

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 29th OCTOBER 2020, AT 7PM VIA ZOOM VIRTUAL MEETING PLATFORM

Committee Members present:

S Buck, S Dhaliwal, D Matthews, C Phelps, G Russell.

Also present:

Town Clerk – Mrs K Elliott-Turner and Councillor H Pickering

In the absence of the Committee Chairman and Vice-Chairman, Councillor Phelps was elected Chairman for this meeting.

25/20 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collier, Cooper, Mrs M Cooper and S Hayes.

26/20 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

There were none. 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.

27/20 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

28/20 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Clerk's report

For information, a copy of NALC's response to the 'changes to the current planning system' consultation is provided for members. This council's comments have been forwarded to NALC and to the Government. NALC's response to the 'Planning for the Future White Paper' consultation has also been received and will be forwarded to members for information.

29/20 DECISION NOTICES

The planning decision notices as listed and forming part of these minutes, were noted.

30/20 PLANNING APPLICATIONS

RESOLVED that the comments made on the applications as listed and forming part of these minutes be forwarded to the Central Bedfordshire Council Planning department.

31/20 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED it is not considered necessary to call in any applications for consideration by the Central Bedfordshire Council Development Management Committee.

32/20 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Councillor Matthews joined the meeting at this point.

A query was raised as to whether planning permission is required to install a toilet in a garden office. Members felt that it would be necessary, but the Clerk will check and forward information.

There being no further business, the meeting was closed at 7.09pm

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

PLANNING DECISIONS
Meeting: 29th October 2020

[CB/TRE/20/00010](#)

6 Brayes Manor, Stotfold, Hitchin, SG5 4DW

Works to trees protected by a Tree Preservation Order MB07/0006/T1 Walnut Tree (T1) to be pollarded to approx 8-10 ft in height to allow for regeneration.

Town Council comments: No Objections to pollarding of trees

Central Beds Council decision: Refused as a preserved tree 24/03/20

[CB/20/01397/FULL](#)

29 Coppice Mead, SG5 4JY

Extension and alterations to existing house with new detached 2 bed house to the side

Town Council comments: Object on the grounds of overdevelopment on a triangular and restricted site with the loss of off-road garage parking to the existing property No. 29 while increasing parking requirements for the combined two properties (5 bedrooms plus 1-2 in loft space of No. 29). The proximity of this new building of two storey height will have an overbearing effect on the amenity of the residents at No. 31 Hazel Grove. Provision of cycle and bin stores for both properties would appear to be rather distant from the roadway and quite impractical for regular use of the occupiers

Central Beds Council decision: Application Withdrawn 17/06/20

[CB/20/01521/FULL](#)

20 Rook Tree Lane, Stotfold, SG5 4DQ

Proposed loft conversion, with dormer window and raising of the front roof slope with 4 velux windows

Town Council comments: Object to this application due to the plans submitted with it being inaccurate and misleading regarding the floor plans and elevations of the existing building. Application CB/18/04696/FULL dated 19/12/2018 was granted for extensive additions to the front of the property. This work has been done and should be reflected in the plans submitted with the new application CB/20/01521/FULL. Similarly, application CB/18/04695/LDCP dated 19/12/2018 was granted for lawful development of a loft conversion with dormers. All these application drawings show the floor plans and elevations of the building before CB/18/04696/FULL was actioned. We do not find it acceptable for any judgements to be made against such inaccurate drawings/information.

Central Beds Council decision: Approved 18/08/20

[CB/20/01856/FULL](#)

17 Whitecrofts, SG5 4EB

First floor front extension

Town Council comments: no objections

Central Beds Council decision: Approved 28/07/20

[CB/20/01951/FULL](#)

Land adjacent to 85 Astwick Road, SG5 4BQ

Erection of single dwellinghouse, with car parking, landscaping and dropped kerb access

Town Council comments: no objections

Central Beds Council decision: Approved 27/08/20

[CB/20/02037/FULL](#)

16 The Crofts, SG5 4ND

Proposed loft conversion, single storey rear extension and new pitched roof to garage (amended from CB/17/05380/FULL)

Town Council comments: no objections

Central Beds Council decision: Approved 21/07/20

[CB/20/01368/FULL](#)

