

STOTFOLD TOWN COUNCIL

Greenacre Centre, Valerian Way, Stotfold, SG5 4HG
01462 730064 enquiries@stotfoldtowncouncil.gov.uk



11th June 2024

Members of the Planning Committee: Cllr B Saunders (Chairperson), Cllr L Anderson (Vice-Chairperson), Cllr J Bendell, Cllr M Cooper, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Headington, Cllr J Hyde, Cllr N Venneear.

You are hereby summoned to attend the Planning Committee meeting to be held in the Council Chamber, Greenacre Centre, Stotfold on **Wednesday 17th July 2024 at 19:00** for the purpose of transacting business detailed in the Agenda.



Emma Payne
Town Clerk

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 participate at 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 or 01462 730064 or you will be asked at the appropriate point in the Agenda if unable to give prior indication).

AGENDA

1. APOLOGIES FOR ABSENCE

2. DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS

- a) Members to declare interests in respect of any item on the Agenda.
- b) Proper Officer to consider written requests from members for dispensations.

Members 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 THE PREVIOUS MEETING

Members are asked **to resolve** that the Minutes of the **Planning Committee** meeting held on **26th June 2024** are a correct record.

5. CLERK'S REPORT, CORRESPONDENCE RECEIVED AND MATTERS ARISING FROM PREVIOUS MINUTES, FOR INFORMATION

6. PLANNING APPLICATIONS

To consider returning comments on applications received.

6.1 CB/24/01839/OUT – Stotfold Liberal Club, 12 High Street, Stotfold, SG5 4LL

Deadline to respond: 23rd July 2024

Outline Application: Demolish the Liberal Club building and replace with a pair of semi-detached residential houses. All matters reserved.

Previous Application:

- **MB/95/00273/FULL** - Demolition of existing club building and erection of two storey replacement club building – Granted

6.2 CB/24/01618/FULL – Stotfold Methodist Church, High Street, Stotfold

Deadline to respond: 25th July 2024

Change of use of Methodist Church building to café, charitable food distribution storage area, erect a balcony, a mezzanine office area and new ramp.

Previous applications:

- **CB/09/06571/FULL** - Change of use and conversion of Methodist Church to form 6no. residential flats with associated access and parking - Refused.
- **MB/07/01345/FULL** - Two storey front extension and internal alterations – Full conditional approval.
- **MB/06/01998/FULL** - Erection of 1 no. 3 bed detached dwelling – Withdrawn by Agent / Applicant.
- **MB/06/01999/FULL** - Two storey front extension and internal and external alterations following demolition of existing single storey meeting room to rear – Withdrawn by Agent / Applicant.

6.3 CB/24/01847/FULL – Land at rear gardens of 7 – 9 Regent Street, Stotfold, SG5 4ED

Demolition of the existing garage. Erection of a single storey 2 bed dwelling.

Previous applications:

- **CB/22/00685/FULL** – Land to the rear of No. 7 Regent Street: Erection of a new 1 bedroom bungalow with associated garden amenity, bin storage and off street parking. Demolition of existing single garage – Granted
- **CB/21/04653/FULL** – Land to the rear of No. 7 Regent Street: Erection of a new 1 bedroom bungalow with associated garden amenity, bin storage and off street parking – Withdrawn
- **CB/21/02480/FULL** – Erection of a 1 bedroom bungalow with associated garden amenities, off-street parking and demolition of the existing single garage – Refused
- **MB/08/01512/FULL** – Land to rear of 5, 7 and 9 Regent Street: Erection of 1no. 4 bed dwelling with garage as an amendment to permission 08/00338/FULL for plot 1 – Granted
- **MB/08/00338/FULL** – Land Rear Of 5, 7 And 9, Regent Street, Stotfold – Erection of 4no. 3 bed dwellings and 1no. 4+ dwelling - Granted
- **MB/07/01925/FULL** – Land Rear Of 5, 7 And 9, Regent Street, Stotfold – Erection of 4no. 3 bed and 1 no 4+ bed dwellings - Application Withdrawn

7. CONSIDERATION OF APPLICATIONS BY CENTRAL BEDFORDSHIRE COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE (“DMC”)

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 26TH JUNE 2024 IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD, SG5 4HG, AT 19:00.

