

PLANNING APPLICATIONS

Meeting: 25th November 2020

- 1) **Members are asked to approve** executive action taken to return comments before deadline – Councillor A Cooper (Chairman) and Mrs K Elliott-Turner (Town Clerk), 10th November 2020:

[CB/19/03872/RM](#)

comments due 12/11/20

Land At, Astwick Road, Stotfold

Reserved Matters: following outline application 16/04161/OUT Outline planning permission for up to 100 residential dwellings (including up to 35% affordable housing), demolition of buildings, introduction of structured planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Astwick Road and associated ancillary works. All matters to be reserved except for main site access onto Astwick Road. Outline planning permission, which establishes the principle for development on the site, and has steered the evolution of the proposals, has been granted on appeal for the development on Land West of Astwick Road, Stotfold (References: APP/P0240/W/17/3176387).

Council comments:

Object - Stotfold Town Council repeats its objections to the original, refused, application under reference CB/16/04161 and submitted by the same applicant.

We fully supported the contents of the Notice of Refusal of Planning Permission issued by Central Bedfordshire Council, dated 21 February 2017, and note the comments under the Planning Appeal Decision, approving the appeal, and reiterate:

This is an opportunistic application, recognised as falling outside of the defined Settlement Envelope for Stotfold on a valuable greenfield site of high-grade agricultural land in contravention of the NPPF guidelines to “conserve and enhance the natural environment”. There is not even an indication that the area would be included for development in the CBC Local Plan currently in preparation.

Historically this area has supported a wide variety of native flora and fauna such as flocks of migrating lapwing (or ‘peewhit’ after which the former public house opposite was named).

It would form a relatively high-density development of urban sprawl on the edge of the town with a detrimental visual effect from the Special Conservation Area of the historic hamlet of Astwick.

There is no indication that the applicant has pursued either more suitable brown-field sites or alternative sites within the Settlement Envelope.

We also note the comments by Bedfordshire & River Ivel Internal Drainage Board on the previous application re. their requirement for a 7-metre bylaw strip would lead them to object to any development within that strip.

Despite claims to the contrary the current shortage of amenities within Stotfold would not make this a ‘sustainable’ development as described, such as –

- Despite recent additional school builds, the lower schools are at capacity with the threat of some pupils having to be placed outside of the town and the growing population threatening places for pupils of all ages within the near future.
- The local health care clinic is stretched to capacity, also catering for patients from both Arlesey and Fairfield – standard appointments regularly entail a wait of 2-4 weeks.
- The local pharmacy struggles to cope with around 1,000 prescriptions per day.
- There are no banking services in the town, simply 3 ATM machines.
- Many of the public houses and small shops have closed down in recent years, the Co-Op store in the High Street being the main source of ‘convenience’ supply, there are no cafés or snack bars.

- Bus services are very limited with even weekday services ceasing at 7.00pm and even more restricted or non-existent over the weekend.
 - The proposed development is just about as far away as possible from all the amenities that do exist in the town and would encourage much greater use of motor vehicles along the already narrow and overcrowded Astwick Road leading to the congested network of older roads through the town already difficult to pass along at peak times.
 - There are few and segmented sections of hard surfaced footways along Astwick Road so safe access by pedestrians cannot be assured and car use would be further encouraged. Should these be upgraded then the visual effect would have a detrimental effect on the rural setting.
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2) Members are asked to consider if they wish to make comments, or modify/withdraw previous representation, following notification of the following appeal:

Notification has been received of an appeal (ref APP/P0240/W/20/3259870) for Site at Land adjacent to 85 Astwick Road, Stotfold, SG5 4BQ Erection of a single dwellinghouse, with car parking, landscaping and dropped kerb access (application ref [CB/20/01951/FULL](#)). Comments due 04/12/20

Town Council's comments: No objections

Refusal reason: The proposed development is located a significant distance outside of the settlement envelope of Stotfold and over a mile from the main shops and services, with no pedestrian link or public transport. The development proposal is not therefore considered to represent a sustainable form of development, resulting in over-reliance on the private car by future occupiers, and is therefore contrary to Policy DM4 (Development within and Beyond Settlement Envelopes) of the Central Bedfordshire Core Strategy and Development Management Policies (2009), and the National Planning Policy Framework (2019).

3) Planning applications for consideration:

- A** [CB/20/03852/FULL](#) comments due 30/11/20
25 Brook Street, Stotfold, Hitchin, SG5 4LA
Two storey rear and side extensions, porch extension and associated internal alterations
Council comments:
- B** [CB/20/03931/FULL](#) comments due 02/12/20
29 Coppice Mead, Stotfold, Hitchin, SG5 4JY
Re-submission of planning application CB/20/01397/FULL Demolition of existing double garage and erection of a detached 2 bedroom dwelling.
Council comments:
- C** [CB/20/03854/FULL](#) comments due 02/12/20
50 High Street, Stotfold, Hitchin, SG5 4LL
Increase width of vehicular access with new dropped kerb, length 9900mm to provide access to existing area of hard standing for car parking to allow vehicles to reverse park onto our drive-thereby improving safety when leaving. New bus stop restricts visibility. New area of hard standing to replace grass verge adjacent to footway.
Council comments:

- D** [CB/20/04012/FULL](#) comments due 02/12//20
7 Kingsway, Stotfold, Hitchin, SG5 4EL
Proposed part two and single storey side extension
Council comments:
- E** [CB/20/03629/VOC](#) comments due 08/12//20
Land off Astwick Road, Stotfold, Bedfordshire
Variation of condition 17 (noise) of planning permission
CB/16/04161/OUT (Outline planning permission for up to 100 residential dwellings) variation of the wording of the condition.
Council Comments:
- F** [CB/20/04087/FULL](#) comments due: 09/12/20
100-102 Norton Road, Stotfold, Hitchin, SG5 4PG
Re-Submission of planning permission CB/20/00832/Full (Storage building for building supplies)
Council Comments: