

Planning Applications Refused/Granted 2023/24

Date rec'd	Appl. No	Address	Details	ATC position	ATC Comments	CBC Decision Granted/ Refused	Date of Decision
	CB/23/04028/FULL:	Arlesey Landfill Site, Mill Lane, Arlesey SG15 6RF	Change of use of two existing buildings from sui generis to class B2 (general industrial) together with associates yards, parking and landscaping	No objection	As per previous no objection		
23/04/24	CB/24/01152/FULL	1 The Poplars, Arlesey, SG15 6UW	Single storey rear extension & garage conversion.		None		

16/04/24	CB/24/01029/RM	Land at Lewis Lane, Lewis Lane, Arlesey, SG15 6FB	Reserved Matters:following Outline Application CB/19/00201/OUT) OA for up to 80 dwellings. Matters to be considered: Access) Submission of RM for 71 dwellings & associated ancillary works, pursuant to OP permission CB/19/00201/OUT & OUTLINE CONDITIONS 7,14,15,16,17,18 & 21		Access/egress to the development should be from the newly installed relief road • Contravenes adopted Neighbourhood Plan policy ARL5 as would exacerbate pre-existing traffic issues at this pinch point onto the High Street • Detriment to amenity of existing properties • Policy HA4 of Local Plan states qualifying sites of 10 or more units will provide 30% affordable housing- this development would require 21 units under this policy, with “affordable units dispersed throughout the site and integrated with the market housing to promote community cohesion and tenure blindness”. The current plan clusters affordable units in the southern corner therefore contravening policy HA4 • Reduced/impacted vision splays when accessing High Street from proposed development due to existing on street parking issues • No offset of parking loss for Rose Cottages within the development will cause further on street congestion/hazards. • Future highway access proposed in the southeast of the development to access the new relief road (if this were to become available for development) would be better located in Northeast corner. • No evidence of biodiversity uplift plan • Retained/proposed biodiversity within the development appears to fall under management of residential properties as incorporated into boundaries. This would not protect for trees/hedgerow for the required 30 years as is legally required. • S106 agreement outdated and needs re-negotiating • Development land not incorporated within the Local Plan		
03/04/24	CB/24/00913/VOC	Land East of Goodwin Drive, Arlesey	Variation of conditions 10 & 12 of planning permission CB/21/02756/REG3. Variation to noise barrier	No Objection			
03/04/24	CB/24/00912/VOC	Land at Chase Farm, East of High Street, Arlesey	Variation of condition 12 of planning permission CB/22/00301/VOC (voc NO. 13 & 14 to planning permission CB/15/02916/REG3 Variation sought to barrier size.	No Objection			

29/03/24	CB/24/00723/DOC	Land at Chase Farm, Arlesey	Discharge of Condition 12 against plan. App. CB/17/01158/OUT	Object	1) Not fully compliant with requirements of condition 12 attached to PA CB/17/00158/OUT which is applicable to 950houses within Phase 1. 2) ECMP submitted is not sufficientto fulfill cond.12. 3) Concerns over biodiversity net losses from overdevelopment.		
18/03/24	CB/24/00737/RM	Phase 1, Land at Chase Farm, East of High Street, Arlesey	Reserved Matters: Following outline app. CB/17/01158/OUT. Reserved Matters sought for appearance, Landscaping, drainage & infrastructure. Submission of details pursuant to Conditions 1,2,5,6,7,21,22&23	Object	1.Not fully compliant with CBC conditions relating to entire site-not 200 dwellings in isolation. 2. Overdevelopmentof site.3. Lack of LEAP & LAP provision.4.Insufficient parking provision.5.Green corridor is squeezed,lack of design statement & access & access submitted. Acces/egress via Stotfold Road not beleived sufficient/safe for additional traffic resulting from new development.6. No evidence regardinf low &renewable energy sources or waterefficiency- how cond 21 will be acheived.7. play safety strategy submitted appears to not fulfill cond. requiremments or accord with CBC policies.		
22/03/24	CB/24/00469/MW	Arlesey Landfill Site,Mill Lane	Erection of a reserve osmosis treatment plantn with welfare & storage containers.	No Objection			Cosultation Period
19/02/24	CB/24/00392/FULL	3 Primrose Lane, Arlesey,SG15 6RD	Single storey side extension with garage conversion.	No Objection	None	Granted	07/04/24
16/01/24	CB/24/00103/FULL	22 House Lane,Arlesey,SG15 6XU	Single storey front, two storey side& second storey rear extensions.	No Objection		Granted	08/03/24
08/02/24	CB/24/00330/FULL	47 Lynton Avenue, Arlesey, SG15 6TS	Single storey rear extension, insertion of rooflights & associated internal alterations	No Objection	None	Granted	02/04/24
07/02/24	CB/23/04028/FULL	Arlesey Landfill Site, Hitchin Road,SG15 6RF	Change of use of two existing buildings from Sui generis to use class B2 (general industrial) together with associated yards, parking & landscaping	No Objection			Awaiting Decision
15/01/24	CB/23/03541/OUT Amendment (See below entry)	129 High Street,Arlesey SG15 6SX	Outline application with all matters reserved except means of access, for the demolition of 2 existing dwellings & erection of 64 bed care home(C2 use) & up tp 103 dwellings (C3 use) a new vehicular & Pedestrian access of f High Street, public open space, sustainable drainage systems & all ancillary infrastructure.	Object	Council request a condition to be applied to application that High Streer access be permitted as temporary vehicle access whilst relief road to the west is being delivered & following relief road completion this temporaory access/egress be restricted to pedestrian/cycle access only & closed off with installation of bollards or removed & grassed over to prevent continued vehiclar access.		Awaiting Decision

