

STOTFOLD TOWN COUNCIL

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



29 May 2025

Members of the Planning Committee:

Cllr L Anderson (Chair), Cllr M Cooper (Vice Chair), Cllr J Bendell, Cllr S Buck, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Headington, Cllr J Hyde, Cllr L Miller, Cllr B Woods.

You are hereby summoned to attend the **Planning Committee** meeting to be held in the **Community Room, Greenacre Centre, Valerian Way, Stotfold, SG5 4HG** on **Wednesday 4 June 2025 at 7:00 pm** for the purpose of transacting business detailed in the agenda.

E Payne
Town Clerk

Members of the public:

In addition to attendance in person, 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 are 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 or 01462 730064 or you will be asked at the appropriate point in the agenda if unable to give prior indication).



IN COLLABORATION WITH SLCC, NALC, OVWI, COUNTY ASSOCIATIONS

The seven principles of public life

Selflessness | Integrity | Objectivity | Accountability | Openness | Honesty | Leadership

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 **21 May 2025** 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 requests for consultation on the following applications:

6.1. CB/24/03066/OUT - Land North of A507 Angelica Avenue

[CB/24/03066/OUT - Link to Planning Application Records](#)

Members are asked to consider a response to the re-consultation request received from Central Bedfordshire Council on 29 May 2025 - deadline to respond is **12 June 2025**.

The applicant's Planning Consultants submitted a response to CBC regarding objections to this planning application, a copy of which is attached.

The Planning Committee **RESOLVED** to **OBJECT** to this outline planning application on 18 December 2024 and maintained those **OBJECTIONS** on 7 May 2025 as follows:

- Overdevelopment of the estate – 650 units were permitted; this proposal will take the number of units over the original permit – this would therefore put significant further pressure on roads and there is already insufficient parking.
- Significant noise concerns associated with houses adjacent to the A507.
- Stotfold Town Council has run a public consultation on a Wheeled Facility at the Greenacre Centre and this should be added to the Constraints Plan.
- The Town Council supports CBC's MANOP Older People Team request that the applicant consider the Council's evidenced need for 23% of planned housing growth to be suitable for older people when designing this scheme.
- All S106 funding needs to be ringfenced for Stotfold only and the Town Council should be consulted on where that funding should be allocated.
- The Town Council echoes Ivel Drainage Board's concerns over balancing ponds which will be likely to flood, thereby adding additional pressure on the Pix catchment.



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN THE COMMUNITY ROOM,
GREENACRE CENTRE, VALERIAN WAY, STOTFOLD, SG5 4HG ON WEDNESDAY 21 MAY
2025 AT 18:45**

Present:

Cllr L Anderson (Chair), Cllr J Bendell, Cllr S buck, Cllr M Cooper, Cllr S Dhaliwal, Cllr S Hayes,
Cllr J Headington, Cllr J Hyde, Cllr L Miller, Cllr B Woods

In attendance:

Cllr J Smith (non-Committee Member)
Cllr N Venneear (non-Committee Member)

Apologies:

None

Also Present:

Sian van der Merwe – Democratic Services Manager
Emma Payne – Town Clerk

1. APOLOGIES FOR ABSENCE

There were none.

2. ELECTION OF VICE CHAIR

Cllr Mary Cooper was proposed as Vice-Chair of the Planning Committee and
seconded by Cllr J Headington.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were no declarations of interest or requests for dispensations.

4. PUBLIC SECTION (MAX. 15 MINUTES)

There were no members of the public present.

5. MINUTES OF THE PREVIOUS MEETINGS

The minutes of the Planning Committee meetings of **27 November 2024** and **7 May 2025** were received.

Decision: It was **RESOLVED** that the minutes of the Planning Committee Meetings held
on **27 November 2024** and **7 May 2025** were approved as a true record.

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

Cllr Jane Hyde entered the room at 18:54.

The Democratic Services Manager noted that the next phase of the Local Plan
Consultation requiring Councillor involvement will be between February and April
2026.

7. PLANNING APPLICATIONS

7.1. CB/24/0283 - Arlesey Road Development - Street Naming Consultation

Members suggested a number of street names for this consultation.



Decision: It was **RESOLVED** to respond to Central Bedfordshire Council's Street Naming Consultation with the following proposed street names:

- Etonbury Rise
- Etonbury Fields
- Etonbury View
- Etonbury Close
- Coprolite Close
- Coprolite Mead

Members requested that the remaining suggestions be kept on a Street Naming Register.

