

COMMITTEE: EAST LUTON AREA COMMITTEE

DATE: 19th MARCH 2007

SUBJECT: BUTTERFIELD UPDATE

REPORT BY: HEAD OF PLANNING

CONTACT OFFICER: IAN SLATER 546329

IMPLICATIONS:

LEGAL	✓	COMMUNITY SAFETY
EQUALITIES		ENVIRONMENT
FINANCIAL		CONSULTATIONS
STAFFING		OTHER

WARDS AFFECTED: STOPSLEY

PURPOSE

1. The purpose of this report, as requested at the meeting of the Area Committee on 30th September 2004, is to update Members on progress of development of the Butterfield site.

RECOMMENDATION

2. Luton East Area Committee is recommended to note the report.

BACKGROUND

3. Outline planning permission was granted in March 2003 for the development of a mixed use development including an innovation centre, technology village, park and ride, university campus, hotel, relocated petrol filling station, cemetery extension and ancillary works. The development of the site seeks to meet the

needs of emerging and high technology businesses and to assist in promoting the regeneration and diversification of Luton's employment base. Applications have now been submitted to discharge the conditions in respect of some elements of the development and the development has commenced.

REPORT

4. Since the last meeting of the Area Committee planning permission has been granted to increase the number of bedrooms in the proposed hotel from 145 to 157 (Planning Application 06/01565/FUL). This would be achieved by rearranging the internal layout, particularly in respect of the meeting rooms. The proposal does not increase the size of the building originally approved.

5. There are currently two minor applications awaiting decisions. One is for an electrical substation and switch room (06/01708/FUL, received 14th December 2006) and one for the display of 5 illuminated freestanding external signs (07/00154/ADV, received 29th January 2007).

6. At the meeting of the Committee on 9th January, a question was asked regarding the level of light spillage from the lamp columns on the main access road. Street lighting has been installed in accordance with Borough Council specifications to meet British Standards illumination levels. The lanterns used do direct light downwards. Further shielding on the lanterns could be installed but this would reduce the cones of illumination and would therefore require the installation of further columns to meet illumination level requirements. Light spillage will be reduced when more buildings, particularly the hotel, are built and as landscaping matures.

7. There were further questions concerning the short length of footway between the pedestrian crossing and the gate into The Vale. This has now been constructed by the Borough Council and the bus stop has been resurfaced.

LEGAL IMPLICATIONS

8. There are no legal implications arising from this report. Confirmed by the relevant solicitor in Legal Services on 28th February 2007.

CONSULTATION IMPLICATIONS

9. The applications that are the subject of this report have been or will be the subject of public consultation and determination by Development Control Committee or by the Development Control Manager under delegated authority.

LIST OF BACKGROUND PAPERS
LOCAL GOVERNMENT ACT 1972, SECTION 100D

- Planning Application 06/01565/FUL
- Planning Application 06/01708/FUL
- Planning Application 07/00154/ADV