

STOTFOLD TOWN COUNCIL

Greenacre Centre, Valerian Way, Stotfold, SG5 4HG
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26th September 2024

Members of the Planning Committee: Cllr 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 L Miller, Cllr N Venneear.

You are hereby summoned to attend the **Planning Committee** meeting to be held in the **Stotfold Council Chamber, Greenacre Centre, Valerian Way, Stotfold, SG5 4HG** on **02 October 2024 at 7.00pm** for the purpose of transacting business detailed in the agenda.

Central Bedfordshire Council Ward Members, representative of the press and electorates of Stotfold, for information.



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, OVW, 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 **4th September 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/24/01847/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.

Second consideration of this application following a letter from Concept Planning Ltd to the Planning Officer related to biodiversity net gain and self-build qualification.

This planning application was considered at the Planning Committee meeting of 17th July 2024 and the Committee resolved to object to this application on the grounds of overdevelopment.

Members also requested that this application be called in to DMC for consideration, however, this was not conveyed to the Ward Councillors in time to meet the consultation deadline. Ward Councillor Wightwick also asked for an expanded list of reasons why the Planning Committee was requesting the call-in, which was provided to her as follows:

- Overdevelopment of the site – there is already a bungalow on the next property.
- No. 7 does not have any off-street parking and is a 3-bed house.
- Provision of services to this site will need to be installed through the front property's garden (No. 7).
- Regent Place is a private access road only suitable for one vehicle in or out.
- The proposal takes up the gardens of two of the front properties and would significantly impact the adjoining properties once sold.
- If the proposal is to develop the garden into a home, this will have an impact on neighbouring property and have a significant impact on an already-congested bus route opposite Meadow Way.

- The applicant will only have a right of access to Regent Place as there is a gated entrance to the development at the end of the road and just beyond the driveway to the garage which is proposed to be part of this application.

The second consultation is set out at item 6.2 on this Agenda and expires on 8th October 2024. This Committee therefore has an opportunity to re-submit its expanded feedback as set out above.

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

6.2 [CB/24/02135/FULL](#) - 1 Fen End, Stotfold, SG5 4BA

Erection of 4 commercial units.

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.

8 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

8.1 CB/24/01370/OUT - 24 Rook Tree Lane, Stotfold, SG5 4DQ

Considered by this Committee on 26th June 2024.
STC Resolution: Objection on various grounds.
CBC Decision: Refused

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

Considered by this Committee on 26th June 2024 and 14th August 2024.
STC Resolution: Approved
CBC Decision: Granted

8.3 CB/24/01882/FULL - White Barn Farm, Taylors Road, Stotfold, SG5 4AZ

Considered by this Committee on 14th August 2024.
STC Resolution: Objection
CBC Decision: Refused

9 DATE OF NEXT MEETING

To be confirmed.

10 SUPPORTING DOCUMENTS



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 4th SEPTEMBER 2024 IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD, SG5 4HG, AT 19:00.

Present:

Cllr B Saunders (Chair), Cllr L Anderson (Vice Chair), Cllr S Buck, Cllr M Cooper, Cllr S Dhaliwal, Cllr J Hayes, Cllr J Headington, Cllr N Venneear.

Also Present:

Cllr L Miller

Members of the Public – 3 in person

Cllr H Wightwick – CBC Ward Councillor

In attendance:

Sian van der Merwe, Democratic Services Manager

1. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs J Bendell, Cllr J Hyde and Cllr J Talbot. It was **RESOLVED** to:

Accept the apologies.

2. DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS

There are none.

3. PUBLIC SECTION

There were no members of the public present who wished to speak at this point.

4. MINUTES OF THE PREVIOUS MEETING

Members received the minutes of the meeting held on **17th July 2024**. It was **RESOLVED** to:

Adopt the minutes as a true record of the meeting.

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

Members noted the update on the Planning Application CB/24/01847/FULL – Land at rear gardens of 7 and 9 Regent Street, Stotfold, SG5 4ED, which was included in the Agenda Pack.

6. PLANNING APPLICATIONS

6.1 CB/24/01696/FULL – Vine Farm, Edworth Road, Astwick

Mr Wainwright-Lee addressed the Committee on behalf of the applicant and advised the application had been incorrectly filled in by the Agent they had commissioned to file the application. There had been corrections made to the form and the Agricultural Advisor's Report had further information to address additional concerns raised by Consultees.



It was **RESOLVED** to:

Notify CBC that the Town Council wishes to withdraw its objection now that it has received further information regarding the application.

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

Mr Gordon Hamilton addressed the Committee to inform them that a report had been submitted to Central Bedfordshire Council in answer to questions raised by this Committee. It was **RESOLVED** to:

APPROVE the application.

7. LOCAL PLAN CONSULTATION

Central Bedfordshire Council’s Local Plan Consultation ends on 27 September 2024 and the Town Council as a consultee should formulate and submit its own response. The Democratic Services Manager notified Members there are ongoing discussions with Central Bedfordshire Council to conduct a resident’s walk-in session at the Town Council offices and dates will be notified to Committee Members for those sessions so that Members can be present.

It was **RESOLVED** to:

Agree the Town Council’s comments for the Local Plan Consultation at the next Planning Committee Meeting.

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

8.1 Cllr Wightwick requested the Town Council cancel the call-in for the DMC Meeting relating to the CB/24/01696/FULL – Vine Farm, Edworth Road Application now that the Town Council has withdrawn its objection.

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

None.

10. DATE OF NEXT MEETING

19th October 2024.

The meeting closed at 19:24.

SIGNED BY CHAIRMAN: _____

MINUTES APPROVED: _____ **(date)**

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