

# STOTFOLD TOWN COUNCIL

Greenacre Centre, Valerian Way, Stotfold, SG5 4HG  
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17 October 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 N Venneear, Cllr L Miller

**You are hereby summoned** to attend the **Planning Committee Meeting** to be held in the **Council Chamber, Greenacre Centre, Valerian Way, Stotfold, SG5 4HG** on **23 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**

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#### **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 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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IN COLLABORATION WITH SLCC, NALC, OVV, COUNTY ASSOCIATIONS

The seven principles of public life  
Selflessness | Integrity | Objectivity | Accountability | Openness | Honesty | Leadership

## AGENDA

### 1. APOLOGIES FOR ABSENCE

### 2. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

1. Members to declare interests in respect of any item on the Agenda.
2. 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 **2nd October 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/24/02881/FULL - 1 Wrayfields, Stotfold, SG5 4NR

[CB/24/02881/FULL - Planning Record](#)

Erection of a 2 storey side extension and demolition of side conservatory.

#### Previous applications:

[CB/13/01333/FULL - April 2013](#) - Two storey side extension following removal of conservatory - Refused

#### 6.2 CB/24/02787/FULL - The Fox And Duck, 149 Arlesey Road, Stotfold, SG5 4HE

[CB/24/02787/FULL - Planning Record](#)

Change of use of ground floor from Public House (Sui Generis) to café/restaurant/bar Class E.

#### Previous applications:

[CB/24/01293/FULL](#) - May 2024 - Change of use of ground floor from public house (sui generis) to café/restaurant/bar (Class E) - Refused

[CB/12/03095/FULL](#) - Aug 2012 - Change of use to land for the siting of 6 construction workers caravans(retrospective) – Refused

#### 6.3 CB/24/02759/PADM - Barn to The North-East, Norton Road, Stotfold, SG5 4PG

[CB/24/02759/PADM - Planning Record](#)

Prior Notification of proposed demolition: Existing agricultural barn; in connection with the redevelopment of the site the building will be demolished by non-explosive controlled demolition, there are no plans to rebuild and the site will be levelled and left open.

#### Previous applications:

None available online.

**6.4 CB/24/02592/FULL - 66 Astwick Road, Stotfold, SG5 4BQ**

[CB/24/02592/FULL - Planning Record](#)

Construction of a 20m long by 4m high timber acoustic boundary fence.

**Previous applications:**

[CB/19/02889/FULL](#) - Sept 2019 - Rear conservatory extension - Granted

[CB/18/02072/FULL](#) - May 2018 - Conversion of outbuilding to rear of property into 4 no. individual small office accommodation units - Granted

[CB/17/04132/FULL](#) - Aug 2017 - Conversion of existing single storey outbuilding into 5 no. self-contained rental rooms complete with individual shower rooms - Withdrawn

[CB/16/05299/FULL](#) - Nov 2016 - Loft conversion to include rear dormer window and terrace and first floor rear balcony - Granted

[CB/16/03997/FULL](#) - Aug 2016 - Loft conversion to include rear and side dormers and rear terrace - Refused

[CB/16/00373/FULL](#) - Jan 2016 - Rear conservatory extension - Granted

[CB/14/04098/FULL](#) - Oct 2014 - Outbuilding, swimming pool & raised terrace - Retrospective - Granted

[CB/13/04022/FULL](#) - Nov 2013 - Two storey rear and side extension - Granted

[MB/05/01263/FULL](#) - Jul 2005 - Full: Two storey side/rear extension, replacement outbuilding and double garage. New access, railings and gates - Full conditional approval.

[MB/05/01115/FULL](#) - Jul 2005 - (land adjacent to 66 Astwick Road) - New agricultural store and access track - Full conditional approval.

[MB/03/01847/FULL](#) - Oct 2003 - Land adjacent to 66 Astwick Road - Full: Change of use of land from agricultural use to grazing land (paddocks) - Full conditional approval.

**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.

**10. SUPPORTING DOCUMENTATION**



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE STOTFOLD TOWN COUNCIL CHAMBER, GREENACRE CENTRE, VALERIAN WAY, SG5 4HG ON WEDNESDAY 2<sup>ND</sup> OCTOBER 2024 AT 19:00**

**Present:**

Cllr Saunders (Chairperson), Cllr L Anderson (Vice-Chairperson), Cllr M Cooper, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Hyde, Cllr L Miller, Cllr N Venneear.

**In attendance:**

Cllr D Matthews – Non-Committee Member

**Also Present:**

S van der Merwe - Democratic Services Manager

1 Member of the Public

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**1 APOLOGIES FOR ABSENCE**

Cllr J Bendell was noted as absent without apologies.

Apologies were received from Cllr J Headington. It was **RESOLVED** to:

***Accept the apologies.***

**2 DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were no disclosures from Members of the Committee in relation to items on the agenda.

**2 PUBLIC SECTION (MAX. 15 MINUTES)**

There were no comments from the member of the public present.

**4 MINUTES OF THE PREVIOUS MEETING**

Members received the Minutes of the Planning Committee meeting held on **4th September 2024**. It was **RESOLVED** to:

***Approve them as a true record of the meeting.***

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

**6 PLANNING APPLICATIONS**

The following planning applications were considered by the Committee:

**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.

This was a 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.

It was **RESOLVED** that:



**The Planning Committee OBJECTS to this application on the grounds of:**

- **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.**

Members requested that this application be called in to the DMC as per item 7 on this Agenda.

**6.2 CB/24/02135/FULL - 1 Fen End, Stotfold, SG5 4BA**

Erection of 4 commercial units. It was **RESOLVED** that:

***There are NO OBJECTIONS to this planning application and the Committee expressed its support for the plans.***

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

It was **RESOLVED** to:

***Request a call-in of planning application CB/24/01847/FULL – Land at rear gardens of 7 – 9 Regent Street, Stotfold, SG5 4ED by the Central Bedfordshire Ward Councillors to the Development Management Committee for consideration.***

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

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

The outcome of this planning application was noted.

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

The outcome of this planning application was noted.

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

The outcome of this planning application was noted.

**9 DATE OF NEXT MEETING**

To be confirmed.

**10 SUPPORTING DOCUMENTS**

The supporting documents were noted.

**SIGNED BY CHAIRMAN:** .....

**MINUTES APPROVED (date):** .....

**STOTFOLD TOWN COUNCIL**

**COMMITTEE: PLANNING COMMITTEE**

**DATE: 23 OCTOBER 2024**

**SUBJECT: CLERK'S REPORT**

**1. Update on Local Plan Submission**

This Council's response to the Local Plan was submitted via email to Central Bedfordshire Council on 3 October 2024 and the Clerk received an email acknowledging receipt.

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**Attachments**

4 2024-10-02 - Planning Committee - Minutes - Draft 5

5 2024.10.23 - PLC - Clerks Report 7