

STOTFOLD TOWN COUNCIL

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



22 November 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 L Miller, Cllr N Venneear

You are hereby summoned to attend the **Planning Committee** meeting to be held in the **Stotfold Town Council Chamber, Greenacre Centre, Valerian Way, Stotfold, SG5 4HG** on **27 November 2024 at 7.00pm** 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, 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 **23rd October** and **6th November 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/24/03066/OUT - Land North of the A507 and South of Angelica Avenue, Stotfold

Planning Application: [CB/24/03066/OUT](#) - Deadline 29th November 2024

Outline Application: Development for up to 30 dwellings, with associated access, parking, drainage works, areas of open space, landscaping and any other associated infrastructure. all matters reserved apart from access.

6.2. CB/24/03068/OUT - Land North of the A507 and South of Speedwell Way, Stotfold

Planning Application: [CB/24/03068/OUT](#) - Deadline 29th November 2024

Outline Application: development for access for up to 30 dwellings, with associated access, parking, drainage works, areas of open space and landscaping and any other associated infrastructure. All matters reserved apart from access.

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. S106 Agreements

For Members to consider the resolution from the Town Council meeting of 6th November 2024 related to S106 considerations related to CB/24/03068/OUT and CB/24/03066/OUT.

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

9.1. Street Naming Convention

For Members to note the response from CBC regarding Street Naming Conventions.

10. DATE OF NEXT MEETING

To be confirmed.



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE STOTFOLD TOWN COUNCIL CHAMBERS, GREENACRE CENTRE, VALERIAN WAY, SG5 4HG ON WEDNESDAY 23 OCTOBER 2024 AT 19:00

Present:

Cllr Brian Saunders (Chairperson), Cllr Liz Anderson (Vice-Chairperson), Cllr Janice Bendell, Cllr Steve Buck, Cllr Mary Cooper, Cllr Satinderjit Dhaliwal, Cllr Jos Headington, Cllr Lisa Miller, Cllr Nigel Venneear, Cllr Steve Hayes.

Also Present:

Sian van der Merwe

1. APOLOGIES FOR ABSENCE

Cllr J Hyde was absent without apologies.

2. DISCLOSURE OF MEMBERS' INTERESTS AND 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.

There were no disclosures of interest declared.

3. PUBLIC SECTION (MAX. 15 MINUTES)

There were no members of the public present for this meeting.

4. MINUTES OF THE PREVIOUS MEETING

Members reviewed the Minutes of the **Planning Committee** meeting held on **2nd October 2024**. Members agreed to amend Minutes to reflect that Cllr Bendell had issued apologies for her absence post the meeting as a result of family responsibilities. It was **RESOLVED** to:

Amend the Minutes by hand to reflect Cllr Bendell's apologies for absence being accepted.

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

- 5.1 The Clerk updated Members on the Planning Officer's comment related to CB/24/02759/PADM - Barn to The North-East, Norton Road, Stotfold, SG5 4PG. The Planning Officer's email noted that "*whilst you [the Town Council] are able to comment on these applications, we do not seek external consultations for these application types.*". This Committee will therefore not need to consider this application as set out in Item 6.3 below.

6 PLANNING APPLICATIONS

The following planning applications were considered:

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.



It was **RESOLVED** that:

There are **NO OBJECTIONS** to this planning application.

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.

It was **RESOLVED** that:

There are **NO OBJECTIONS** to this planning application.

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.

This item was not considered as per the Clerk's update at Item 5 above.

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.

It was **RESOLVED** that:

There are **NO OBJECTIONS** to this planning application.

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.

There were no Applications to be called in to the DMC for consideration.

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

8.1 CB/24/02744/RM - Land South of Arlesey Road, Stotfold, SG5 4HD

Members were advised by the Clerk of the Committee that the Town Clerk had recommended this item be discussed in greater detail at a meeting that will be scheduled for 6 November 2024. The Clerk will circulate an email to Members of this Committee and requested that Members study this application in detail in advance of the Meeting so that a response can be formulated.

9. DATE OF NEXT MEETING

6 November 2024.

10. SUPPORTING DOCUMENTATION

The meeting closed at 19:07.



SIGNED BY CHAIRMAN:

MINUTES APPROVED (date):

DRAFT



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 6TH NOVEMBER 2024 AT 19:00 IN THE COUNCIL CHAMBER, GREENACRE CENTRE, VALERIAN WAY, STOTFOLD, SG5 4HD

Present:

Cllr Brian Saunders (Chairperson), Cllr Liz Anderson (Vice Chairperson), Cllr Janice Bendell, Cllr Mary Cooper, Cllr Satinderjit Dhaliwal, Cllr Steve Hayes, Cllr Jos Headington, Cllr Jane Hyde, Cllr Nigel Venneear, Cllr Lisa Miller.

In attendance:

Cllr D Matthews – Non-Committee Member
Cllr J Talbot – Non-Committee Member
Cllr B Woods – Non-Committee Member
Cllr K Woodfine – CBC Ward Councillor
Cllr H Wightwick – CBC Ward Councillor

Also Present:

S van der Merwe - Democratic Services Manager
Member of the Public - 1

1. APOLOGIES FOR ABSENCE

There were none.

