the entire village of Everton.
- It was noted the applicant had suggested setting up a liaison group, consisting of Parish and Town Councillors, Ward Councillors and the applicant to discuss resolutions to these issues and any other that may arise. This was welcomed by the Parish Council and Ward Members.
- The Parish Council suggested that the applicant fund a formal crossing and other traffic mitigation measures.
- The applicant noted that the proposed extension would extend operations by three years which would also extend the contributions to the local economy. It was noted that the extraction rate will remain the same with no increase in HGV use.
The applicant proposed to control HGV movements, ensuring no HGVs within its control go through Everton during school drop off / collection times. This proposed traffic management plan has been welcomed by CBC Officers.

Ward Member Councillor Wye gave a representation detailing concerns relating to lorries using the roads and lanes and the volume of traffic.

She requested there be a planning condition relating to the proposed traffic management plan.

She noted that school users cross the road all day to use the recreation ground opposite the school and therefore would like a condition to supply a controlled crossing for safety reasons.

The Planning Officer responded:

- With regards to traffic around the school, it was stated that the applicant has produced a traffic management scheme that would ensure none of its vehicles would travel through Everton during peak school periods.
- It was noted that conditions can only be imposed on land within the applicant’s control, therefore it was not possible to condition a crossing near the school. It would also not be possible to deliver a crossing through a S106 agreement as there had been no technical objections to the scheme from the Highways department and one of the tests for a planning obligation is it being necessary. It was suggested that an informal crossing could potentially be negotiated through the proposed liaison group of which the Highways department can attend.

The Highways Officer responded:

- It was stated that 60% of the quarry traffic currently goes through Everton but the extension would not alter distribution of traffic therefore there was no Highways objection to that continuing.
- It was confirmed that there would be no proposals to mitigate traffic through Everton and a crossing would be something that could be looked into with the applicant via the liaison group.

Committee Members debated the following points:

- It was noted there was no time limit restriction on the current extraction and there would be no adverse effect on the landbank. Currently the landbank does exceed 7 years supply as required in the NPPF.
- It was noted there is policy support and material considerations in favour of the application as noted in paragraph 7.4 of the officer’s report.
- Members agreed a crossing would be good idea to address current traffic issues around the school but agreed that it was not necessary for approval of the scheme and encouraged discussion of a crossing within the liaison group. It was agreed to add this as an informative to the application if approved.
- With the addition of the above informative to recommend a discussion about supply of a crossing for the school, the application was moved for approval as set out.

On being put to the vote for APPROVAL, 11 voted in favour, 0 against and 1 abstention.
RESOLVED

That the Planning Application No. CB/18/02366/MW at Potton Quarry, Potton Road, Everton, Sandy, SG19 2JH, be approved as set out in the schedule attached to these minutes.

Note: Cllr S Clark was not present.

NOTE: THE COMMITTEE ADJOURNED AT 11.35am AND RECONVENED AT 11.45am.

6. Planning Application No. CB/18/01278/FULL (Dunstable Manshead)

The Committee had before it a report regarding Planning Application No. CB/18/01278/FULL for Demolition of existing business/storage facility and erection of residential units, providing 2 one and 5 two bedroom flats, with associated parking, bin & cycle storage and landscaping. Existing access is retained at Land to the rear of 3 Grove Road, Dunstable, LU5 4BY.

In advance of consideration of the application the Committee’s attention was drawn to additional consultation/publicity responses and additional/amended conditions as set out in the Late Sheet as well as representations from public speakers.

The public speaker included a representation in objection from Mr A Salter.

Committee Members noted the following points:

- Along with the conditions in the Late Sheet, there had been an extra condition added to provide bird and bat boxes prior to commencement.
- The speaker agreed with points raised in the objections from Dunstable Town Council and stated that the application represented over development and had insufficient parking, especially when the on-street parking in the access road was at capacity. He also raised concerns around the access and noted that the design and layout would have an overbearing impact on the neighbouring properties amenity space.
- He stated that the average dwelling density in the area was 20 dwellings per hectare and the proposed application was five denser with no amenity space. He concluded that Dunstable needed more family homes as opposed to flats.
- Ward Member Councillor Ghent gave a representation stating his concerns with the development. Although he didn’t object to the site being developed, he does not agree with the proposed application. He stated that there was currently 145 unlet 1-2 bed flats available in the area and concluded there was not a need for this type of dwelling.
- He noted that site had had chequered use and was not registered as residential property. It was noted that there had been pre application advice sought for 10 one-bedroom flats, which was advised as overdevelopment.
- It was stated that 80% of the current site is green garden space and welcomed TPO (Tree Protection Orders) but noted that several well-established trees will still be cut down.
• He continued that the design is out of character with the area and would welcome something sympathetic with garden space.

The Planning Officer responded:

• The pre application advice was sought for a different scheme which was unacceptable due to relationship with neighbouring properties.
• The scheme is not seen as overdevelopment as it is compliant with the density matrix and appropriate to an area so close to a town centre. Also, the surrounding area is highly developed with large close knit semi’s and terraces, therefore it is not considered out of character.
• The site is close to the town centre and benefits from access to numerous services, so is considered a highly sustainable location.
• Concern was raised by the public speaker with regards to waste, the planning officer noted that the bin storage would be within 10 meters of the highway and compliant with design guide.
• It was noted that the lack of garden space was due to the removal of amenity space to give buffer to trees with TPO’s. It was stated the site has easy access to local amenities.
• There have been mitigations to limit the impact on neighbouring properties. Those being to remove overlooking windows and confirm that the separation between the flats would exceed the Councils guidelines. Therefore, there would be no overbearing impact or loss of privacy as it would be redevelopment of what is already there.

The Highways Officer responded:

• In response to concerns about the access to the site and parking, it was stated that the access visibility was adequate, the proposed parking on site complies with the councils standards and was deemed adequate for the units, concluding that parking in the access road will not be affected as parking on site would be ample.