Present:

Cllr L Anderson (Vice Chairperson), Cllr S Buck, Cllr J Bendell, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Headington, Cllr J Hyde, Cllr N Venneear.

Also Present:

Cllr Helen Wightwick – CBC Ward Councillor
Cllr M Cooper – Non-Committee Member
Cllr D Matthews – Non-Committee Member

In attendance:

S. van der Merwe – Democratic Services Manager
Member of the Public – Mrs Madeleine Palmer

1. APOLOGIES FOR ABSENCE

Apologies received from Cllr Saunders. It was **RESOLVED** to:

Accept the apologies.

2. DISCLOSURE OF MEMBERS' INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS

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. There were none.

3. PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE

Mrs Madeleine Palmer, a resident of Astwick Parish addressed the Committee. Mrs Palmer stated that she believes this property should be brought back into the settlement envelope for Astwick as it is currently listed outside of the Astwick Parish Boundary. Mrs Palmer believes that, should this planning application be approved, this will encourage the owners to continue to build additional dwellings on the property which will blur the boundary area between Astwick and Langford.

4. MINUTES OF THE PREVIOUS MEETING

Members received and **APPROVED** the Minutes of the Planning Committee Meeting of 17th April 2024 as a true record of the meeting.

5. ELECTION OF VICE-CHAIRPERSON

Following nominations from Members of the Committee, Cllr Liz Anderson was elected as Vice-Chairperson for this Committee.

6. TERMS OF REFERENCE

Members received this Committee's Terms of Reference and recommended their adoption by Full Council.

7. CLERK'S REPORT, CORRESPONDENCE RECEIVED AND MATTERS ARISING FROM PREVIOUS MINUTES, FOR INFORMATION

There were no items to discuss.

8. PLANNING APPLICATIONS

8.1 CB/24/01293/FULL – THE FOX & DUCK, 149 ARLESEY ROAD, STOTFOLD, SG5 4HE

Change of use of ground floor from public house (sui generis) to café/restaurant/bar Class E.

Members of this Committee **RESOLVED** there are **NO OBJECTIONS** to this planning application.

8.2 CB/24/00976/FULL – 100 – 102 Norton Road, Stotfold, Hitchin, SG5 4PG

Demolition of shop and storage outbuildings and removal of earth bund. Erection of a new shop and office building with parking. Erection of a 4-bedroom dwelling and double garage. Creation of a new access road and amendments to existing.

Members of this Committee **RESOLVED** there are **NO OBJECTIONS** to this planning application.

8.3 CB/24/01370/OUT – 24 Rook Tree Lane, Stotfold, Hitchin, SG5 4DQ

This Committee **RESOLVED** to **OBJECT** to this planning application on the grounds of:

- Overdevelopment of the site: The proposed dwelling will directly abut the house on the adjacent property resulting in a “crowded” look.
- The Red Line Boundary for this application has been incorrectly recorded and appears to include land that Central Beds Council owns to the south of the site. The proposed garden for this site is therefore on land that CBC owns.
- The access road to the site is over a pedestrian walkway regularly used by school children at the nearby St. Mary’s C of E Academy, pedestrians walking down Rook Tree Lane and walkers using the Public Right of Way (PROW) down the side of the property to access the fields to the rear of the property.
- The site access roadway is very narrow and allows one car access at a time. The access road already supports vehicular access to the currently built houses, as well as being a Public Right of Way. Vehicles trying to leave the site at the same time as another entering (or vice versa), would cause obstruction to traffic on Rook Tree Lane and present a danger to users of the Public Right of Way.

8.4 CB/24/01696/FULL - Vine Farm, Edworth Road, Astwick

This Committee **RESOLVED** to **OBJECT** to this planning application on the following grounds:

- The application form is incorrect and misleading - It is unclear if the proposed dwelling will be a self-build, market housing or an agricultural dwelling.
- Stotfold Town Council wishes to support the Comments of Astwick Parish Committee.

8.5 Unnamed Road leading to Pix Brook Academy

Members discussed the historical naming of the road leading to Pix Brook Academy from Arlesey Road.