DECISION: It was **RESOLVED** to retain the remaining suggested street names on a register for future use.

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

The Chair noted that Cllr Kathryn Woodfine had published a social media post with a map setting out the Central Bedfordshire Council Local Plan call for development sites in and around Stotfold.

9. DATE OF NEXT MEETING

To be confirmed.

SIGNED BY CHAIRMAN:

MINUTES APPROVED (date):

- Additional pressure on already overextended local infrastructure including medical facilities, local and public transport needs, electricity supply and telecommunications.
- Safety concerns over entry on Tansy Avenue, which could conflict with the exit from the A507 roundabout - improved visibility is required.
- Failure to demonstrate 10% biodiversity net gain.

The Town Council also stated it would welcome working in consultation with the Developer and designer on a suitable design.

Members discussed the noise investigation report issued in relation to the proposed site's location near the A507. Members noted that the report has offered no mitigation against the objections previously filed.

For Decision

6.2. **CB/24/03068/OUT - Land North of A507 Speedwell Way, Stotfold** [CB/24/03068/OUT - Link to Planning Application Records](#)

Members are asked to consider a response to the re-consultation request received from Central Bedfordshire Council on 29 May 2025 - deadline to respond is **12 June 2025**.

The applicant's Planners submitted a response to the Town Council's objections to this planning application, a copy of which is attached.

The Planning Committee **RESOLVED** to **OBJECT** to this outline planning application on 18 December 2024 and maintained those **OBJECTIONS** on 7 May 2025 as follows:

- Overdevelopment of the estate – 650 units were permitted, this proposal will add further pressure on roads and insufficient parking.
- Parking spaces are opposite - Concerns over noise levels for homes closest to the concerns over.
- Significant noise concerns associated with houses adjacent to the A507.
- Stotfold Town Council has run a public consultation on the Wheeled Facility and this should be added to the Constraints Plan.
- The Town Council supports CBC's MANOP Older People Team request that the applicant consider the Council's evidenced need for 23% of planned housing growth to be suitable for older people when designing this scheme.
- All S106 funding needs to be ringfenced for Stotfold only and the Town Council should be consulted on where that funding should be allocated.
- The Town Council echoes IDB concerns over balancing ponds which will be likely to flood adding additional pressure on the Pix catchment.
- Additional pressure on already overextended local infrastructure including medical facilities, local and public transport needs must be met, electricity supply and telecommunications.
- Failure to demonstrate 10% biodiversity net gain, scheme will result in 47% loss of biodiversity. This could be reduced by retaining more open space on site.
- Lots of missing info from Applicant.
- Parking concerns – people will want to park in front of their houses so provision should be made.

The Town Council also stated it would welcome working in consultation with the Developer and designer on a suitable design.

Members discussed the noise investigation report issued in relation to proposed site's location near the A507. Members noted that the report has offered no mitigation against the objections previously filed.

For Decision

Our ref: 51437/MD
Project Name: Stotfold



Andrew Cundy
Principal Planning Officer
Central Bedfordshire Council,
Priory House,
Monks Walk,
Chicksands,
Shefford,
SG17 5TQ

Sent by email only: Andrew.Cundy@centralbedfordshire.gov.uk

May 2025

Dear Andrew,

Application Reference CB/24/03066/OUT, Land North of the A507 and South of Angelica Avenue, Stotfold

I write regarding the above application following the initial consultation period and meetings held with Officers 5th of December 2025¹ and 19th of December 2024². It was agreed by Officers during the meetings that the principle of development on the Site was accepted, but there were several technical aspects which needed to be given further consideration. Therefore, we seek through this letter and the accompanying documents, to provide a comprehensive response to the comments made on the application to date.

It is understood that the Council are no longer able to demonstrate the required supply of deliverable housing, as required by the National Planning Policy Framework. This has been confirmed by two recent appeals, both dated 11.04.2025. The Inspector during the Pottton Appeal concluded that the Councils supply is "at best", 4.83-years³, whilst the Flitton Appeal derived a figure of 4.93-years⁴. Whilst the principle of development on this Site has been accepted by Officers, the contribution of up to 30 dwellings in the context of a shortfall is an important contribution in any event. Accordingly, the balance, tilted or not, is clearly in favour of granting planning permission and, therefore, the Council should look favourably on the proposal.