Committee Members discussed the following points:

• Members questioned that lack of a turning point within the site, if it would be safe to reverse out and if the parking bays were wide enough. It was confirmed by the Highways Officer that the bays were standard width and there was enough space to turn in the gap between parking spaces.
• Members discussed the character of the application. The Planning Officer noted that amendments in the scheme follow the character of the area and that the use of similar materials had been made a condition. He added that although the application was not exactly in keeping with the character of the area, the main features conform with surrounding dwellings while still allowing some contrast between new and existing.
• Members noted that most houses in the area had gardens and it would have a big impact by removing a lot of green space. The Planning Officer responded as the site was close in proximity to open spaces, the loss of garden is compensated for.
• Members confirmed with the Planning Officer that what was proposed was similar in scale and heights to what is existing.
Members still had concern over the onsite parking arrangements, although it was noted that they were compliant to current guidelines.

After further discussion Members agreed that the application was not in keeping with the surrounding family homes and therefore represented overdevelopment. The site lacked immediate amenity space by the removal of gardens and overall the application was not considered to be representative of high-quality living for the potential residents.

For the above reasons the application was moved for REFUSAL.

On being put to the vote for REFUSAL, 10 voted in favour, 1 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/01278/FULL at Land to the rear of 3 Grove Road, Dunstable, LU5 4BY, be refused.

Note: Cllr S Clark was not present.

7. Planning Application No. CB/19/00332/FULL (Arlesey)

The Committee had before it a report regarding Planning Application No. CB/19/00332/FULL for Erection of two detached dwellings at Land to the rear of 22 Station Road, Lower Stondon, Henlow, SG16 6JS.

In advance of consideration of the application the Committee’s attention was drawn to additional consultation/publicity responses/additional comments as set out in the Late Sheet as well as representations from public speakers.

The public speakers included a representation in objection from Mrs M Driver.

Committee Members noted the following points:

- The speaker raised objections on grounds of the access not being wide enough. It was stated that it was difficult for cars to pass each other and would be very difficult for construction traffic.
- Concerns were also raised relating to refuse collection. It was noted that the traffic management plan stated that refuse vehicles would reverse into the proposed development, but it doesn’t currently do this and it would be dangerous.
- The vision splays as set out in the application would require existing fencing to be reduced, it was stated that the owners of the fences are not prepared to do this. At this point it was noted by the Chair that the issue of the fences would be a civil matter and will not stop Members from agreeing planning permission.
- The access road was not currently adopted and existing residents would not be prepared to maintain the road if it was to be used for construction vehicle access to the proposed site.
- Concerns were also raised regarding sewage disposal and the ability of existing sewers to cope.
Ward Members Councillors I Dalgarno and R Wenham gave representations stating their concerns. Both felt the application was unacceptable infill.

It was reported that the neighbour adjacent had health issues, requiring an ambulance to be at the address for long periods of time on a daily basis. This would severely impact the access into the proposed site. It was also stated that the access as shown in the report is wider than what is physically there.

Ward Members quoted that the Disability Equality Duty states that the Committee must take into account a person’s disabilities and even treat them more favourably. They felt that the needs of the neighbour had not been given this consideration.

Both Ward Members felt that there should be a condition to resolve the vision splays and that should be seen by the Ward Members.

The Planning Officer & Highways Officer responded:

- The block plan does show neighbouring fences are retained and only removed along shared access itself. The highways Officer stated that it was not a highways concern as it was a private drive and even if road was adopted it would not raise Highways issues. He continued that a speed ramp could mitigate speeding vehicles which could be a condition, but it had not been considered.
- It was noted that the Waste Officer had raised no objections with the refuse collections.
- The Highways Officer added that the waste team have confirmed that they can access the site and have no concerns.
- The Highways Officer stated that Emergency vehicles would have priority over other vehicles wanting to access/exit the site and if the access was blocked by the ambulance that visits the neighbour, other vehicles would have to wait.

Committee Members discussed the following points:

- The Legal Officer noted to Members that they must have regard to Human Rights issues as per the Disability Duty and the report stated that there are no known issues, which is incorrect. The Planning Officer noted that there were additional comments in that late sheet that addressed this, and it did not justify a refusal of planning permission.
- Members did not see any positive impact on biodiversity. The Planning Officer noted that the Ecologist did not raise any objections and also suggested an ecological enhancement strategy could be a condition, which would require the applicant to submit details of bio diversity gain at the same time as landscape details.
- It was noted there had been no discussion regarding the loss of amenity to the neighbouring park homes. The Planning Officer stated there would be extensive boundary treatment which was considered to be acceptable as it retained a substantial amount of planting.
- Members discussed the access and considered there maybe loss of tranquillity for neighbouring properties. It was noted that only limited weight can be given to this as its in emerging Local Plan and the site is surrounded by residential development so it is considered that there will be no further impact by the application.
- Members discussed road safety. It was noted that the application is within highways guidelines and contains a turning head. The Highways Officer confirmed that the shared access surface was considered to be an acceptable width.
- Members considered deferring the application until matters around access and the Disability Equality Duty can be fully investigated. The Planning Officer stated that the objections from the neighbours had been represented in the late sheet and circulated to Members and assured the Committee that due regard has been had to that specific issue.
- The application was moved for approval with conditions in the late sheet, provision for charging point and a condition for a speed hump as suggested by the Highways Officer.
On being put to the vote for APPROVAL: 2 in favour, 3 against & 7 abstentions. The Chair used his casting vote against approval.

Vote to approve is lost.

- Members discussed reasons to refuse the application. Members felt the negative effects on neighbours outweigh any reasons for approval. The access was inadequate based on the potential impact of access on neighbouring properties and the application lacks information of positive bio diversity contribution.

On being put to the vote for REFUSAL, 7 voted in favour, 2 against and 3 abstention.

RESOLVED

That the Planning Application No. CB/19/00332/FULL at Land to the rear of 22 Station Road, Lower Stondon, Henlow, SG16 6JS be refused.

Note: Cllr S Clark was not present.

NOTE: THE COMMITTEE ADJOURNED AT 1.25pm AND RECONVENED AT 2pm.

8. Planning Application No. CB/17/02694/OUT (Cranfield & Marston Moretaine)

The Committee had before it a report regarding Planning Application No. CB/17/02694/OUT for Outline planning application for erection of 10 dwelling houses at Land opposite (south) of Ivy House, Lodge Road, Cranfield, Bedford, MK43 0BQ

In advance of consideration of the application the Committee’s attention was drawn to additional/amended conditions as set out in the Late Sheet as well as representations from public speakers.

The public speakers included a representation in objection from Parish Councillor Bastable, a representation in objection from Mr Pickard and a representation from the agent for the applicant in support from Mr A Wright.

