

## Planning Decisions

### Committee meeting: 13<sup>th</sup> April 2022

#### [CB/21/02750/FULL](#)

Church Farm, Astwick Road, Astwick, Hitchin, SG5 4BH

Rebuilding of the barn as offices with extensions, external and internal alterations including re-roofing to dovecote. The creation of a car park and associated landscaping works. Listed Building: Rebuilding of the barn as offices with extensions, external and internal alterations including re-roofing to dovecote.

**Town Council comments:** no objections. We note that the proposal will lead to increased traffic flow either northwards at a substandard A1 access point or through Stotfold for other directions.

**Central Bedfordshire Council Decision:** Application withdrawn 02/03/22

#### [CB/21/02990/FULL](#)

Conservative Club, 93 Regent Street, Stotfold, Hitchin, SG5 4DZ

Erection of a kids play equipment, 2 swings, climbing tower and chute.

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Application withdrawn 07/03/22

#### [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**Central Bedfordshire Council Decision:** Application withdrawn 15/02/22

#### [CB/22/00123/FULL](#)

69 Trinity Road, Stotfold, Hitchin, SG5 4EQ

Demolition of existing conservatory. Erection of single storey rear extension with flat roof

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Application approved 22/03/22

#### [CB/21/05673/FULL](#)

15 Roe Close, Stotfold, Hitchin, SG5 4HX

Single storey rear extension and conversion of garage into study.

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Application approved 21/03/22

#### [CB/22/00315/FULL](#)

4 High Street, Stotfold, Hitchin, SG5 4LL

Erection of single storey garden office to include storage space.

**Town Council comments:** No objections – providing ancillary use by residents

**Central Bedfordshire Council Decision:** Approved 24/03/22

[CB/22/00303/FULL](#)

14 Ivel Way, Stotfold, Hitchin, SG5 4DA

Proposed front porch with external covered area.

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Application approved 23/03/22

[CB/22/00292/FULL](#)

45 Rook Tree Lane, Stotfold, Hitchin, SG5 4DL

Demolition of detached garage and erection of detached garage with accommodation on first floor

**Town Council comments:** Councillors noted that the external staircase overlooks the next- door property. Top of staircase should be enclosed, or windows should be obscured glass. Listed Building application made? No objections – subject to measures taken to stop overlooking. 1st floor accommodation - ancillary to main dwelling.

**Central Bedfordshire Council Decision:** Application approved 18/03/22

[CB/22/00255/FULL](#)

39 Church Road, Stotfold, Hitchin, SG5 4LZ

Single storey rear infill extension and outbuilding

**Town Council comments:** No objections, subject to proposed extension and outbuilding being ancillary use to the main dwelling

**Central Bedfordshire Council Decision:** Application approved 28/03/22