

PLANNING APPLICATIONS

(Executive action taken by Councillor Cooper & the Town Clerk in returning comments to Central Beds Council's Planning department)

Comments sent to CBC 02/04/20

[CB/19/03848/FULL](#)

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

The Town Council's previous comments on this application, considered at a meeting 11th March 2020, were: 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

Revised plans have been received, and executive action comments (A Cooper, B Collier & the Clerk) are as follows:

The Town Council express their concerns under planning guidance on the sustainability of this scheme in that:

- There is encouragement for plot 6 to park outside their rear gate causing partial blockage of the road.
- Some of the parking bays interpose into the footway and are narrower than the driveway spaces potentially leading to partial blockage of the carriageway thus obstructing larger vehicles from performing reversing manoeuvres.

In addition we ask you to note that although the amended plans were claimed to be posted on the web-site on 2nd March they were not available on that site at 24th March so full and proper consultation by the public may not have been available?

A CB/20/00820/TDM comments due 09/04/20
Outside Dentist, corner of High Street, Stotfold, SG5 4LQ
Prior Approval application: Proposed installation of a 15m slim-line column supporting 6 no. shrouded antennas, 2 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development including a GPS module.
Town Council comments: No objections

B CB/20/00888/FULL comments due 13/04/20
12 Alder Green, Stotfold, SG5 4RX
Single storey rear/side extension
Town Council comments: No objections

- C** CB/20/00981/FULL comments due 16/04/20
23 The Gardens, Stotfold, SG5 4HD
Single storey rear extension, front porch and associated alteration works
Town Council comments: No objections
- D** CB/20/00988/FULL comments due 16/04/20
2 The Green, Stotfold, SG5 4AN
Proposed single storey rear extension and extension to garage to form annexe
Town Council comments: Object on the grounds of over development of the site and inadequate provision for off-road parking of vehicles. The existing 4-bedroom house has a double garage built to old standards whereby it is not of a size adequate to be used for the garaging of most modern motor vehicles. The 'courtyard' area around the garage and to the front of the property can presently be seen to accommodate three vehicles within the confines of the property. Should the annexe extension to the garage be allowed it would take away one of the existing garage spaces and potentially create the need for one additional parking space. It would also dramatically reduce the area available for parking to the front of the property and around the annexe such that there is inadequate space for vehicles to either park or turn within the confines of the property. The approach road is not of suitable width or length for regular use of on-road parking. If Central Beds Council grants permission for the annexe, it must be ancillary to the main dwelling for the use of its occupants only. We have no objections to the proposed single storey rear extension to the existing property.
- E** CB/20/00961/FULL comments due 16/04/20
Land adjacent 33 Trinity Road, Stotfold, SG5 4EG
New 2 bedroom detached property, alterations to existing property including new footpath crossovers
Town Council comments: Object on the grounds of over-development on a cramped site. Proposed development is out of character with surrounding properties. Access to rear garden of the existing property is lost other than through the dwelling itself.
- F** CB/20/01011/VOC comments due 17/04/20
Astwick Service Station, Great North Road, Stotfold, SG5 4BL
Variation to Condition 8 of Planning Permission CB/18/04678/FULL: by approving the revised plans which show the amended coffee extension
Town Council comments: No objections