Committee Members noted the following points:

- The Parish Council representative stated the following reasons for their objection: the development was outside the village settlement envelope, it represented overdevelopment, there would be an adverse impact on the character of the area, there would be loss of important mature trees and hedgerow, consideration should be given to cumulative development in the area as it has recently taken over 800 houses and the access to the site is off a designated quiet lane.
- An objector stated that the application was in conflict with a number of CBC policies.
- There was concern over loss of pasture and hedge row which was rich with bird life, bats, badgers and deer, and this would not be overcome by installing hedgehog highways.
There had been 95 objections from the village. Most focusing on the unsustainability of having more housing in the area without the infrastructure to support it and with no benefits to the local area.

The Agent for the applicant noted that the site was in local plan and was sited to accommodate 14 dwellings, the application before committee was for 10 dwellings to enable important trees to remain on site.

Ward Member, Councillor Sue Clark gave a representation of the following and left the chamber. The site was located on Lodge road which is a very narrow country lane, well used as access to countryside footpaths and a popular walking loop.

There is a lot of heritage relating to the former estate in that area including parkland and estate cottages.

The road has 2 blind bends, which are dangerous and if traffic is not going slow enough.

It was noted that with regards to previous developments in the area, the Parish Council insisted that access was no left turn only for safety purposes. (The Home Farm development has a no left turn to try to discourage traffic from the new estate using Lodge Road as the safety of the Road relies on low volumes of traffic especially with the blind bends).

She noted that Central Bedfordshire Council agreed to treat Lodge Road as a quiet lane as it would have proved too costly for the Parish Council to have it legally designated.

It was stated that the inclusion of the site in local plan failed to note the evidence of TPO’s (Tree Protection Orders) on the site, the quiet lane designation, or kitchen garden wall, which is a non-designated heritage asset.

Members were also asked to note that residents will have the opportunity to make a proposal for this site to be community space at the Local Plan Examination in Public later in the week.

There was currently no practice of parking on Lodge Road and Cllr Clark was concerned that this proposal which includes four houses that are proposed to front onto Lodge Road could cause on street parking.

Having bins placed on the roadside for collection would be urbanisation of the area.

The proposed passing places include one on the blind corner that would be dangerous and the proposed passing places could be used as parking places, these are not seen as a benefit.

In conclusion, she stated that the development was out of character with the surrounding area, urbanising, harmful to the amenity value of lodge road, the application should be smaller and sited behind the kitchen garden wall. It would have significant harm to the area and would result in a loss of biodiversity.

The Planning & Highways Officer responded:

- It was confirmed the application was considered outside the settlement envelope.
- It was noted that the proposal retains all TPO trees and further landscape details would be considered at Reserve Matters stage.
- The Highways Officer confirmed that access would be from a quiet lane (which has not been formally designated) and all conditions of this would be met as it would still have less than 1,000 vehicle movements per day.
- The visibility was seen as acceptable, and the parking provision is in excess of the design guide requirements.
- It was acknowledged that the Garden Kitchen wall was non-designated heritage asset, but the loss of wall would be acceptable in Heritage terms.
- In regards to biodiversity, a net gain was supported by the ecological report statement that recognised number of species within the site and proposes mitigation measures. An Ecological enhancement strategy is conditioned, and the ecology officer had made no objections.
- The Conversation officer responded that as the kitchen garden wall is a non-designated heritage asset, the assessment is done differently meaning the harm doesn’t have to outweigh public interest.
Committee Members discussed the following points:

- Members felt that the loss of the garden kitchen wall would have a detrimental impact to the local area.
- Members disagreed with the improvement to bio diversity and stated that the Landscape Officer comments and information presented did not show improvements to bio diversity.
- It was felt that the tranquillity of the area would be affected by the application and the submission of the site in the local plan did not take into account the quiet lane designation.
- The application was contrary to paragraphs 184-193 in the NPPF referring to non-designated heritage assets.
- The comments in the local plan stated that the development should be set back, which has not been presented in the application.
- The application was contrary to Local Plan Policy EE5: Landscape Character & Value and was not in keeping with the guidance in section 16 of the NPPF.
- The application was moved for refusal based on the above objections.

On being put to the vote for REFUSAL, 6 voted in favour, 0 against and 3 abstention.

RESOLVED

That the Planning Application No. CB/17/02694/OUT at Land opposite (south) of Ivy House, Lodge Road, Cranfield, Bedford, MK43 0BQ, be refused.

Note: Cllrs D Bowater, S Clark, V Hamill, C Maudlin were not present.

NOTE: THE COMMITTEE ADJOURNED AT 3.25pm AND RECONVENED AT 3.30pm.

9. Planning Application No. CB/18/04780/FULL (Stotfold & Langford)

The Committee had before it a report regarding Planning Application No. CB/18/04780/FULL for Erection of 87 dwellings and alterations to selected plots to replace 70 dwellings previously granted under planning reference CB/16/01455/OUT, CB/17/00358/RM & CB/18/03260/RM at Land east of Hitchin Road and south of the former Pig Testing Unit, Hitchin Road, Fairfield, Stotfold, SG5 4JH

In advance of consideration of the application the Committee’s attention was drawn to additional consultation/publicity responses/additional comments and additional/amended conditions as set out in the Late Sheet as well as representations from a public speaker.

The public speakers included a representation from the applicant in support from Mr J Croucher.

Committee Members noted the following points:

- The Public Speakers stated the benefits of the application including that more affordable housing was available within the scheme.
Ward Member, Councillor S Dixon gave a statement on behalf of himself and the Parish Council. He raised concerns over the increase in the number of homes due to lack of infrastructure.

- He stated that health services and the medical center did not have capacity to increase.
- The area had a 30% growth in housing without any improvement in infrastructure.
- He stated that the traffic figures were incorrect, and delays of 45 minutes are an everyday occurrence.
- It was noted that Fairfield and Stotfold residents had endured a lot of work and traffic issues caused by recent development.
- He asked how Condition 5 (garages to be used for a car storage only) could be enforced as there could be issues with on street parking in the area.
- He requested there be a construction management plans as the development is so close to a school and stressed to Members the importance of the deliverability of a scheme.

