

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 27TH FEBRUARY 2019 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: A Cooper (Chairman)

B Collier	Mrs M Cooper
S Dhaliwal	S Hayes
D Matthews	C Phelps
J Talbot	

Also present: Councillor B Saunders, Tom Nightingale and Pritesh Shah of David Wilson Homes, and the Town Clerk – Mrs Kate Elliott-Turner

16/19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Sowinska.

17/19 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Matthews declared an interest in planning application CB/19/00226/REG3 Land at Manor Farm, Malthouse Lane, as he has a close relative living adjacent to the site. 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.

18/19 PRESENTATION FROM DAVID WILSON HOMES SOUTH MIDLANDS

Tom Nightingale and Pritesh Shah from David Wilson Homes displayed a draft layout of a proposed development approved on appeal under application CB/16/03344/OUT Land between Taylors Road and Astwick Road, north of 51 Astwick Road) – outline planning permission for up to 78 residential dwellings (including 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children’s play area, surface water flood mitigation and attenuation, vehicular access point from Taylor’s Road and associated ancillary works.

They anticipate submitting a Reserved Matters application in May of this year. 27 of the dwellings (35%) will be affordable housing – through a social housing organisation. A large landscape buffer has been provided to the north and west boundaries (mitigation measures due to proximity of Astwick Conservation Area to this development). A LEAP is proposed towards the front of the site, and it was confirmed that the LEAP and open spaces will initially be the responsibility of a management company during construction, however it will then be offered to the Town Council to take on at completion. Roads within the development will be adoptable, together with street lighting provision, with the exception of some private driveway road sections. Dwellings will be a maximum of 2 storeys and will be larger developments of 3 to 5 beds. Parking and garage provision will be as per Central Beds Council’s guidance on minimum size requirements.

Discussions took place about Section 106 contributions, however the S106 Agreement was drawn up and signed at the Outline planning stage, and we were not aware of the document until the appeal hearing stage. Therefore we have had no input into our potential requirements for monetary gain to benefit the community. It was noted that the sum of £23,309 has been allocated within the S106 Agreement for ‘upgrade of multi-use games area at Riverside Playing Field’, together with a ‘pitch contribution’.

The two developers were thanked for their presentation and left the meeting at 7.40pm

19/19 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

20/19 CLERK’S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

21/19 DECISION NOTICES

The Planning Decision Notices as listed and forming part of these minutes, were noted.

22/19 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.

23/19 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED it is not considered necessary to call in any applications for consideration by the Central Beds Development Management Committee.

24/19 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business, the meeting closed at 7.54pm

CHAIRMAN

DATED

PLANNING DECISIONS
27th February 2019

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/18/0496/ADV	66-68 Regent Street, Stotfold, Hitchin, SG5 4DX	Advertisement: New fascia signs	No objections	Approved 23/01/19
CB/18/04695/LDCP	20 Rook Tree Lane SG5 4DQ	Erection of part single storey front extension and part two storey front extension.	No objections	Approved 29/01/19
CB/18/04455/TD	Land at SW Arlesey Road, Stotfold SG5 4QE	Telecommunications Development: Installation of a 15M monopole supporting 3 no. antennas, 2 no. 0.3m transmission dishes, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module	Object – we object to a such a monolithic structure being erected in the proposed prominent location, and more importantly, to the size of the mast and cabinets attached to it (1.6m high). This equipment is proposed to be erected on a busy junction, on a main walking/cycling route to school (Etonbury Academy, and soon to be built, Pix Brook Academy). This is a major crossing point for children travelling to school and involves a four-point traffic light crossing. The phasing of these lights would mean that cars pulling out of Hitchin Road into Arlesey Road, would possibly not be able to see children using the crossing point, who could be hidden by the cabinets and mast, which we strongly believe will interfere with safe vision	Refused 04/01/19

			<p>splay for drivers. We request that an alternative site is considered and propose one which would not be considered a hazard, danger or obtrusive eyesore, located to the rear of Larksfield Surgery on Arleseey Road (point B on attached aerial view). With regard to the applicant's previous comments about coverage and adequate housing in the location of the mast, we consider that this new suggested location would be more than adequate, as considerable size development has been approved in the areas north and west of point B, which will total around 500 houses, who would benefit along with the existing housing from the stronger signal from this mast.</p>	
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PLANNING APPLICATIONS

27th February 2019

- A** CB/19/00226/REG3 comments due 06/03/19
Land at Manor Farm, Malthouse Lane, Stotfold
Outline Planning application for the demolition of agricultural buildings and erection of up to 17 dwellings, including vehicular access and associated infrastructure, All matters reserved apart from access.
Town Council Comments: No objections, but make the following comments: we request provision of street lights on Malthouse Lane to serve the proposed new development – it should be noted that this Council used its P3 money to put in the now existing footpath and trunking for future street lighting along the frontage of the proposed development site some years ago. With regard to pedestrian safety, we require a safer footway route around the blind bend leading to The Green and suggest that the corner is cut to join the two existing footways together. With regard to Section 106 monetary gain, we request that such funds are directed towards general improvements on recreation and open space at Riverside Playing Field (adjacent to this proposed development). Any S106 funding contributions towards education should be directed to St Mary's Academy and Roecroft Lower School.