

# STOTFOLD TOWN COUNCIL

Greenacre Centre, Valerian Way, Stotfold, SG5 4HG  
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23 November 2023

**Members of the Planning Committee:** Cllr B Saunders (Chairman), L Anderson, S Buck, S Dhaliwal, S Hayes, J Headington, J Smith, H Wightwick.

**You are hereby summoned** to attend the Planning Committee meeting to be held in the Council Chamber, Greenacre Centre, Stotfold on **Wednesday 31 January 2024 at 6.30pm** for the purpose of transacting business detailed in the agenda.

**E Payne**  
**Town Clerk**

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**Members of the public:**

**You are now able to observe our meetings by joining via MS Teams.** Join on your computer or mobile app [Click here to join the meeting](#). Please note, our meetings may be recorded for minute taking purposes, and will be deleted after minutes are approved.

Members of the public are invited to observe the meeting and may speak in the 'public section' agenda item. As per Standing Orders, if you wish to speak, you must notify the Town Clerk of your intention prior to the start of the meeting (contact in advance [enquiries@stotfoldtowncouncil.gov.uk](mailto:enquiries@stotfoldtowncouncil.gov.uk) or 01462 730064 or you will be asked at the appropriate point in the agenda if unable to give prior indication).

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## AGENDA

1. **Apologies for absence**
2. **Disclosures of Members Interests on matters contained in this agenda**
  - a) Members to declare interests in respect of any item on the agenda
  - b) Proper Officer to consider written requests from members for dispensationsMembers are reminded that if at any time during the meeting they feel they have an interest in an item being discussed, they should declare it at that point.
3. **Public section (max. 15 minutes)**

Members of the public may speak on matters of concern, ask questions, or make statements (maximum of 3 minutes per speaker), after giving notice of their wish to do so to the Town Clerk prior to the meeting. Order of speakers will be in order of notification. [Public Participation Policy](#) applies.
4. **Minutes of previous meeting**

Members are asked to **resolve** that the minutes of the Planning Committee meeting held on 29 November 2023 a correct record.
5. **Clerk's Report, correspondence received and matters arising for information**

6. **Planning Applications**  
To consider returning comments on applications received, attached.
7. **Consideration of applications by Central Beds Council Development Management Committee**  
To consider requesting Central Bedfordshire Council's Development Management Committee to consider specific applications within committee rather than by officer delegation, and to send a representative of the Planning Committee to attend the meeting at which the application is considered, to represent the views of this committee.
8. **Items for information purposes, relevant to this Committee only**
9. **Date of Next Meeting**  
To be confirmed.

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 29<sup>th</sup> NOVEMBER 2023, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD.**

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Committee Members present

L Anderson, S Dhaliwal, S Hayes, J Headington, B Saunders (Chairman)

Also present:

C Jenkins, Assistant Clerk, Councillors M Cooper, J Bendall.

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**131/23 APOLOGIES FOR ABSENCE**

Apologies were received from Councillors S Buck, J Smith and H Wightwick.

**132/23 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS**

There were none. Members were reminded that if at any time during the meeting they feel they have an interest in an item being discussed, they should declare it at that point.

**133/23 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE**

There was none

**134/23 MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee meeting held on 8<sup>th</sup> November 2023 are confirmed as a correct record.

**135/23 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

There was nothing to report

**136/23 PLANNING APPLICATIONS**

**RESOLVED** that the comments made on the applications as listed and forming part of these minutes be forwarded to the Central Bedfordshire Council Planning department.

**137/23 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE**

It is not considered necessary to call in any applications for consideration by the Central Bedfordshire Council Development Management Committee.

**138/23 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

There were none.

With no further business, the meeting closed at 7.20pm.

**MINUTES APPROVED (date):**

**SIGNED BY CHAIRMAN:**

Planning Applications  
29 November 2023

[Wrayfields Planning Appeal](#)

CB/EN/22/0097

Land North of Wrayfields adjoining the Great North Road, Stotfold, SG5 4BL

Alleged breach: Without planning permission, the material change of use of land for the use of the land as a vehicle recovery yard, including the storage of recovery trucks and recovered vehicles and associated equipment and for the storage of building materials and equipment. Without planning permission, the erection of a storage building and the siting of static caravans and shipping.

**Town Council Comments: Members noted that the committee did not originally comment on the Appeal, as this was to be dealt with by Central Bedfordshire Council. The committee agreed to make no comment on this.**

**The Hearing into the above appeal will take place on 12 December 2023 for 1 day at The Rufus Centre, Steppingley Road, Flitwick, Bedfordshire, MK45 1AH starting at 10.00am. Please be advised that this is an In-Person event only.**

[CB/23/03580/FULL](#)

comments due: 07/12/23

28 The Avenue, Stotfold, Hitchin, SG5 4LY

Single storey rear extension

**Town Council Comments: No objections**

[CB/23/03604/FULL](#)

comments due: 07/12/23

97 Silver Birch Avenue, Stotfold, Hitchin, SG5 4BB

Raise garage roof height to facilitate new playroom and utility room. Proposed front porch.

**Town Council Comments: No objections**

[CB/23/03598/FULL](#)

comments due: 12/12/23

109 Vaughan Road, Stotfold, Hitchin, SG5 4EN

Change of use of amenity land with the removal of the grass verge to create a new driveway and tarmac crossover to public highway.

**Town Council Comments: No objections – residents are requested to avoid parking vehicles and obstructing the footway.**

[CB/23/03752/FULL](#)

comments due: 19/12/23

158 Hitchin Road, Stotfold, Hitchin, SG5 4JE

Erection of a single storey out- building, ancillary use.

**Town Council Comments: No objections, outbuilding must be ancillary to main dwelling**

[CB/23/03673/FULL](#)

comments due: 18/12/23

9 Regent Street, Stotfold, Hitchin, SG5 4ED

Change the use of the mixed use C3/sui generis property to a C3 dwelling house, demolition and reconstruction of a ground floor side/rear extension and external changes.

**Town Council Comments: No objections**

# Planning Applications

Committee Meeting: 31/01/24  
Planning Applications

[CB/23/04101/FULL](#)

comments due: 07/02/24

The Old Blacksmiths, Olivers Lane, Stotfold SG5 4DH

Demolition of all existing structures and construction of one dwelling

**Objection:** Received from MOP

**Town Council Comments:**

[CB/23/03111/LB](#)

comments due: 13/02/24

Unit 9, Church Farm, Astwick Road, Astwick, Hitchin, SG5 4BH

Proposal: Listed Building: To change four main truss beams and to re-use the braces where possible.

Repair areas to the walls. Replace the roof with new timbers.

**Town Council Comments:**

[CB/23/04038/FULL](#)

Comments Due: 06/02/2024

1 Alexander Road, Stotfold, Hitchin, SG5 4NA

First floor and two storey side extension and front canopy

**Town Council Comments:**