The Planning & Highways Officer responded:

- The Highways Officer did not think that an extra 17 dwellings would have a huge impact on Highways Issues.
- With regards to a construction plan, it was stated that school traffic could be redirected away from that section of road until it was built out, and at a time when its ready a plan could be put in place to restrict operating hours at school pick up times. The Ward Member responded he would like to be involved in that - the committee supported that action.

Committee Members discussed the following points:

- Members stated that it was good to see a developer coming back with changes to an application that reflected the market changes.
- It was clarified that although the NHS were contacted for comment on the application, none was received.
- Members queried if the application represented overdevelopment, it was noted that the density would increase in the number of dwellings overall, but the proposal only changes the plot type, the built form is essentially the same as it proposed changing a large detached into a semi-detached, this was to meet the higher need for smaller family units and it was not seen as harmful.
- The application was moved as set out.

On being put to the vote for APPROVAL, 9 voted in favour, 0 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/04780/FULL at Land east of Hitchin Road and south of the former Pig Testing Unit, Hitchin Road, Fairfield, Stotfold, SG5 4JH, be approved as set out in the schedule attached to these minutes.

Note: Cllrs Bowater, Hamill & Spurr where not present.
10. **Planning Application No. CB/19/00141/FULL (Linslade)**

The Committee had before it a report regarding Planning Application No. CB/19/00141/FULL for Change of Use application - Proposed use of the field for weekly car boot sales at Land at the corner of Stoke Road & Old Linslade Road, Stoke Road, Linslade (nearest postcode LU7 0DU)

There were no additions to the report in the Late Sheet or representations from public speakers.

Committee Members noted the following points:

- Ward Member V Harvey state that the event was very popular, the event was a good idea which has been well attended. She suggested an informative to look at speeding in this area.

The Highways Officer responded:

- There was no reason to refuse or control the event and had no objections or issues.
- The current speed limit is 50mph which is satisfactory.
- It was clarified that the application was to extend the temporary permission for two years.

The application was moved as set out.

On being put to the vote for APPROVAL, 10 voted in favour, 0 against and 1 abstention.

**RESOLVED**

That the Planning Application No. CB/19/00141/FULL at Land at the corner of Stoke Road & Old Linslade Road, Stoke Road, Linslade (nearest postcode LU7 0DU), be approved as set out in the schedule attached to these minutes.

**Note:** Cllrs Bowater & Hamill were not present.

11. **Planning Application No. CB/18/04279/FULL (Aspley & Woburn)**

The Committee had before it a report regarding Planning Application No. CB/18/04279/FULL for Rebuild roof structure, rebuild previously demolished structure to rear, partially extend along the front. Fit conservation roof lights to match main house. Install new windows and door to front and rear at The Manor, 2 Salford Road, Aspley Guise, Milton Keynes, MK17 8HZ.

There were no additions to the report in the Late Sheet or representations from public speakers.

Committee Members moved the application as set out.
On being put to the vote for APPROVAL, 10 voted in favour, 0 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/04279/FUL at The Manor, 2 Salford Road, Aspley Guise, Milton Keynes, MK17 8HZ, be approved as set out in the schedule attached to these minutes.

Note: Cllrs Bowater & Hamill were not present.

12. Planning Application No. CB/18/04278/LB (Aspley & Woburn)

The Committee had before it a report regarding Planning Application No. CB/18/04278/LB for Listed Building Consent - Removal of existing roof due to internal failure. Fit new roof with conservation clay tiles and conservation roof lights. Single story extension to front and rear, to restore previous structure demolished. Fit new wooden doors and windows at The Manor, 2 Salford Road, Aspley Guise, Milton Keynes, MK17 8HZ.

There were no additions to the report in the Late Sheet or representations from public speakers.

Committee Members discussed the following points:

• It was noted that the Conservation Officer had no objections to the application.
• Members approved the amendments to the roof and that the applicant was re-using the tiles, nut asked why roof lights had been allowed. It was noted that they were conservation grade roof lights and as they would not been seen from the road, the street scenes integrity will still be preserved.

The application was moved as et out.

On being put to the vote for APPROVAL, 10 voted in favour, 0 against and 1 abstention.

RESOLVED

That the Planning Application No. CB/18/04278/LB at The Manor, 2 Salford Road, Aspley Guise, Milton Keynes, MK17 8HZ, be approved as set out in the schedule attached to these minutes.

Note: Cllrs Bowater & Hamill were not present.

13. Site Inspection Appointment(s)

NOTED

that the next Development Management Committee will be held on 15 July 2019.
RESOLVED

that all Members and substitute Members along with relevant Ward representatives be invited to conduct Site Inspections on 10 July 2019.

14. Late Sheet

In advance of consideration of the planning applications attached to the agenda the Committee received a Late Sheet advising it of additional consultation/publicity responses, comments and proposed additional/amended conditions. A copy of the Late Sheet is attached as an appendix to these minutes.

Chair……………………………………………………………..

Dated……………………………………………………………..
NOTICE OF GRANT OF PLANNING PERMISSION

Application Number: CB/19/00082/FULL
Application Site: Pulloxhill Business Park, Greenfield Road, Pulloxhill
Proposed Development: Erection of 8 No. B8 (warehouse and storage) units


The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to GRANT PERMISSION for the development specified above and shown on the submitted plans, subject to the following conditions:

1. 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.
2  
No development shall take place, notwithstanding the details submitted with the application, until details of the materials to be used for the external walls and roofs of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. 

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Section 12, NPPF)

3  
The proposed vehicular access shall be surfaced in durable material (not loose aggregate) as may be approved in writing by the Local Planning Authority before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.  
(Section 9, NPPF)

4  
No building shall be occupied until the scheme for parking spaces has been implemented in accordance with the approved plans. The car parking spaces for the development, and the Lorry parking indicated in the blue line plan and the turning area within the development site shall be retained throughout the lifetime of the development and shall thereafter be kept available for parking and turning at all times.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of the safety and convenience of road users.  
(Section 9, NPPF)
No development shall take place, including any works of demolition, until a Construction Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:

(A) The parking of vehicles
(B) Loading and unloading of plant and materials used in the development
(C) Storage of plant and materials used in the development
(D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
(E) Wheel washing facilities
(F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
(G) Footpath/footway/cycleway or road closures needed during the development period
(H) Traffic management needed during the development period.
(I) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.
(J) Dust Suppression Methods
(K) Working hours

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the construction process.

