

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 11th MARCH 2020
AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD**

Committee Members present: A Cooper (Chairman)

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

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

17/20 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor G Russell.

18/20 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.

19/20 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

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

Matters Arising

Minute – 16/20 – Sally Hicks, Compliance Officer, Planning Delivery has responded to our concerns regarding issues in relation to development sites at Astwick Road and Arlesey Road. She advises that they have received several complaints from residents regarding the two current sites on Arlesey Road, but they have been made about lorries delivering, or blocking the road by arriving during school drop off times. Two Central Beds Council officers have been monitoring the vehicles from 8am to 9am recently and have spoken with the site managers regarding the timing of deliveries. They have not recently had any complaints about mud on Arlesey Road, although they have dealt with the issue previously, and again spoke to the site manager who agreed to employ a road sweeper. A clerk of works from Highways visits these sites regularly to monitor the condition of the road.

They are aware of the problems that have been caused by the developer on the site off Astwick Road using the bridleway off Common Road as an access to the site. The Planning Officer and Sally Hicks are monitoring this site and are speaking to the developer. They have involved the Public Rights of Way officer and he has now changed the lock on the gate to stop vehicles being driven onto the bridleway. The developer required temporary access to the field to carry out archaeological surveys prior to development, they advise that these surveys are now complete.

21/20 DECISION NOTICES

Nothing to report.

22/20 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.

23/20 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/19/03848/FULL is called in for consideration by the Central Beds Development Management Committee, should our request for up to date plans showing the proposals not be forthcoming.

24/20 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE

Nothing relevant to this committee.

There being no further business, the meeting closed at 7.25pm

CHAIRMAN

DATED

**PLANNING APPLICATIONS
11th March 2020**

- A** [CB/20/00351/FULL](#) comments now due 12/03/20
 2 Rook Tree Close, Stotfold, Hitchin, SG5 4DN
 First floor side extension over rebuilt linked garage.
Town Council comments: no objections
- B** [CB/20/00460/FULL](#) comments due 12/03/20
 15 The Coppens, Stotfold, Hitchin, SG5 4PJ
 Single storey front extension, Garage Conversion Including raising the flat roof and insertion of roof lanterns, alterations to openings to rear elevation
Town Council comments: no objections
- C** [CB/20/00513/FULL](#) comments due 17/03/20
 38A Common Road, Stotfold, Hitchin, SG5 4DB
 Retention of a 3- bedroom two storey detached house with accommodation within roof with rear facing dormer (to address details of conditions to approval CB/15/02591/FULL dated 10/09/2015)
Town Council comments: Object to this application over concerns raised in the memorandum dated 9th March 2020 from Michelle Edwards, Senior Highways Officer to Nicola Stevens, Planning Officer. We share those concerns:
There are issues with both the size and layout of the four parking spaces plus lack of manoeuvring area for vehicles to enter/exit (turning circle). It also questions the width of the access from the road. It additionally points out the lack of definition of the parking areas which comprises loose aggregate only, suggesting the access area should be hard surfaced. While the officer's suggestion of aligning the bays, rather than being off set and giving the minimum 6.0m between bays would alleviate some of this problem, we would alternatively suggest that a separate entrance for each property with 2 correctly sized parking bays side by side and entered squarely from Common Road would be more workable, particularly for longer vehicles such as estate cars or commercial vehicles, which will otherwise encourage on-road parking.
- D** [CB/20/00251/FULL](#) comments due 17/03/20
 57 The Green, Stotfold, Hitchin, SG5 4AN
 Full planning permission for removal of existing outbuildings and construction of a double garage together with hard standing.
Town Council comments: no objections
- E** [CB/20/00207/FULL](#) comments due 20/03/20
 13 St Marys Avenue, Stotfold, Hitchin, SG5 4NF
 Single storey flat roofed rear extension
Town Council comments: no objections
- F** [CB/20/00161/FULL](#) comments due 24/03/20
 18 Common Road, Stotfold, Hitchin, SG5 4BX
 Re-submission of CB/19/01716/FULL single and double storey rear and side extension
Town Council comments: no objections

- G** [CB/19/03848/FULL](#) comments due 18/03/20
Shawmer Farm, 122 Hitchin Road, Stotfold, Hitchin, SG5 4HT
Full planning application for the erection of 10 dwellings on Land at
Shawmer Farm, Stotfold to include creation of new access following the
demolition of No. 122, Hitchin Road, and all associated ancillary works.
Revised Proposal Received
Town Council comments: Object - we request that the decision on this application be deferred until updated plans showing the proposed changes are sent to the local planning authority and the town council, in order that an informed decision and comment can be made
- H** [CB/20/00643/FULL](#) comments due 01/04/20
18 Saxon Avenue, Stotfold, Hitchin, SG5 4DD
Single storey side extension
Town Council comments: no objections