Key Design Changes:

Highways and Access

- The eastern side of the development is now proposed to be accessed via a simple priority junction on Tansy Avenue, located opposite the existing access to Willowherb Way. It has been agreed by the Highways Officer that the proposed junction configuration is acceptable.
- The parking strategy has been updated to accord with the most up-to-date guidance (Parking Standards for New Developments, August 2023).

¹ Andrew Cundy (Case Officer) and Carol Newell (Landscape Officer)

² Andrew Cundy (Case Officer) and Rob Page (Highways Officer)

³ Appeal Ref: APP/P0240/W/24/3350507

⁴ Appeal Ref: APP/P0240/W/24/3347671

- The Illustrative layout has been amended to ensure that no more than five dwellings are to be served from a private drive.

Ecology and Biodiversity Net Gain

- Whilst retaining as much Public Open Space as possible, additional scrub planting has been incorporated into the layout.

Landscape

- The Illustrative Masterplan now includes a tree lined frontage along Tansy Avenue⁵.
- Parking on the street frontage has been reduced, and a 'landmark building' is now proposed at the entrance to the Site.
- Increased landscaping along Tansy Avenue.

The enclosed illustrative layout demonstrates the potential for the site to accommodate 28 dwellings throughout a mixture of housing typologies including detached, semi-detached and terraced properties which is representative of the wider context and provides the opportunity for variety across the scheme. The precise numbers, composition and mix will be determined at the detailed design stage and in response to a number of factors including prevailing market demand and location within the site.

Response to Officer's and Consultee Comments:

Highways:

As outlined above, the access has been amended and technical report updated to reflect comments made by the Highways Officer in relation to access and the parking standards. The Highways Officer has confirmed that the revised access on Tansy Avenue is now acceptable, dated 09.01.2025. This addresses their concerns over the proposed access and its proximity to the roundabout on the A507.

Ecology:

As outlined above, the BNG Metric has been re-calculated following the proposals of additional scrub planting within the Site. The conclusion remains that in the mid- to long-term, negligible to minor positive effects are anticipated.

Landscape:

An updated Heights Parameter Plan has been submitted to provide further clarity on the potential heights of the dwellings across the Site, with regard to reducing landscape impact.

A Green Infrastructure Layout has also been produced as requested by the Officer.

Green Infrastructure:

The Officer commented that no open space is proposed, however we respectfully request the Officer to review the illustrative layout, as there is an area of open space proposed centrally within the Site.

⁵ Note that during a meeting with the Landscape Consultee dated 11.12.2024, this was described as a "significant improvement".

Environmental Health (Noise and Pollution):

A technical note and response have been issued to the Environmental Health Officer 04.04.2025 in order to address the comments raised on noise and provide some clarification. It was confirmed by the Officer 30.04.2025 and 06.05.2025 that they have 'No Objection' to the application and detailed matters can be addressed at Reserved Matters.

Drainage:

Although no objection was raised by the SuDS Officer, the FRA and Drainage Strategy has been updated to reflect the most recent layout.

Housing Officer:

The Applicant has confirmed that with regards to Affordable Housing mix, they would proceed as dictated by Policy H4. No First Homes would be proposed.

Response to Town Council and Ward Councillors Comments:

It is considered that the outlined layout changes and updated suite of technical reports should address concerns raised regarding parking and increased levels of traffic associated with the development. The Applicant has also sought to address noise concerns via a technical note from Cass Allen⁶. As noted above, the Council's EHO has no objection.

Notwithstanding, the development layout would be designed to reduce noise levels in gardens to either within the BS8233 guidelines or as low as reasonably practical considering the overall planning balance and the impact on other matters of amenity and design.

Whilst fences/barriers could form part of this mitigation, the buildings of the development themselves (including any garages/carports etc) can also be used to provide screening that is often more effective.

In-line with ProPG:Planning & Noise, it is also relevant that residents will have access to the nearby public amenity space on Sorrel Drive and near Prince Charles Avenue (Stotfold Mill Meadows) where much lower noise levels would be expected.

As you are aware, the application is made in outline, with all matters reserved save for access. A number of the comments relate to detailed design matters that can be secured through the Reserved Matters Stage. These include technical details such as parking orientation and noise mitigation.

