

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 8TH JUNE 2022, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

B Collier (Chairman), Mrs L Anderson, A Cooper, S Dhaliwal, S Hayes, G Russell, J Smith

Also present:

Mrs K Elliott-Turner, Town Clerk, and non-committee members – Councillors Mrs M Cooper and Mrs J Hyde

67/22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Buck, Mrs Bhasin and Matthews.

68/22 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS

There were no disclosures of interests, or requests for dispensations. 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.

69/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE

None present.

70/22 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence has been received from UKLand's representatives regarding the 'Conditions and Planning Obligations relating to Ecology. It was noted that the calculation for the biodiversity net gain on site is supposed to prove that there is a net gain over what is already on site. However, if the calculation starts from now, i.e. after ploughing up of the existing flora, then there would in fact be a big net loss, rather than a gain. The base line for the calculation should be the original environmental reports. This comment will be forwarded to the representatives prior to the re-start of the Appeal next week.

71/22 ELECTION OF COMMITTEE VICE-CHAIRMAN

Councillor Mrs Anderson was proposed and seconded, but withdrew, Councillor Cooper was proposed and seconded and it was:

RESOLVED that Councillor Cooper is Vice-Chairman of the Planning Committee for 2022/2023.

72/22 PLANNING DECISIONS

Members noted details of decisions made by Central Bedfordshire Council on planning applications received.

73/22 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.

74/22 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.

75/22 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

With no further business, the meeting closed at 7.16pm.

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Decisions Report

Committee meeting: 8th June 2022

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

[CB/22/00722/FULL](#)

1 Hazel Grove, Stotfold, Hitchin, SG5 4JZ

Garage conversion and side/first floor extension

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 25/05/22

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

103 Hitchin Road, Stotfold, Hitchin, SG5 4JE

Rear single storey extension

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 13/05/22

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

Land adjacent to No.24 Rook Tree Lane, Stotfold, Hitchin, 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

Central Bedfordshire Council Decision: Withdrawn

[CB/22/01196/FULL](#)

13 Regent Street, Stotfold, Hitchin, SG5 4ED

Single storey front and rear extension, two storey side extension and loft dormer to rear.

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 19/05/22

[CB/22/01179/FULL](#)

83 High Street, Stotfold, Hitchin, SG5 4LD

Demolition of existing single storey rear extension, and construction of new single storey rear extension.

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 25/05/22

[CB/TRE/22/00234](#)

10 Queen Street, Stotfold, Hitchin, SG5 4NX

Works to trees protected by a Tree Preservation Order MB/89/00006/T1 & T2: canopy to be hedge trimmed to a tight shape and lower canopy is required to be crown lifted by approx 1m to 2 front

Yew Trees

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 31/05/22

Planning Applications Received

Committee meeting: 8th June 2022

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

[CB/22/00272/FULL](#)

76 Vaughan Road, Stotfold, Hitchin, SG5 4EW

Single storey rear and side extensions

Town Council comments: no objections

[CB/22/01363/FULL](#)

49 Mowbray Crescent, Stotfold, Hitchin, SG5 4DY

Single storey front extension.

Town Council comments: no objections

[CB/22/01536/FULL](#)

7 Maple Gardens, Stotfold, Hitchin, SG5 4SH

Erection of a Single Garage

Town Council comments: no objections, however we note that the proposed garage does not conform with Central Bedfordshire Council's required length for garages