Reason: The condition must be discharged prior to commencement as it controls development during the construction period, in the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety. (Sections 4 & 11, NPPF)

No development shall take place until a surface water drainage strategy, which shall include evidence that the proposed method of disposal would be sufficient to prevent any increase in the risk of flooding, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.

Reason: The condition must be discharged prior to commencement to ensure that adequate surface water drainage is provided and that the development would not result in an increase in flood risk. (Section 10, NPPF)
No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.

Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.  
(Section 12, NPPF)

Prior to the commencement of development details of any extraction or ventilation units to be installed as part of this development shall be submitted to and approved in writing by the Local Planning Authority. Only the details thereby approved shall be implemented/installed.

Reason: To ensure that the residential amenity of neighbouring occupiers is not prejudiced by excessive noise.  
(Section 12, NPPF)

Prior to the commencement of development details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority. Only the details thereby approved shall be implemented.

Reason: To ensure that the residential amenity of neighbouring occupiers is not prejudiced by obtrusive light.  
(Section 12, NPPF)

Noise resulting from the use of any plant, machinery or equipment installed as part of this development shall not exceed the existing background level when measured or calculated according to BS4142:2014.

Reason: To ensure that the residential amenity of neighbouring occupiers is not prejudiced by excessive noise.  
(Section 12, NPPF)

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LB-0169 Rev E

Reason: To identify the approved plan/s and to avoid doubt.
NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

1 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.

2 In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

3 Will a new extension affect your Council Tax Charge?
The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991. Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.
If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on 0300 300 8306.
The website link is:

4 a) The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system.

b) The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained by this link on the Council website http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx or contact Central Bedfordshire Council Tel: 0300 300 8301

c) The applicant is advised that parking for contractor’s vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact The Street Works Co-ordinator, Central Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8301. Under the provisions of the Highways Act
1980 the developer may be liable for any damage caused to the public highway as a result of demolition/construction of the development hereby approved

d) Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction/demolition of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all vehicles leaving the site

The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council’s “Cycle Parking Annexes – July 2010”
Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Application Number: CB/18/02366/MW  
Application Site: Potton Quarry, Potton Road, Everton, Sandy, SG19 2JH  
Proposed Development: Proposed Extension to Potton Quarry  
Submitted Plan Numbers (to which this decision relates): PSE-001(E), PSE-002B, PSE-003, PSE-004A, PSE-005A, Badger Survey 2018 (Final version 1/17-097)

The following conditions and informatives are to be imposed under the proposed planning permission.

**CONDITIONS**

1. Planning permission shall extend to the area edged red on the attached plan no. CB/18/02366/MW-1 and, except as may be amended by the conditions below, the development shall be carried out in accordance with the following documents:

- the planning application dated 22 June 2018;
- the planning statement dated June 2018;
- the Noise Assessment by Agility Acoustics Ltd dated June 2018;
- drawing no. PSE-001 (E), Proposed Development dated February 2019;
- drawing no. PSE-002B, Restoration Strategy dated February 2019
The development hereby permitted shall commence within 12 months of the date of this permission. The date of commencement of the development shall be notified in writing to the Local Planning Authority within 7 days of that date.

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 and to avoid any delay in the restoration of the existing quarry (Policy GE26, MWLP).

The development of the site shall not commence until a Dust Management Scheme, based on the principles set out in section 7.2 of the Air Quality Assessment carried out by Smith Grant and dated 20 June 2018, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented for the duration of the operations.

REASON: To protect local amenity and to minimise any nuisance to nearby residents by reason of dust (Policy GE18, MWLP).

The extraction of sand from the site extension area, shall not commence until a detailed scheme for the construction of a close boarded fence in the location shown on drawing no. PSE-001 (E) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Noise Assessment by Agility Acoustics Ltd, dated June 2018, and the fence shall have a minimum surface mass density of at least 10kg per sqm and, together with the soil bund on which it stands, shall reach a height of not less than 4m above ground level.

REASON: To minimise any nuisance to nearby residents by reason of noise and to ensure that mitigation is provided at the earliest opportunity (Policy GE18, MWLP).

The extraction of sand from the site extension area, shall not commence until a scheme for groundwater protection has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following provisions:

1. No excavation to take place below 36.0m AOD or the level of the winter water table, whichever is the highest.
2. Levelling boards to be erected and maintained to determine the lower limit of the excavations.
3. Pollution prevention measures to be employed on the site, including storage arrangements for fuels, oils or chemicals.
4. Monitoring of groundwater levels in boreholes PT/18/001 and PT/18/002 to continue for the life of the quarry and restoration phases.
5. Monitoring of groundwater levels in borehole PT/18/003 to continue until it is lost to the quarry workings.
6. The frequency of monitoring to be at least monthly, with results provided to the Environment Agency.
7. An action plan to minimise the potential impact of any oil (or other chemical) spillage within the quarry, including provision for the excavation of
contaminated sand and, if necessary, the introduction of oxygenating compounds to degrade any residual hydrocarbon contamination within the subsurface.

8. The periodic review of the action plan.

The scheme shall be implemented as approved for the duration of the operations.

REASON: To protect groundwater resources (Policy GE20, MWLP).

6 The extraction of sand from the site extension area, shall not commence until the current temporary route of footpath no.12 has been diverted as shown on drawing no. PSE-0001 (E), including the installation of appropriate signage, and written notification to this effect has been provided to the Planning Authority. The footpath shall be a minimum of 2m wide, with a post and wire fence on either side, and shall be maintained to the satisfaction of the Local Planning Authority throughout the period of operations.

REASON: To provide for the safety of users of the footpath (Policies GE9 & GE21, MWLP).

7 Prior to the commencement of sand extraction from the site extension area, written notification, with photographs, shall be submitted to the Local Planning Authority to confirm that the 2m high perimeter bund shown on drawing no. PSE-0001 (E) and the 2m high close boarded fence referred to in condition 4 have been constructed in accordance with the approved specification. Sand extraction shall not commence until a written response has been received from the Local Planning Authority to confirm that the bund and fence are acceptable. The fence shall be satisfactorily maintained throughout the period of operations and removed when sand extraction is complete, unless an earlier removal date is approved in writing by the Local Planning Authority.

REASON: To minimise any nuisance to nearby residents by reason of noise (Policy GE18, MWLP).

