

# MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 23<sup>rd</sup> FEBRUARY 2022, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

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## Committee Members present:

B Collier (Chairman), Mrs L Anderson, Mrs T Bhasin, S Buck, A Cooper, Mrs M Cooper, S Dhaliwal, S Hayes, D Matthews, G Russell

## Also present:

Ms Caroline Jenkins – Assistant Clerk

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### **17/22 APOLOGIES FOR ABSENCE**

There were none, as all committee members were present.

### **18/22 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS**

There were none. Members were reminded that if at any time during the meeting they feel they have an interest in an item being discussed, they should declare it at that point.

### **19/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None present.

### **20/22 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

Nothing to report.

### **21/22 APPEAL 3289401, UKLand CB/21/01248**

Members discussed the recent appeal made by UKLand for the above application. There seemed to be two major factors in this appeal. Firstly, the land supply in the area, updated figures from January 2022 have not been processed yet.

Secondly, the Landscaping and visual impact. Councillors commented that the area of land up to Arlesey Road had already been ploughed, destroying specific flora and fauna species.

Members thanked Councillors Brian Collier and Liz Anderson for their hard work in putting together the objection response from the Town Council.

It was also noted that much of the S106 monies involved in the application will be used in various areas further afield and not Stotfold, Saxon Leisure Centre, Biggleswade and Arlesey Cross Health Facility.

### **22/22 DECISION NOTICES**

Noted by members.

### **23/22 PLANNING APPLICATIONS**

**RESOLVED** that the comments made on the applications as listed and forming part of these minutes be forwarded to the Central Bedfordshire Council Planning department.

**24/22 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE**

It is not considered necessary to call in any applications for consideration by the Central Bedfordshire Council Development Management Committee.

**25/22 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

Members were reminded that the Annual Town Meeting will be held on Thursday 3 March 2022 at 7pm. It was noted that this is a public meeting and not a committee meeting, for residents to attend, ask questions and raise any concerns they may have that impacts the town.

With no further business, the meeting closed at 7.39pm.

**MINUTES APPROVED (date):**

**SIGNED BY CHAIRMAN:**

## **Planning Applications Received**

Committee meeting: 23<sup>rd</sup> February 2022

Comments made by Stotfold Town Council's Planning Committee, on applications received

APP/P0240/W/21/3282610 -[CB/21/02480/FULL](#) comments due 09/03/22

Land to the rear of 7 Regent Street, Stotfold, Hitchin, SG5 4ED

Erection of a 1- bedroom bungalow with associated garden amenities, off street parking and demolition of the existing single garage.

**Town Council original comments: No objections**

**Appeal: Councillors noted that the dimensions and red line on the original plan met with CBC conditions. It is now noted that the dimensions and red line are not in the right place and our original decision was made upon false information. As long as the owner's of 7 Regent Street and/or the residents company that owns the private driveway, Regent Gardens, decline to allow connections to services to be connected to the site in this application it will remain undevelopable.**

**New Town Council comments: Objection – initial comments made from false information.**

[CB/21/05673/FULL](#)

comments due 28/02/22

15 Roe Close, Stotfold, Hitchin, SG5 4HX

Single storey rear extension and conversion of garage into study.

**Town Council comments: no objections**

[CB/22/00315/FULL](#)

comments due 03/03/22

4 High Street, Stotfold, Hitchin, SG5 4LL

Erection of single storey garden office to include storage space.

**Town Council comments: no objections – providing ancillary use by residents**

[CB/22/00303/FULL](#)

comments due 07/03/22

14 Ivel Way, Stotfold, Hitchin, SG5 4DA

Proposed front porch with external covered area.

**Town Council comments: no objections**

[CB/22/00292/FULL](#)

comments due 08/03/22

45 Rook Tree Lane, Stotfold, Hitchin, SG5 4DL

Demolition of detached garage and erection of detached garage with accommodation on first floor.

**Town Council comments: councillors noted that the external staircase overlooks the next-door property. Top of staircase should be enclosed, or windows should be obscured glass. Listed Building application made? No objections – subject to measures taken to stop overlooking. 1<sup>st</sup> floor accommodation - ancillary to main dwelling.**

[CB/22/00123/FULL](#)

comments due 17/02/22

69 Trinity Road, Stotfold, Hitchin, SG5 4EQ

Demolition of existing conservatory. Erection of single storey rear extension with flat roof

**Town Council comments:**

**Executive action taken on this application. - for disabled: no objections**