04/01/24	CB/23/04089/FULL	Land to the rear of Woodview Lodge, Hitchin Road, Arlesey, SG15 6SE	Siting of 12 static caravans, parking & hard standing for residential use by Gypsies & Travellers & a play area. Change of use of land to residential use by Gypsies & Travellers	Object	Dangerous access/egress directly onto section of national speed limit road Additional pitches remains outside the settlement boundary- boundary ARL1 ANP There is no provision of foot/cycle path from entrance of Woodview Lodge making access/egress for additional residents-potential pedestrians/cyclists-dangerous.Policy ARL4 ANHP. Also ented to non-G&Ts community Block paving not permeable, therefore no adequate drainage. January 2023 refusal reasons. Site dominance of an area contradicts ruling that shouldn't dominate an area. Recent flooding on Hitchin Road opposite existing site.		Awaiting Decision
13/12/23	CB/23/01790/FULL	Land west of the White Horse , High Street, SG15 6TA	Erection of 33 dwellings & all associated works	No Objection with provisions	That relief road is built first & open for access for CALA Homes to utilise to gain access to/from Graves Paddocks & other associated estate roads.		Consultation Period
24/11/23	CB/23/03532/FULL	Land at 129 & 131 High Street & to rear of 112 Cricketers Road to 149 High Street,Arlesey	Demolition of 2 existing dwellings & erection of 22 affordable homes (C3 use) with nre vehicular & pedestrian accesses off High Street & Cricketers Road, public open space & all ancillary infrastructure.	Object	until western relief road is delivered in entirety no further access/egressshould be made via High Street for long term. Negative impact on amenity of neighbouring properties of vehicle access from increased noise & pollution accessing development alongside existing houses. Negative impact of additional weight of traffic on to High Street. Close proximity to lower & pre-School Medical & Community Centrewill add to danger posed to pedestrians & road users.. Should application be granted ATC submit request for condition- High Street be bollarded/closed off following development delivery to prevent vehicular access.		Awaiting Decision
20/11/23	CB/23/02409/FULL	Land adjacent to 197 Hitchin Road, Arlesey	Application for FULL planning permission for the chnge of use to a 10 pitch traveller site comprising 1 mobile home & 1 touring caravan per pitch with 2 dayrooms to the rear of the site & associated operational development.	Object	not all existing spaces are currently rented to G&T community but private individuals which shows lack of need for addional pitches: Existing G&T site has recently applied for change of use to residential- due to no requirement for additional pitched : increase in volume of traffice onto national speed limit road (Policy ARL Neighbourhood plan):Contravention of policy ATL1 of NP as development is outside settlement:contravention of Planning policy for Travellers sites 2015 c(14) relating to rural areas & countryside which states the scale of site must not dominate the nearest settled community. Woodview Lodge site would neighbour the new pitches requested would dominate the most southern end of Arlesey.		Awaiting Decision

06/11/23	CB/23/03541/OUT	129 High Street, Arlesey SG15 6SX	Outline application with all matters reserved except means of access, for the demolition of 2 existing dwellings & erection of 64 bed care home (C2 use) & up to 103 dwellings (C3 use) a new vehicular & Pedestrian access off High Street, public open space, sustainable drainage systems & all ancillary infrastructure.	Object	Until relief road on west side is delivered in entirety (connecting behind the White Horse) no further access/egress should be made via the High Street for the long term. If permission is granted Town Council submit a request for the following condition to be applied: That the High Street vehicular access/egress should be bollarded/closed off following development delivery preventing cars/motor vehicles accessing whilst retaining access for bicycles, pedestrians, mobility vehicles etc.		Awaiting Decision
22/06/23	CB/23/01790/FULL	Land west of the White Horse, High Street, SG15 6TA	Erection of 33 dwellings and all associated works.	No objection but raised concerns	1) All vehicular access is via Goodwin Drive 2) all trees removed are replaced with established mature trees 3) No unnecessary removal of existing mature trees 4) Solar panels incorporated on roofs of all dwellings		Consultation Period

