

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 13TH APRIL 2022, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

B Collier (Chairman), S Buck, A Cooper, Mrs M Cooper, S Hayes, D Matthews, G Russell

Also present:

Non-committee members – Councillors B Saunders, J Smith & J Talbot, and Mrs K Elliott-Turner - Town Clerk

42/22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs L Anderson, Mrs T Bhasin and S Dhaliwal.

43/22 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.

44/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

45/22 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence

Notification has been received from Central Bedfordshire Council to confirm details for the appeal by UKLand, which starts on 3rd May 2022 for 10 days. A copy of the correspondence with dates/times is available to members. Councillors Collier and Cooper will be attending on behalf of the Town Council.

46/22 PLANNING DECISIONS

The planning decision notices as listed and forming part of these minutes, were noted.

47/22 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.

48/22 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.

49/22 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

With no further business, the meeting closed at 7.13pm.

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Decisions Report

Committee meeting: 13th April 2022

Decisions of Local Planning Authority, Central Bedfordshire Council on applications received.

[CB/21/02750/FULL](#)

Church Farm, Astwick Road, Astwick, Hitchin, SG5 4BH

Rebuilding of the barn as offices with extensions, external and internal alterations including re-roofing to dovecote. The creation of a car park and associated landscaping works. Listed Building: Rebuilding of the barn as offices with extensions, external and internal alterations including re-roofing to dovecote.

Town Council comments: no objections. We note that the proposal will lead to increased traffic flow either northwards at a substandard A1 access point or through Stotfold for other directions.

Central Bedfordshire Council Decision: Application withdrawn 02/03/22

[CB/21/02990/FULL](#)

Conservative Club, 93 Regent Street, Stotfold, Hitchin, SG5 4DZ

Erection of a kids play equipment, 2 swings, climbing tower and chute.

Town Council comments: no objections

Central Bedfordshire Council Decision: Application withdrawn 07/03/22

[CB/21/05572/FULL](#)

53 Hitchin Road, Stotfold, Hitchin, SG5 4HT

Subdivision of the site and erection of a single storey detached dwellinghouse, associated on-site parking and demolition of the on-site garage

Town Council comments: object on the following grounds: we feel that this proposal constitutes overdevelopment of a very small sub-divided plot, with the separation between 55 Coppice Mead and the proposed property being inadequate, and also that it would be very close to three of its boundaries making it almost impossible to carry out property and boundary maintenance. The application is misleading as it refers to the site having no trees, however there are trees on site, and it also compares the proposal to a larger and squarer plot on the other side of Hitchin Road, which we feel is not a fair comparison. Parking provision is inadequate and there are no visitor parking spaces. Highways report advises that a fire engine should be able to access the proposed dwelling, however this would be impossible due to the inadequate width of the access road and no-where for it to turn around. We fully support the comments of the Senior Highways Officer.

Central Bedfordshire Council Decision: Application withdrawn 15/02/22

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

69 Trinity Road, Stotfold, Hitchin, SG5 4EQ

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

Town Council comments: no objections

Central Bedfordshire Council Decision: Application approved 22/03/22

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

15 Roe Close, Stotfold, Hitchin, SG5 4HX

Single storey rear extension and conversion of garage into study.

Town Council comments: no objections

Central Bedfordshire Council Decision: Application approved 21/03/22

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

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

Central Bedfordshire Council Decision: Approved 24/03/22

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

14 Ivel Way, Stotfold, Hitchin, SG5 4DA

Proposed front porch with external covered area.

Town Council comments: no objections

Central Bedfordshire Council Decision: Application approved 23/03/22

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

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. 1st floor accommodation - ancillary to main dwelling.

Central Bedfordshire Council Decision: Application approved 18/03/22

[CB/22/00255/FULL](#)

39 Church Road, Stotfold, Hitchin, SG5 4LZ

Single storey rear infill extension and outbuilding

Town Council comments: No objections, subject to proposed extension and outbuilding being ancillary use to the main dwelling

Central Bedfordshire Council Decision: Application approved 28/03/22

Planning Applications Received

Committee meeting: 13th April 2022

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

[CB/22/01164/FULL](#)

comments due 22/04/22

12 Rowan Way, Stotfold, SG5 4SU

Erection of single storey front and rear extensions and associated works.

Town Council comments: no objections

[CB/22/01027/FULL](#)

comments due 25/04/22

103 Hitchin Road, Stotfold, SG5 4JE

Rear single storey extension

Town Council comments: no objections

[CB/22/00987/FULL](#)

comments due 28/04/22

40A Baldock Road, Stotfold, SG5 4PB

Raising of roof and additional dormer windows to create a first floor/loft conversion. Extension to the detached annexe.

Town Council comments: no objections, subject to the annexe remaining ancillary to the main dwelling

[CB/22/01292/FULL](#)

comments due 05/05/22

Land adjacent to No. 24 Rook Tree Lane, Stotfold, SG5 4DQ

Erection of a single storey dwelling

Town Council comments: object, the proposed development would constitute overdevelopment of the site, would be incongruous to the style of adjacent dwellings, and if approved, the footway should be maintained for public use