

Planning Decisions

Committee meeting: 23rd February 2022

[CB/21/04701/FULL](#)

25 Queen Street, Stotfold, Hitchin, SG5 4NX

Part first and two storey rear extensions and associated alteration works

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 29/12/21

[CB/21/05106/FULL](#)

8 High Street, Stotfold, Hitchin, SG5 4LL

Rear single storey pitched roof extension, alter existing single storey flat roof side extension to pitched roof

Town Council comments: no objections, provided that the 2018 High Street, Stotfold, Hitchin, SG5 single 2020 regulations regarding sewerage treatment systems are followed

Central Bedfordshire Council Decision: Approved 10/01/22

[CB/21/05042/FULL](#)

Land to the rear of 31 and 32 Upperstone Close, Stotfold, Bedfordshire SG5 4LW

Erection of a 1- bedroom bungalow with parking space, bin and communal garden

Town Council comments: object – this proposal constitutes over development of the site, due to its already cramped nature, it will be encroaching on community amenity land, does not provide sufficient bin space per dwelling, and does not meet Central Bedfordshire Council's parking criteria.

Central Bedfordshire Council Decision: Refused 20/01/22

[CB/21/05297/FULL](#)

28 Trinity Road, Stotfold, Hitchin, SG5 4EG

Proposed single storey front extension.

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 19/01/22

[CB/21/02398/FULL](#)

24 Regent Street, Stotfold, Hitchin, SG5 4EA

Conversion of existing house/extensions into 3 dwellings and extension of existing dropped kerb/crossover. Two new dwellings to adjacent land.

Town Council comments Object for the following reasons:

1. The use of the front garden as car parking detracts from the street scene and the setting of this 137 year old Victorian double fronted house built in 1884.

2. The location of this proposed development on Regent Street, a C classified road, is at the double T junctions of Regent Street/Church Road and Regent Street/Whitecrofts all on a blind bend in Regent Street. Because many of the properties, to the north, on the same side of the road as this development are small terraced cottages, without off road parking, there are often many vehicles parked along its length. To the south, indicated on the parking plan, the footway has been narrowed to form a shopper's parking area for the butchers and hairdressers. This parking area was constructed as part of the town centre improvement scheme by Central Bedfordshire Council. Vehicles travelling south often have to move in and out of spaces in the parked cars when other vehicles are travelling north.

The vision for drivers reversing out of the parking spaces in front of the house will be severely impaired in both directions making it a dangerous manoeuvre in this particular location.

3. The shopper's parking area must not be used by any people living in this development.

4. This application is overdevelopment of the site. With the change to number of bedrooms in one flat down to 1 bed, the car parking is at the minimum of 8 spaces (advised 12 spaces) with no on site nor adjacent off site visitor spaces, and the proposed parking area reduces the amenity space for the 3 flats, and is not adjacent to the flats.

At this location in Regent Street all vehicles entering and leaving the site must do so in forward gear – this contravenes Central Bedfordshire Council's parking requirements design guide.

We fully support the objections raised by a resident (already submitted to CBC Planning) as attached (on file).

Central Bedfordshire Council Decision: Approved 22/01/22

[CB/21/05267/FULL](#)

4 Olivers Lane, Stotfold, Hitchin, SG5 4DH

Installation of 14 solar panels on south-east facing roof

Town Council comments: no objections in principle, however we have concerns about potential reflection of the solar panels from 4 Olivers Lane – a single storey dwelling, onto numbers 24, 25 and 26 Home Close, and suggest that Bedfordshire Fire Service are consulted for their views on this

Central Bedfordshire Council Decision: Approved 03/02/22

[CB/21/04822/FULL](#)

84 Vaughan Road, Stotfold, Hitchin, SG5 4EW

Part two storey side extension and single storey front extension

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 03/02/22

[CB/21/05499/FULL](#)

9 Home Close, Stotfold, Hitchin, SG5 4DJ

First floor side extension, above existing garage to be converted into habitable living.

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 08/02/22

[CB/21/05572/FULL](#)

53 Hitchin Road, Stotfold, Hitchin, SG5 4HT

Subdivision of the site and erection of a single storey detached dwellinghouse, associated on-site parking and demolition of the on-site garage

Town Council comments: object on the following grounds: we feel that this proposal constitutes overdevelopment of a very small sub-divided plot, with the separation between 55 Coppice Mead and the proposed property being inadequate, and also that it would be very close to three of its boundaries making it almost impossible to carry out property and boundary maintenance. The application is misleading as it refers to the site having no trees, however there are trees on site, and it also compares the proposal to a larger and squarer plot on the other side of Hitchin Road, which we feel is not a fair comparison. Parking provision is inadequate and there are no visitor parking spaces. Highways report advises that a fire engine should be able to access the proposed dwelling, however this would be impossible due to the inadequate width of the access road and no-where for it to turn around. We fully support the comments of the Senior Highways Officer.

Central Bedfordshire Council Decision: Application withdrawn 15/02/22