

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 22ND MAY 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
G Russell	

Also present: Councillors Mrs S Bundock, Mrs A Clarey, Mrs J Hyde, J Talbot and the Town Clerk
– Mrs K Elliott-Turner

58/19 APOLOGIES FOR ABSENCE

There were none, as all Committee Members were present.

59/19 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

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.

60/19 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

61/19 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

62/19 DECISION NOTICES

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

63/19 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.

64/19 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/19/01384/REG3 Land to the north of Larksfield Surgery, Arlesey Road, Stotfold – construction of a new 6FE secondary school with an improved access road, landscaping and associated works is called in for consideration by the Development Management Committee.

65/19 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY
Nothing to report.

There being no further business, the meeting closed at 7.50pm

CHAIRMAN

DATED

PLANNING DECISIONS
22 May 2019

App No (Link to decision notice)	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/19/00502/FULL	71 Silverbirch Avenue Stotfold SG5 4AS	Single storey rear extension to attached garage	No objections	Approved 10/04/19
CB/18/04661/FULL	Land adjacent to 33 Trinity Road SG5 4EG	New 3 bedroom detached dwelling with alterations to existing dwelling including new footpath crossover.	No objections	Approved 02/05/19
CB/18/04678/FULL	Astwick Service Station, Great North Road Stotfold SG5 4BL	Extension to shop, HGV refilling area. New A3 unit with drive- through, parking bays and electric service station	No objections	Approved 10/05/19
CB/18/04328/FULL	103 High Street, Stotfold SG5 4LH	Single storey rear & side extension	No objections	Approved 16/04/19
CB/19/00752/LDCE	1 Fen End, Stotfold SG5 4BA	Lawful Development Existing: B1,B2 & B8 use as general storage, repair and maintenance and office for Portable Toilet, Shower, Accommodation, Fencing and Equipment hire		Application Withdrawn

PLANNING APPLICATIONS

22nd May 2019

- A** CB/19/01384/REG3 comments due 31/05/19
Land to the north of Larksfield Surgery, Arlesey Rd, Stotfold
Construction of a new 6FE secondary school with an improved access road, landscaping and associated works

Town Council comments: Stotfold Town Council fully supports the principal of providing these additional schooling facilities within the town but OBJECT to the application as submitted for the reasons given below, and also ask that the observations and suggestions given at (b) be given due consideration in making your decisions.

(a) **OBJECTIONS:**

- i) Stotfold Town Council has a 99-year lease on our Arlesey Road site, the access to which is directly affected by these plans. As such we are regarded in planning terms as owners and the applicants (Central Bedfordshire Council) should have notified us of the application by issuing Certificate B under the 2015 Order, article 14. Twenty-one days after notification has been issued, they (Central Bedfordshire Council) can re-apply for planning permission.
- ii) Plans submitted show two different designs of the access road to the school. The one on site block plan FS0727.1104 shows a rectangular roadway with 2 entrances to the school. The one on drainage plan BRJ10520/1, sheet 2 shows a triangular ending with only one entrance to the school grounds. Plans to be considered must agree rather than conflict with each other for them to be considered.
- iii) Plans BRJ10520/1 sheet 1 & BRJ10520/3 show widening of the Arlesey Road over some considerable distance thus introducing a third central waiting lane at some junctions, including that to the school. This is achieved by removing the existing roadway level footpath on the north side.

Little or no account seems to have been given to the considerable difference in levels between that footpath and the shared footway/cycleway along this stretch of road – as illustrated by the photographs supplied with this objection.

If done as shown on the plans, then the road kerb will be at the top of the downward slope to the footway/cycleway such that any vehicle accidentally leaving the road would roll over onto that main route to the existing Etonbury School and endanger users at any time. It is suggested that protective 'ARMCO' barrier or similar will be needed on the northern side as protection from this danger.

Also, due to the steepness of this slope (see photographs) an engineering assessment on the effects of vehicle down forces and vibration should be undertaken to ensure the future stability of the banks adjacent to the footway/cycleway.