8 No operations authorised or required by this permission shall be carried out except between the following times:

- 0700 to 1800 hours Mondays to Fridays
- 0700 to 1300 hours Saturdays.
- No operations shall be carried out on Public Holidays or Sundays.

REASON: To minimise any nuisance to nearby residents by reason of noise, etc. (Policy GE18, MWLP).

9 The initial site development operations, including the removal of topsoil and the construction of the perimeter bund, shall be confined to the hours of 0800 to 1700 Monday to Friday and 0800 to 1300 Saturday, with no operations on Sundays or Bank Holidays.

REASON: In accordance with Central Bedfordshire Public Protection Policy and MWLP Policy GE18.
No plant or machinery shall be used on site unless fitted and operated with efficient noise suppression equipment.

REASON: To protect the amenities of the surrounding area. (Policy GE18, MWLP)

The monitoring of noise levels shall be carried out in accordance with the principles contained in paragraph 7.5 of the Noise Assessment by Agility Acoustics Ltd, dated June 2018, and the results submitted to the Local Planning Authority within 4 weeks of the survey. In the event that monitored noise levels exceed the adopted noise level limits in tables 7 and 8 of the Noise Assessment, the source of the noise should be mitigated as far as practicable and the monitoring exercise repeated. Monitoring shall be carried out every 3 months at the locations described in table 2 of the report and shall continue until it is confirmed in writing by the Local Planning Authority that monitoring is no longer required or that the duration between surveys can be extended, or that the number of monitoring points can be reduced.

REASON: To minimise any nuisance to nearby residents by reason of noise (Policy GE18, MWLP).

Floodlights shall not be used on the site, including the compound area, except in accordance with a scheme that has been approved in writing by the Local Planning Authority.

REASON: To protect the amenities of the surrounding area. (Policy GE18, MWLP)

Vehicular access to the site shall be gained only via the existing approved access onto Potton Road.

REASON: To minimise danger, obstruction and inconvenience to users of the highway and of the quarry (Policy GE18, MWLP).

Signs shall be erected requiring all vehicles to turn left on exiting the site.

REASON: In the interests of highway safety (Policy GE23, MWLP).

No mud shall be deposited onto the public highway and all loaded vehicles leaving the site shall be securely sheeted.

REASON: In the interests of highway safety (Policy GE23, MWLP).

No more than 250,000 tonnes of sand shall be removed from the site in any calendar year and no more than 45 loads of sand shall be removed from the site on any working day. Records shall be maintained of annual production and daily vehicle movements and shall be supplied to the Mineral Planning Authority within 7 days of such a request.

REASON: In the interests of highway safety and to protect local amenity (Policies GE18 & GE23, MWLP)
The extraction of sand from the site extension area shall not commence until
CCTV has been installed which monitors the entrance to the site in accordance
with a scheme to be submitted to and approved in writing by the Mineral
Planning Authority. The scheme shall include details of:

- The columns and cameras used,
- The area covered,
- The capability for remote access viewing by the Local Planning Authority.

The CCTV shall thereafter be implemented in accordance with the agreed
scheme.

REASON: To allow the monitoring of vehicle movements and hours of
operation in the interests of highway safety and local amenity (Policies GE18
& GE23, MWLP)

18 No buildings, fixed plant or machinery shall be erected on the site other than
in accordance with planning permission no. CB/18/01650.

REASON: To enable the Local Planning Authority to exercise control over any
development within the site.

19 No materials shall be imported into the site for purposes of storage, disposal,
processing or restoration.

REASON: To restrict development not authorised by this permission.

20 The existing perimeter planting on the western, southern and eastern
boundaries of the site, within the application site boundary, shall be protected
and maintained for the duration of the operations.

REASON: To protect and enhance local amenity (Policies GE9 & GE18,
MWLP)

21 Within 12 months of the commencement of the development, two viewing
points shall be established on the rights of way surrounding the wider site to
provide views across the quarry, in accordance with details, including the
provision of site information boards, that have first been submitted to and
approved in writing by the Local Planning Authority.

REASON: To enhance the interest to users of Public Rights of Way (Policy
GE21, MWLP)

22 The removal, handling, storage and replacement of soils shall take place in
accordance with the principles contained in the soil handling scheme approved
on 8 October 2018 pursuant to condition 6 of planning permission no.
CB/18/03560/MWS.

REASON: To protect soil resources for use in site restoration (Policies GE26
& GE27, MWLP)

23 The workings shall be restored in accordance with drawing no. PSE-002B. The
planting of trees and shrubs shall be completed during the first full planting
season following the cessation of sand extraction and shall be maintained until satisfactorily established.

REASON: To enhance the appearance of the area and provide for the eventual restoration of the site (Policy GE10 & GE26. MWLP)

24 The proposed new footpath across the restored quarry floor (shown on drawing number PSE-002B) shall be laid out within 12 months of the cessation of sand extraction on the site, in accordance with a scheme detailing the precise route and construction details, that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To enhance the Public Rights of Way network in a safe and acceptable manner (Policy GE21, MWLP)

25 Aftercare and management of the restored land shall be carried out in accordance with the principles contained in the restoration and aftercare scheme for the main site, approved pursuant to condition 11 of planning permission CB/15/02211/MW. Aftercare for the area already restored on the main site shall be implemented within 12 months of the date of this consent, through the submission of an aftercare report and the holding of an aftercare meeting, and the programme shall thereafter continue on an annual basis until five years after the completion of restoration in the area covered by this consent.

REASON: To provide for the satisfactory restoration and aftercare of the site (Policy GE26 & GE27)

26 The mineral extraction hereby permitted shall cease on, or before the 25 September 2024 and the restoration of the site (excluding the aftercare requirements), including the removal of all plant, buildings and foundations shall be completed on, or before the 25 September 2025.

REASON: To prevent the accumulation of unworked permitted reserves and to provide for the early and satisfactory restoration of the site (Policy GE26, MWLP)

27 An Annual Environmental Report (AER) shall be submitted to the Local Planning Authority by 31 March each year for the previous period from 1 January to 31 December. The report shall contain the following information:

a) a statement of operations over the past year, to include progress on soil and overburden removal, mineral extraction in terms of tonnage of sales, tonnage of mineral reserves, restoration and a summary of monitoring results for noise, dust and the water environment;
b) identification of any problem(s) caused by operations over the past year and any action(s) taken to address these;
c) a statement of planned operations over the forthcoming year;
d) identification of any potential problem(s) which may emerge as a result of planned operations over the forthcoming year and possible remedial action(s); and
e) the results of detailed soil surveys / audits from each period of soil stripping to determine the thickness of topsoil and subsoil, the boundary between
different soil types and any consequent revisions to the volumes of temporary and long-term bunds and restoration depths.