It was **RESOLVED** that Officers will write a letter to CBC explaining the historical naming of the road as “The Stone Road”.

9. CONSIDERATION OF APPLICATION BY CENTRAL BEDFORDSHIRE COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE (“DMC”)

Members of the Committee requested that the following application be called in by CBC Ward Councillors Kathryn Woodfine and Helen Wightwick to the Development Management Committee Meeting for the reasons listed in the Minutes above at items 8.3 and 8.4:

- **CB/24/01370/OUT – 24 Rook Tree Lane, Stotfold, Hitchin, SG5 4DQ**
- **CB/24/01696/FULL – Vine Farm, Edworth Road, Astwick**

10. ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

10.1 CBC's Planning Obligations – Supplementary Planning Document Adoption Statement (SPD)

This was noted.

11. DATE OF NEXT MEETING

To be confirmed.

The meeting closed at 19:19.

SIGNED BY CHAIRMAN: _____

MINUTES APPROVED: _____ (date)

DRAFT

STOTFOLD TOWN COUNCIL

COMMITTEE: PLANNING

DATE: 17TH JULY 2024

OFFICER RESPONSIBLE: SIAN VAN DER MERWE – DEMOCRATIC SERVICES MANAGER

SUBJECT: CLERK’S REPORT, CORRESPONDENCE RECEIVED AND MATTERS ARISING FROM PREVIOUS MINUTES, FOR INFORMATION

- 1. CB/24/01696/FULL - Vine Farm, Edworth Road, Astwick; and**
- 2. CB/24/01370/OUT – 24 Rook Tree Lane, Stotfold, Hitchin, SG5 4DQ**

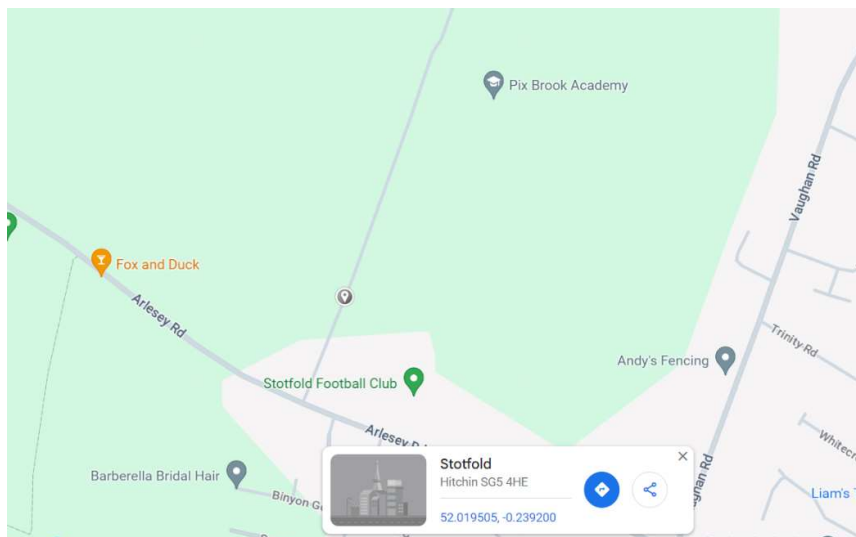
This Committee’s objections were emailed to the relevant CBC Planning Officer for each case and an official request was sent to CBC Ward Councillors Woodfine and Wightwick requesting these be called in to the next DMC Committee Meeting. Cllr Woodfine confirmed verbally that the next DMC Meeting is scheduled for 24 July 2024. A copy of the agenda will be distributed to this Committee when it becomes available.

3. Naming of “Stone Road”

An email has been sent to Central Bedfordshire Council as follows:

“At the Planning Application Meeting of 26th June 2024 Members of the Planning Committee noted that the road leading to Pix Brook Academy is currently known as “Arleseey Road”. However, Members of the Planning Committee who have lived in Stotfold for many years recall this road was named “Stone Road” because it was crafted professionally by stone pickers who picked the stones from the farms to allow cultivation.

The location of the road is shown in the map below or by clicking the location link [here](#):



Stotfold Town Council would like to request that Central Bedfordshire Council consider naming the road “The Stone Road” to honour the historical naming of the road and the heritage involved in the area.”