- iv) The proposed pedestrian crossing points across Arlesey Road, including the Toucan crossing, are indicated as going direct from one side to the other and linking the footpath on the south to the footway/cycleway on the north. This again does not give any consideration to the differences in height shown by the photographs. On the north side it would require ramps leading off in either direction (east or west) after crossing the road to suit DDA (1 in 40).

- v) Access to existing Stotfold Town Council football ground/park amenities land – (see photograph) Access Review Technical Note JNY9440/2 shows the existing entrance to Stotfold Town Council land (forming part of their lease from Central Bedfordshire Council) – vision splays – road marking – vehicle tracking and dimensions (curves necessary for coaches and large vehicles to enter/leave) and BRJ10520/3 shows the proposed new entrance layout.

The existing entrance tarmac surfacing allows all sizes of vehicles, including articulated lorries, to access and leave the Stotfold Town Council area safely across the footway/cycleway and to wait at 90 degrees for a clear road to allow this.

The major changes and routing shown on BRJ10520/3 makes access impractical and dangerous with turning curves impossible for many vehicles to follow.

The plans show land being taken from Stotfold Town Council to amend the route of the cycleway and some grass verges (see lease plan EM1383). This goes counter to our lease agreement with Central Bedfordshire Council which states that no land can be taken within the first 10 years and would be subject to 1-years notice being served. Central Bedfordshire Council have made no approaches regarding this.

(b) OBSERVATIONS & SUGGESTIONS

- i) Road drainage – Referring to BRJ10520/1, sheets 1 & 2 – This is shown as discharging into Arlesey Road at the southern end of the roadway. Geographically the land slopes down from south to north and it is suggested the drainage should be connected into the storm water sewer from the school.
- ii) BRJ10529/3 indicates the position of an existing agricultural barn where, due to the close proximity of the new road (known locally as ‘The Stone Road’), there is no viable way for an agricultural vehicle to safely either wait outside for loading/unloading or to leave the new road due to the barn level being considerably lower than the road surface.
- iii) School – Very little storage space (cupboards etc) within the building seems to be provided.

There is potential foot/cycle access to the school grounds from Vaughan Road through the ‘lock-up’ garages site on the western side. Spaces through already exist by the sub-station adjacent to the garages. A lockable gate could be installed with cycle/scooter racks inside to shorten the route for many pupils and prevent them having to use the much longer route up Vaughan Road and along Arlesey Road which would also mean avoiding the busy footway/cycleway already in use by existing Etonbury pupils.

There is a farm track, not shown on the school plans but which does appear on our lease plan – EM1383. This runs along the back of the residential gardens in Vaughan Road and below are a medium pressure gas main and high voltage cables. They should have easements and the track needs clearing.

B CB/19/01188/FULL
8 Queen Anne’s Close, Stotfold, Hitchin, SG5 4LP
Single storey rear extension
Town Council comments: no objections

comments due 30/05/19

- C** CB/19/00932/FULL comments due 28/05/19
108A Hitchin Road, Stotfold, Hitchin, SG5 4HT
(AMENDED DESCRIPTION) Removal of kitchen window, revised external finishes to windows and installation of mezzanine floor, installation of 2 no. air conditioning units on southern elevation
Town Council comments: no objections
- D** CB/19/01227/FULL comments due 06/06/19
23 Arlesey Road Stotfold SG5 4HB
Single storey rear extension and raising of ridge to accommodate loft conversion.
Town Council comments: no objections, subject to sufficient off-road parking being provided
- E** CB/19/01302/RM comments due 11/06/19
Land between Taylors Road and Astwick Road North off 51 Astwick Road Stotfold
Reserved matters application - for 78 dwellings and supporting infrastructure including details of appearance, landscaping, layout and scale, pursuant to outline approval reference: CB/16/03344/OUT
Town Council comments: no objections, however we request that swift bricks and integral bat roosts are included in the construction of the proposed dwellings, to conserve wildlife which is being pushed out of Stotfold, particularly considering this proximity of the proposed development to the open countryside and the parish of Astwick