REASON: To facilitate monitoring and to assist the Local Planning Authority in the forward planning of mineral resources.

INFORMATIVES

1. **Diverting and stopping-up Public Rights of Way:**
The grant of planning permission does not entitle the developer to obstruct a public right of way. It should not be assumed that because planning permission has been granted that an order under section 257 of the Town and Country Planning Act 1990 (as amended), for diversion or extinguishment of public footpath or bridleway, will invariably be made or confirmed. Development, insofar as it affects the legal line of a right of way, should not be started, and the right of way should be kept open for public use, unless or until the necessary order has come into effect.
Town and Country Planning Act 1990

NOTICE OF REFUSAL OF PLANNING PERMISSION

Application Number: CB/18/01278/FULL
Application Site: Land to the rear of 3 Grove Road, Dunstable, LU5 4BY
Proposed Development: Demolition of existing business/storage facility and erection of residential units providing 2 one and 5 two bedroom flats, with associated parking, bin & cycle storage and landscaping. Existing access is retained.


The Council acted pro-actively through positive engagement with the applicant and recommended to the application for approval. However, members of the Development Management Committee sought to overturn the officers recommendation and refuse planning permission. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to REFUSE PERMISSION for the development specified above and as shown on the submitted plans, for the following reasons:

1. The proposed development, by virtue of the lack of amenity space would constitute an overdevelopment of the application site and will result in a form of development which is out of character with the surroundings area contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004) and Section 12 of the National Planning Policy Framework.

2. The proposed development would not provide the residential units with an acceptable provision of external amenity space or garden area. Therefore, the development would provide the future residents of the units with a poor standard of living, and would therefore be contrary to Policy BE8 of the South Bedfordshire Local Plan Review (2004), Design Guidance offered within the Central Bedfordshire Design Guide (2014) and Section 12 of the National Planning Policy Framework.
NOTICE OF REFUSAL OF PLANNING PERMISSION

Application Number: CB/19/00332/FULL
Application Site: Land to the rear of 22 Station Road, Lower Stondon, Henlow, SG16 6JS
Proposed Development: Erection of two detached dwellings


The Council did however act pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme and an Officer recommendation to approve the application. The requirements of the Framework (paragraph 38) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to REFUSE PERMISSION for the development specified above and as shown on the submitted plans, for the following reasons:

1. The proposal is considered to provide inadequate access arrangements which would result in harm to the amenity and living conditions of the occupants of No.29 Meadowsweet. As such the proposal is contrary to the principles of good design as outlined in policy DM3 of the North Core Strategy and Development Management Policies 2009 and Chapter 12 of the NPPF.

2. Inadequate information has been provided to demonstrate that the proposal would result in net gains for biodiversity and as such the proposal is contrary to policy DM15 of the North Core Strategy and Development Management Policies 2009 and chapter 15 of the NPPF.
NOTICE OF REFUSAL OF PLANNING PERMISSION

Application Number: CB/17/02694/OUT
Application Site: Land opposite (south) of Ivy House, Lodge Road, Cranfield, Bedford, MK43 0BQ


The Council did however act pro-actively through early engagement with the applicant which led to improvements to the scheme and an Officer recommendation to approve the application. The requirements of the Framework (paragraph 38) have therefore been met in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to REFUSE PERMISSION for the development specified above and shown on the submitted plans, for the following reasons:

1. The proposed layout, access arrangements and scale of development would result in a harmful urbanising impact to the detriment of the rural character and appearance of the site, wider landscape and local amenity. The development would also result in the removal of a non-designated heritage asset which is considered to be an important feature in the landscape and of historical significance in the wider setting. As such the proposed development is contrary to policies CS14, CS15, CS16, DM3, DM13 and DM14 of the North Core Strategy and Development Management Policies 2009 and chapters 12, 15 and 16 of the NPPF.

2. Having regard to the characteristics of the existing site, the proposed development will result in the loss or deterioration of existing habitats and harm to existing biodiversity with inadequate provision for mitigation. The development is not therefore considered to deliver a net gain for biodiversity and as such is considered to result in ecological harm contrary to policy DM15 of the North Core Strategy and Development Management Policies 2009 and chapter 15 of the NPPF.
The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Application Number: CB/18/04780/FULL
Application Site: Land East of Hitchin Road and South of the Former Pig Testing Unit Hitchin Road Fairfield Stotfold SG5 4JH
Proposed Development: Erection of 87 dwellings and alterations to selected plots to replace 70 dwellings previously granted under planning reference CB/16/01455/OUT, CB/17/00358/RM & CB/18/03260/RM.
Submitted Plan Numbers (to which this decision relates):

The following conditions and informatives are to be imposed under the proposed planning permission.

CONDITIONS
1 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.

2 No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised ‘Maintenance and Management Plan’ for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason: To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161. (Section 12, NPPF)

3 No development shall commence until the discharge rate from the development is agreed by the Bedford Group of Internal Drainage Boards. The final detailed design shall be based on the agreed FRA and Drainage Design Report (Ref: 38149/2009 Rev B, September 2018) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented and maintained as approved. Maintenance will ensure the system functions as designed for the lifetime of the development. Any variation to the connections and controls indicated on the approved drawing which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval.

Evidence of agreed discharge rate in the form of an email is sufficient to discharge this condition.

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site. (Paragraph 103, NPPF).

4 Plots 101 and 103 shall not be brought into use until a turning head in according with the Design Guide 2014 has been constructed in a manner to be approved in writing by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn outside of the highway limits thereby avoiding the reversing of vehicles on to the highway. (Section 9, NPPF)

5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (as amended), or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience
6 No development shall take place, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:

(A) The parking of vehicles
(B) Loading and unloading of plant and materials used in the development
(C) Storage of plant and materials used in the development
(D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
(E) Wheel washing facilities
(F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
(G) Footpath/footway/cycleway or road closures needed during the development period.
(H) Traffic management needed during the development period.
(I) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.

The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.

