

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 06/05/20

- A [CB/20/00970/FULL](#) comments due 07/05/20
Land North of Wrayfields adjoining the Great North Road, Stotfold, SG5 4BL
Change of use of land to a vehicle recovery yard and relocation of Saunders Recovery,
including the erection of ancillary secure storage building, reception and office
building, visitor car parking, security fencing, lighting and landscaping

Town Council comments:

Stotfold Town Council are supportive of this application, subject to a satisfactory conclusion to the Highways England recommendation item c) – to ensure that there will be continuous smooth traffic movement on the A1 (trunk road). To identify any safety issue/risk at this junction (A1 / Wrayfields).

We would further suggest that a limitation on vehicle size be placed on the Wrayfields road (with the exception of agricultural vehicles) to afford protection to the quiet lanes of Mill Lane and Malthouse Lane which this leads on to towards the town of Stotfold. Main access / exit for the recovery yard operations should be via the A1 trunk road.

We do not agree with most of the comments made in the Development Management (Planning Policies Team) memorandum of 28 April 2020 –

While it is agreed the application is located within the countryside, outside the settlement envelope of Stotfold, contrary to Policy SP7 of the Draft Local Plan it should be noted in recent years there have been several residential developments permitted by CBC on high grade agricultural land and outside the settlement envelope, adding many hundreds of houses and subsequent traffic loading to the already weak infrastructure through the town due to most traffic needing to access the A507 road. We must argue that the proposal for this site is no less sustainable than the existing site on the Arlesey Road and does retain 'local' employment opportunities in an area of Central Beds where they are desperately needed. Lack of 'public transport' provision leads to employees at either site needing to use private vehicles but the Arlesey Road site brings all of that traffic, plus recovery vehicles, through the town onto the Arlesey Road whereas several of those going to the new site could use the A1.

The Arlesey Road site is on a major route to school for Etonbury pupils and, within a few months this will be added to by the new Pix Brook Academy. Not an area to be encouraging large industrial vehicles to be travelling along.

The memorandum suggests there are other areas better suited and refers to CB/16/03020/BRWN, Roker Park, Stotfold? No such application is to be found while in fact the Roker Park site was granted planning permission for 62 residential dwellings in early 2016 (CB/15/04836/FULL). It sits to the rear of Stotfold Green well inside the residential area with access only from small local roads and would have been totally unsuitable for such a development /use.

There are issues with the existing site which, as already stated, is on a major route to school for all local pupils. It does force workers and recovery vehicles to come through

the town in various directions to access the Arlesey Road, predominantly from or across the A507 'Stotfold bypass'.

The access road to the new Pix Brook Academy is to be virtually opposite the entrance to the existing site so there will potentially be traffic conflict and danger caused in the immediate area, not least to those pupils either walking or cycling to school.

Pollution Officers memorandum dated 16 April 2020

We believe that the noise generated by this site should be comparable that of the Arlesey Road site but some considerably greater distance away from residential properties than at present, we have no record of complaints concerning noise from the existing site. The level of background noise from the A1 (Trunk) is often subject to prevailing weather conditions but a suitable tree belt or other scheme may be beneficial (if required) as with some floodlighting control.

We request that, subject to all the above, this application be granted.