29 Coppice Mead, SG5 4JY

Two storey side and rear extension - Revised Floor Plans and Elevations received with amendments made to the scheme. A reduction in the width of the side extension and the addition of a two storey rear extension

Town Council comments: no objections

Central Beds Council decision: Approved 16/07/20

[CB/20/02108/FULL](#)

26 Regent Street, SG5 4EA

Single storey rear flat roof extension, first floor rear dormer window and balcony area including ballustrade. New ground floor window to side elevation. Erection of detached single storey building in rear garden

Town Council comments: no objections

Central Beds Council decision: Approved 20/08/20

[CB/20/01923/FULL](#)

97 Vaughan Road, Stotfold, SG5 4EN

Single storey rear extension

Town Council comments: no objections

Central Beds Council decision: Approved 03/08/20

[CB/20/02155/ADV](#)

Astwick Service Station, Great North Road, Stotfold, SG5 4BL

Advertisement: multiple illuminated and non-illuminated signs

Town Council comments: no objections

Central Beds Council decision: Approved 03/08/20

[CB/20/02358/FULL](#)

7 High Street, SG5 4LL

Conversion of ground floor betting shop to residential use to create 1 no. 2 bedroom flat and construction of new balcony and entrance canopy and alterations to external fenestrations to facilitate the works

Town Council comments: no objections

Central Beds Council decision: Approved 13/08/20

[CB/20/02673/VOC](#)

23 Arlesey Road, Stotfold, Hitchin, SG5 4HB

Variation to Condition 3 of Planning Permission CB/19/01227/Full: The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

Town Council comments: no objections

Central Beds Council decision: Approved 07/09/20

[CB/19/03832/FULL](#)

Site at 4 Vaughan Road, Stotfold, Hitchin, SG5 4EH

Appeal by Mr & Mrs Walker Appeal Reference APP/P0240/D/20/3247572

Town Council comments: No objections to CB/19/03832/FULL as already submitted, agree with conclusion of Appeal ref. APP/P0240/20/3247572

Central Beds Council decision: Planning Appeal dismissed

[CB/20/02556/FULL](#)

15 Whitecrofts, Stotfold, Hitchin, SG5 4EB

First floor side extension and projecting front canopy

Town Council comments: No objections

Central Beds Council decision: Approved 23/09/20

[CB/TRE/20/00301](#)

1 Coppice Mead, Stotfold, Hitchin, SG5 4JX

Works to Trees Protected by Tree Preservation Order

MB/68/00004/G1: Re pollard Lime Tree (T1) and Lime Tree (T2) back to the old points at approximately 14m

Town Council comments: No objections

Central Beds Council decision: Approved 29/09/20

[CB/20/02945/FULL](#)

7 Old Brewery Close, Stotfold, Hitchin, SG5 4QT

Demolition of existing conservatory and replace with a single storey pitched roof extension

Town Council comments: No Objections

Central Beds Council decision: Approved 05/10/20

[CB/20/03048/FULL](#)

74A Hitchin Road, Stotfold, Hitchin, SG5 4HT

Proposed single storey rear extension

Town Council comments: no objections

Central Beds Council decision: Approved 06/10/20

PLANNING APPLICATIONS

Meeting: 29th October 2020

A [CB/20/03197/FULL](#)

comments due 12/11/20

Beta Engineering Stotfold Ltd, Taylors Road, Stotfold, Hitchin, SG5 4AX
Erection of a temporary sales area and associated works.

Town Council comments: no objections

B [CB/20/03708/FULL](#) comments due 13/11/20

37 Baldock Road, Stotfold, Hitchin, SG5 4PB

Single storey rear/side extension following demolition of detached
single garage

Town Council comments: no objections

C [CB/20/03602/VOC](#) comments due 06/11/20

Barn at Astwick Road, Astwick Road, Stotfold, SG5 4BJ

Change of Use: Variation of Condition 5 of planning permission CB/19/01897/PAAD
(Prior Approval for a proposed change of use of agricultural building to a dwelling: Change
of use of the existing steel framed barn to two dwellings): Internal layout amendment with
the creation of an office on the first floor and revised windows positions

Town Council comments: no objections