2. DISCLOSURES OF MEMBERS' INTERESTS AND 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 no disclosures of interest.

3. PUBLIC SECTION (MAX. 15 MINUTES)

3.1 Land South of Arlesey Road, Stotfold, SG5 4HD

Mr Brian Collier addressed the Committee regarding item No. 5.1 on the Land South of Arlesey Road development. As a former Member of this Council, he had been closely involved in the discussions with the developer and CBC from the outset of this development.

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

4.1 CB/24/01847/FULL – Land to the Rear of 7 – 9 Regent Street, Stotfold

Members were advised that this application is still under consideration by CBC but this has not been added to the Development Management Committee Agenda for consideration.

5. PLANNING APPLICATIONS

Members considered the following application:



5.1 Land South of Arlesey Road, Stotfold, SG5 4HD

[CB/24/02744/RM](#) – Land South of Arlesey Road, Stotfold, SG5 4HD

It was **RESOLVED** to:

OBJECT to the Planning Application based on the grounds of:

- The Council is concerned over a potential increase in the number of housing units and density over the layout that was originally indicated at outline stage and agreed by the Planning Inspectorate.
- Safety concerns over the increase in traffic in an area where a significant number of children walk to school at Etonbury and Pixbrook.
- Whilst natural, wooden play equipment sits well within the countryside edge setting we are concerned that it should receive adequate maintenance to maximise its life span.
- Concern over access to existing overburdened infrastructure – especially access to GP surgeries, transport services and schooling.
- Concern over junction safety once the site is operational. School children will cross this junction, the additional homes mean a substantial additional number of traffic movements onto and from Arlesey Rd.
- The private road running parallel to Arlesey Rd adds yet another access to be negotiated by pedestrians.
- The landscape plan indicates hedgerow retention to maintain the 'country lane character' but this will not be possible whilst maintaining safe visibility splays, further with the introduction of yet more housing this area of Stotfold is becoming less and less like a country lane.
- The density of units will have an impact on the neighbouring properties.
- Access to the open space is from predominantly from private drives, with only 2 visitor spaces in the south. One of the benefits the scheme was meant to deliver was an increase in parking spaces for users of the Etonbury Green Wheel, this is insufficient provision.

If Central Bedfordshire Council is minded to approve this application Stotfold Town Council would wish to ensure:

- A Traffic Management Plan is provided to ensure construction deliveries avoid school pickup and drop off times, these must be strictly monitored to prevent congestion on the Arlesey Road during peak times.
- A formal maintenance plan should be drawn up for the wooden play equipment to try to increase the longevity of the equipment.
- Additional visitors parking should be added for visitors to access the Etonbury Green Wheel and play parks in the development.
- The existing cycle path along Pendleton Way would benefit from low level bollard lighting to enhance the safe use of it as new residents would be using this path and it is already under pressure from numbers of users. During winter months users tend to keep to the lit path beside the road rather than staying on the cycle path due to it being too dark to safely use.
- Private roads adjacent to open space have some visitor parking which will potentially be utilised by visitors wishing to use the play areas, not visit residents. 21 visitor spaces are shown on the site but more should be available in the public realm to the south to link in with Etonbury Green Wheel.
- Central Bedfordshire Council should consult directly with residents to get their feedback on concerns over pressure on existing infrastructure, especially medical access via the GP Surgery and transport services.



- The existing pavement is very narrow for pedestrians so consideration must be given to providing an alternative path behind the hedge on the private road side to connect to the new pedestrian access alongside the Fox and Duck.

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

Members requested Ward Councillors call [CB/24/02744/RM](#) – Land South of Arlesey Road, Stotfold, SG5 4HD in for consideration by the DMC on the grounds of the objections set out in item 5.1 above.

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

7.1 Planning Appeal

Members noted the Planning Appeal for 81 Astwick Road, Stotfold.

7.2 Street Naming Convention

Cllr Cooper stated this Council has previously been given the option to put forward suggested names for streets on new developments and requested this should be the case for the Land South of Arlesey Road development at item 5.1 above.

8. DATE OF NEXT MEETING

To be confirmed.

The meeting closed at 19:26.

SIGNED BY CHAIRMAN:

MINUTES APPROVED (date):

STOTFOLD TOWN COUNCIL

COMMITTEE: PLANNING COMMITTEE

DATE: 27 NOVEMBER 2024

**OFFICER RESPONSIBLE: SIAN VAN DER MERWE
DEMOCRATIC SERVICES MANAGER**

**SUBJECT: S106 CONSIDERATIONS FOR NEW DEVELOPMENTS IN
STOTFOLD**

1. SUMMARY

S106 Agreements are agreed between Central Bedfordshire Council and developers in relation to new housing developments over a certain size. They are a legally binding agreement.