Amended Documentation:

Original Plan/Document	Updated Revision
Illustrative Site Layout v16	Illustrative Site Layout v20
Concept Site Layout v1	Concept Site Layout v3
Design and Access Statement v4	Design and Access Statement v5
Parameters Plan v2	Parameters Plan v4
Transport Assessment revision D	Transport Assessment revision E
Residential Travel Plan, dated August 2024	Residential Travel Plan, dated April 2025

⁶ Noise Consultants

Flood Risk and Drainage Strategy revision C	Flood Risk and Drainage Strategy revision D
BNG Excel Calculation Tool	BNG Excel Calculation Tool Rev A
Ecological Assessment Rev C	Ecological Assessment Rev D May 2025
Landscape and Visual Statement	Landscape and Visual Statement Addendum (to be read in conjunction with the original LVS)

In addition to the above, the following plans and documentation has also been submitted:

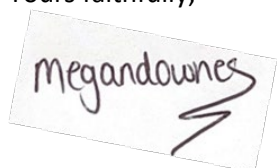
- Heights Parameter Plan (dwg ref.51437-S2-P1-05_v3)
- Tree Survey and Impact Assessment
- Tree Constraints Plan
- Phase 1 Ground Investigation Report
- Phase 2 Ground Investigation Report
- Green Infrastructure Layout (dwg ref. 328_PLE_GI_001)

As you will appreciate, the Applicant has worked collaboratively with the Local Planning Authority and has been willing to make amendments and provide additional information to the planning application to develop a scheme that addresses Officers comments in the context of an outline planning application. The above demonstrates how these further matters have been considered and addressed.

It would be appreciated if the 14-day re-consultation period can be conducted as soon as possible, as we are keen to ensure this application is progressed to a positive determination in a timely manner and to target the planning committee at the earliest opportunity.

I trust that these amendments are now sufficient to resolve the matters previously raised, and that Officers are now able to support the scheme and proceed towards a positive recommendation.

Yours faithfully,



Megan Downes BSc (HONS) AssocRTPI

Planner

megand@pro-vision.co.uk

Our ref: 51437/MD
Project Name: Stotfold



Andrew Cundy
Principal Planning Officer
Central Bedfordshire Council,
Priory House,
Monks Walk,
Chicksands,
Shefford,
SG17 5TQ

Sent by email only: Andrew.Cundy@centralbedfordshire.gov.uk

May 2025

Dear Andrew,

Application Reference CB/24/03068/OUT, Land North of the A507 and South of Speedwell Way, Stotfold

I write regarding the above application following the initial consultation period and meetings held with Officers 5th of December 2025¹ and 19th of December 2024². It was agreed by Officers during the meetings that the principle of development on the Site was accepted, but there were several technical aspects which needed to be further explored. Therefore, we seek through this letter and the accompanying documents, to provide a comprehensive response to the comments made on the application to date.

It is understood that the Council are no longer able to demonstrate the required supply of deliverable housing, as required by the National Planning Policy Framework. This has been confirmed by two recent appeals, both dated 11.04.2025. The Inspector during the Pottton Appeal concluded that the Councils supply is "at best", 4.83-years³, whilst the Flitton Appeal derived a figure of 4.93-years⁴. Whilst the principle of development on this Site has been accepted by Officers, the contribution of up to 30 dwellings in the context of a shortfall is an important contribution in any event. Accordingly, the balance, tilted or not, is clearly in favour of granting planning permission and, therefore, the Council should look favourably on the proposal.

Key Design Changes:

Highways and Access

- The parking strategy has been updated to accord with the most up-to-date guidance (Parking Standards for New Developments, August 2023).

Landscape

¹ Andrew Cundy (Case Officer) and Carol Newell (Landscape Officer)

² Andrew Cundy (Case Officer) and Rob Page (Highways Officer)

³ Appeal Ref: APP/P0240/W/24/3350507

⁴ Appeal Ref: APP/P0240/W/24/3347671

- The Site will be lowered in portions to tie more effectively into the residential development to the north.
- Additional landscape features will be incorporated to respond to the modified topography.

Response to Officer's and Consultee Comments:

Highways:

As outlined above, the access has been amended and technical report updated to reflect comments made by the Highways Officer in relation to parking standards (albeit final parking details are a matter for Reserved Matters).

Ecology:

As requested by the consultee, the BNG Metric has been re-calculated following the re-categorisation of the SuDS basin. It remains that the proposal will seek to deliver units off site through the purchase of biodiversity credits in order to achieve an overall net gain in biodiversity.

Landscape:

An LVS addendum has been prepared to review the updated layout and consider its impacts on the landscape.