REASON: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety.
(Section 9, NPPF)

7 Before development begins, a scheme for visitor cycle parking of cycles on the site (including the stands/brackets to be used and access thereto), calculated at one short stay spaces per unit, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.
(Section 9, NPPF)

INFORMATIVES

1. 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.

2. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Highways Agreements Officer, Highways Contract Team, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
NOTICE OF GRANT OF PLANNING PERMISSION

Application Number: CB/19/00141/FULL
Application Site: Land at the corner of Stoke Road & Old Linslade Road, Stoke Road, Linslade.
Proposed Development: Change of Use - Proposed use of the field for weekly car boot sales.


Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to GRANT PERMISSION for the development specified above and shown on the submitted plans, subject to the following conditions:

1. The temporary use hereby permitted shall be discontinued on or before 30th September 2021 unless before that date the Local Planning Authority has granted planning permission for its continuation.
   Reason: To protect the openness and visual amenity of the Green Belt and Area of Great Landscape Value, and to assess the impact of the use on the highway. (Policy NE3, SBLPR and Sections 9 and 13, NPPF)

2. The car boot sale use hereby permitted shall only be open from 10.30 to 16.00 only on Sunday from the first Sunday of April to the last Sunday of September in any calendar year, and no other day.
   Reason: To protect the openness and visual amenity of the Green Belt and Area of Great Landscape Value, and general amenities. (Policies NE3 and BE8, SBLPR and Section 13, NPPF)
3 Following the car boot sale use ceasing operation at the end of September each year, the land shall be returned to its pre-development state.

Reason: To maintain the appearance of the Green Belt and the Area of Great Landscape Value.
(Policy NE3, SBLPR and Section 13, NPPF)

4 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number CBC-001

Reason: To identify the approved plan/s and to avoid doubt.

NOTES TO APPLICANT

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

1 In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).

2 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.

3 **Will a new extension affect your Council Tax Charge?**

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991. Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on 0300 300 8306.

The website link is:

Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.
NOTICE OF GRANT OF PLANNING PERMISSION

Application Number: CB/18/04279/FULL
Application Site: The Manor, 2 Salford Road, Aspley Guise, Milton Keynes, MK17 8HZ
Proposed Development: Rebuild roof structure, rebuild previously demolished structure to rear, partially extend along the front. Fit conservation roof lights to match main house. Install new windows and door to front and rear.


The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to GRANT PERMISSION for the development specified above and shown on the submitted plans, subject to the following conditions:

1. 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.
All external works hereby permitted shall be carried out in materials identified in document DevPl1 to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality. (Section 12, NPPF)

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

SP01 Rev A
PA01 Rev G
PA03 Rev A
PA02 Rev K
AF01 Rev A
DevPl1

Reason: To identify the approved plan/s and to avoid doubt.

The office/garage and play room accommodation hereby permitted shall only be used ancillary to and in connection with the dwellinghouse known as The Manor, 2 Salford Road, Aspley Guise.

Reason: To prevent the establishment of a separate residential dwelling or independent business unit

Notwithstanding the details submitted with the application, full details of any proposed variation or change of the external materials hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to installation on site, and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the approved development is carried out in a manner that safeguards the significance and traditional character of this historic building and to safeguard the character and appearance of the Conservation Area in which the building is located (Section 16, NPPF)

Notwithstanding the details submitted with the application, the roof cover of the existing building, complete, along with the frontage (south west elevation) roof extension hereby approved shall utilise the existing clay pantiles, cleaned and re-used, with any shortfall made up with sourced reclaimed clay pantiles to match.

Reason: To ensure that the approved development is carried out in a manner that safeguards the significance and traditional character of this historic building and to safeguard the character and appearance of the Conservation Area in which the building is located (Section 16, NPPF)
NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

1. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.

2. 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.

3. Will a new extension affect your Council Tax Charge?

The rate of Council Tax you pay depends on which valuation band your home is placed in. This is determined by the market value of your home as at 1 April 1991. Your property's Council Tax band may change if the property is extended. The Council Tax band will only change when a relevant transaction takes place. For example, if you sell your property after extending it, the new owner may have to pay a higher band of Council Tax.

If however you add an annexe to your property, the Valuation Office Agency may decide that the annexe should be banded separately for Council Tax. If this happens, you will have to start paying Council Tax for the annexe as soon as it is completed. If the annexe is occupied by a relative of the residents of the main dwelling, it may qualify for a Council Tax discount or exemption. Contact the Council for advice on 0300 300 8306.

The website link is: http://www.centralbedfordshire.gov.uk/council-tax/bands/find.aspx
Planning (Listed Buildings and Conservation Areas) Act 1990

NOTICE OF GRANT OF LISTED BUILDING CONSENT

Application Number: CB/18/04278/LB
Application Site: The Manor, 2 Salford Road, Aspley Guise, Milton Keynes, MK17 8HZ


The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to GRANT CONSENT for the works specified above and as shown on the submitted plans subject to the following conditions:

1. The works shall begin not later than three years from the date of this consent.

   Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2 All external works hereby permitted shall be carried out in materials identified in document DevPl1 to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality. (Section 12, NPPF)

3 This consent relates only to the details shown on the submitted plans, numbers:

DevPl1
SP01 Rev A
PA01 Rev G
PA03 Rev A
PA02 Rev K
AF01 Rev A

Reason: To identify the approved plan/s and to avoid doubt.

4 Notwithstanding the details submitted with the application, full details of any proposed variation or change of the external materials hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to installation on site, and the approved development shall be undertaken thereafter strictly in accordance with the approved details.

Reason: To ensure that the approved development is carried out in a manner that safeguards the significance and traditional character of this historic building and to safeguard the character and appearance of the Conservation Area in which the building is located (Section 16, NPPF)

5 Notwithstanding the details submitted with the application, the roof cover of the existing building, complete, along with the frontage (south west elevation) roof extension hereby approved shall utilise the existing clay pantiles, cleaned and re-used, with any shortfall made up with sourced reclaimed clay pantiles to match.

Reason: To ensure that the approved development is carried out in a manner that safeguards the significance and traditional character of this historic building and to safeguard the character and appearance of the Conservation Area in which the building is located (Section 16, NPPF)
NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

1 This consent relates only to that required under the Planning (Listed Building and Conservation Areas) Act 1990 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.

2 In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the National Planning Policy Framework (NPPF) and the Core Strategy for North Central Bedfordshire.