2. RECOMMENDATION

2.1 Members are asked to

- a) consider the planning applications at this meeting in line with the resolution of the Town Council of 6th November 2024 in line with the relevant legal tests (see point 3.2 below) and;
- b) approve the inclusion of the resolution in the response to the Planning Officer regarding developments CB/24/03066 and CB/24/103068.

3. BACKGROUND

3.1 Under Section 106 of the Town and Country Planning Act 1990, contributions can be sought from developers towards the costs of specifically providing community and social infrastructure, if the need has arisen as a result of a new development taking place.

3.2 At the Town Council Meeting of 6th November 2024 the following resolution was made:

a) Approach CBC to allocate future S106 development contributions to:

- Refurbishment of The Green and Riverside Play Areas;
- Skate Park;
- Improvements to Arlesey Road cycle path – possible low-level lighting or make existing columns double headed – lifting the tree canopy to improve lighting;
- Etonbury Zebra Crossing at Arlesey Road turning into Pelican crossing.

3.2 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

These tests are set out as statutory tests in [regulation 122](#) (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework. These tests apply whether or not there is a levy charging schedule for the area.

4. FINANCIAL

- 4.1 CBC will inform us of the applicable S106 value for both developments, but an indicative value provided by the Community Engagement Manager from CBC for the Speedwell Way application is £38,868.

5. IMPLICATIONS

Risk Management	Loss of momentum in infrastructure upgrades, loss of S106 funding to other local towns if not specifically requested
Resources/Stakeholders	CBC Engagement Team, Members and Officers
Legals	Section 106 of the Town and Country Planning Act 1990, The Community Infrastructure Levy Regulations 2010, National Planning Policy Framework.
Contracts/Financials	CBC and Developer Agreements
Crime & Disorder	N/A
Equalities	N/A
Biodiversity	N/A

Sian van der Merwe

From: Street Naming <street.naming@centralbedfordshire.gov.uk>
Sent: 20 November 2024 09:07
To: Sian van der Merwe
Subject: RE: Street Naming - Land South of Arlesey development

Good morning,

As mentioned in my previous email, we ensure that the relevant Town or Parish Council is always consulted on any applications that involve a new street name, so once an application is received by us we will be in touch.

Please feel free to reach out if you have any questions or need further clarification.

Thanks,

XXXX

Technical Administrator
Building Control
Place and Communities Directorate

Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ
Direct Dial and Mobile: REDACTED | Email: street.naming@centralbedfordshire.gov.uk

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OFFICIAL – Loss could cause some damage to the Authority

OFFICIAL – SENSITIVE – Loss could cause severe damage to the Authority

From: Sian van der Merwe <Sian@stotfoldtowncouncil.gov.uk>

Sent: 19 November 2024 16:46

To: Street Naming <street.naming@centralbedfordshire.gov.uk>

Cc: Emma Payne <REDACTED>; Cllr Brian Saunders <cllrbriansaunders@stotfoldtowncouncil.gov.uk>; Cllr Liz Anderson <cllrlizanderson@stotfoldtowncouncil.gov.uk> **Subject:** RE: Street Naming - Land South of Arlesey development

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Thanks for your email. There are currently 2 Outline Planning Applications for Stotfold and a Reserved Matter was recently considered by the Planning Committee within the Stotfold boundary. The Town Councillors are asking for a say in the naming of any streets related to those three applications. I would be grateful if you could please confirm we will be consulted in the process of street naming?

Many thanks

Sian van der Merwe
Democratic Services Manager
Stotfold Town Council
Direct Dial: REDACTED
Switchboard: Tel: 01462 730 064
www.stotfoldtowncouncil.gov.uk



enquiries@stotfoldtowncouncil.gov.uk
www.stotfoldtowncouncil.gov.uk



From: Street Naming <street.naming@centralbedfordshire.gov.uk>
Sent: 19 November 2024 15:13
To: Sian van der Merwe <Sian@stotfoldtowncouncil.gov.uk>
Subject: RE: Street Naming - Land South of Arlesey development

Good afternoon Sian,

We don't currently have any open street naming applications in for the location you have mentioned, however we would always consult with the relevant Town or Parish Council on any applications that would require a new street name.

Thanks,
REDACTED
Technical Administrator
Building Control
Place and Communities Directorate

Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ
Direct Dial and Mobile: REDACTED | Email: street.naming@centralbedfordshire.gov.uk

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From: Sian van der Merwe <Sian@stotfoldtowncouncil.gov.uk>
Sent: 15 November 2024 15:24
To: Andrew Cundy <Andrew.Cundy@centralbedfordshire.gov.uk>
Subject: Street Naming - Land South of Arlesey development

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Dear Andrew,

I would be grateful if you could please signpost me to the correct person to deal with street naming for this development please? Our Planning Committee would like to be involved in the naming of the streets for this and the two other developments in the pipeline.

Many thanks

Sian van der Merwe
Democratic Services Manager
Stotfold Town Council
Direct Dial: REDACTED
Switchboard: Tel: 01462 730 064
www.stotfoldtowncouncil.gov.uk



enquiries@stotfoldtowncouncil.gov.uk
www.stotfoldtowncouncil.gov.uk



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