An updated Heights Parameter Plan has been submitted to provide further clarity on the potential heights of the dwellings across the Site, with regard to reducing landscape impact.

The LVS confirms *"whilst built form will still be visible, the proposed cut and fill changes will ensure a more subtle integration compared to the original layout assessed in the 2024 LVS"*.

A Green Infrastructure Layout has also been submitted as requested by the Officer.

Environmental Health (Noise and Pollution):

A technical note and response have been issued to the Environmental Health Officer 04.04.2025 in order to provide some clarification. It was confirmed by the Officer 30.04.2025 that they have 'No Objection' to the application and detailed matters can be addressed at Reserved Matters.

Drainage:

Although no objection was raised by the SuDS Officer, the FRA and Drainage Strategy has been updated to reflect the most recent layout.

Housing Officer:

The Applicant has confirmed that with regards to Affordable Housing mix, they would proceed as dictated by Policy H4. No First Homes would be proposed.

Response to Town Council and Ward Councillors Comments:

It is considered that the outlined layout changes and updated suite of technical reports should address concerns raised regarding parking and increased levels of traffic associated with the development. The Applicant has also

sought to address noise concerns via a technical note from Cass Allen⁵. As noted above, the Council's EHO has no objection.

Notwithstanding, the development layout would be designed to reduce noise levels in gardens to either within the BS8233 guidelines or as low as reasonably practical considering the overall planning balance and the impact on other matters of amenity and design.

While fences/barriers could form part of this mitigation, the buildings of the development themselves (including any garages/carports etc) can also be used to provide screening that is often more effective.

In-line with ProPG:Planning & Noise, it is also relevant that residents will have access to the nearby public amenity space on Sorrel Drive and near Prince Charles Avenue (Stotfold Mill Meadows) where much lower noise levels would be expected.

It is also noted that there have been concerns raised over potential overlooking from the proposed units onto the gardens of existing houses on Valerian Way. The layout adheres to the standardised distances and has back-to-back distance of over 30m from existing houses. We hope this clarity addresses the points raised by Councillors.

As you are aware, the application is made in outline, with all matters reserved save for access. A number of the comments relate to detailed design matters that can be secured through the Reserved Matters Stage. These include technical details such as parking orientation and noise mitigation.

Amended Documentation:

Original Plan/Document	Updated Revision
Illustrative Site Layout v11	Illustrative Site Layout v12
Concept Site Layout v1	Concept Site Layout v3
Design and Access Statement v4	Design and Access Statement v5
Parameters Plan v2	Parameters Plan v3
Transport Assessment revision D	Transport Assessment revision E
Residential Travel Plan, revision B	Residential Travel Plan, revision D
Flood Risk and Drainage Strategy revision D	Flood Risk and Drainage Strategy revision E
BNG Excel Metric	BNG Excel Metric
Ecological Assessment Report Rev B	Ecological Assessment Report Rev C May 2025
Landscape and Visual Statement	Landscape and Visual Statement Addendum (to be read in conjunction with the original LVS)

In addition to the above, the following plans and documentation has also been submitted:

- Heights Parameter Plan (dwg ref.51437-S1-P1-05_v3)
- Tree Survey and Impact Assessment
- Tree Constraints Plan
- Phase 1 Ground Investigation Report
- Phase 2 Ground Investigation Report
- Green Infrastructure Plan (dwg ref. 328_PLW_GI_001)

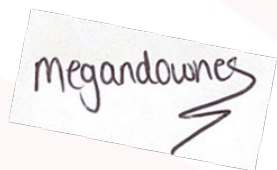
⁵ Noise Consultants

As you will appreciate, the Applicant has worked collaboratively with the Local Planning Authority and has been willing to make amendments and provide additional information to the planning application to develop a scheme that addresses Officers comments in the context of an outline planning application. The above demonstrates how these further matters have been considered and addressed.

It would be appreciated if the 14-day re-consultation period can be conducted as soon as possible, as we are keen to ensure this application is progressed to a positive determination in a timely manner and to target the planning committee at the earliest opportunity.

I trust that these amendments are now sufficient to resolve the matters previously raised, and that Officers are now able to support the scheme and proceed towards a positive recommendation.

Yours sincerely

A handwritten signature in black ink that reads "megandownes" with a stylized flourish at the end.

Megan Downes BSc (HONS) AssocRTPI

Planner

megand@pro-vision.co.uk

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

8. DATE OF NEXT MEETING

To be confirmed.

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