

# MINUTES OF A VIRTUAL MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 25<sup>TH</sup> NOVEMBER 2020, AT 7PM

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## Committee Members present:

S Buck, B Collier, A Cooper (Chairman), Mrs M Cooper, S Dhaliwal, S Hayes, D Matthews, C Phelps.

## Also present:

Town Clerk – Mrs K Elliott-Turner and Councillor B Saunders

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### **33/20 APOLOGIES FOR ABSENCE**

There were none. Councillor Russell was absent without apologies.

### **34/20 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.

### **35/20 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None present.

### **36/20 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

#### Matters arising

Minute 32/20 – following a query as to whether planning permission was required for a toilet in a garden office, the Clerk has received the following response from a Planning Officer:

Outbuildings within the curtilage of a dwellinghouse are usually considered to be permitted development so long as they are incidental to the use of the dwellinghouse.

Examples of incidental uses could include common buildings such as garden sheds, other storage buildings, garages, and garden decking as long as they can be properly described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen.

It is likely that the 'garden office' would still rely on the main dwellinghouse for various living functions, and is therefore likely to be considered permitted development. If the dwellinghouse/inhabitants required formal proof of this, they would need to submit for a certificate of lawfulness.

### **37/20 DECISION NOTICES**

There were none.

### **38/20 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, the comments made against an application under executive action are approved, and comments on a planning appeal be submitted.

### **39/20 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.

Members noted that the application for 29 Coppice Mead has been called in by a Ward Member for consideration by the Development Management Committee, should they be minded to approve.

### **40/20 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

The Clerk advised that we have today received an application for comment for a proposal to demolish 122 Hitchin Road and to develop 14 houses on land at Shawmer Farm, Hitchin Road. This application will be considered at the next Planning Committee meeting.

With no further business, the meeting closed at 7.32pm

**MINUTES APPROVED (date):**

**SIGNED BY CHAIRMAN:**

## PLANNING APPLICATIONS

Meeting: 25<sup>th</sup> November 2020

- 1) Executive action taken to return comments before deadline – Councillor A Cooper (Chairman) and Mrs K Elliott-Turner (Town Clerk), 10<sup>th</sup> November 2020:

[CB/19/03872/RM](#)

comments due 12/11/20

Land At, Astwick Road, Stotfold

Reserved Matters: following outline application 16/04161/OUT Outline planning permission for up to 100 residential dwellings (including up to 35% affordable housing), demolition of buildings, introduction of structured planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Astwick Road and associated ancillary works. All matters to be reserved except for main site access onto Astwick Road. Outline planning permission, which establishes the principle for development on the site, and has steered the evolution of the proposals, has been granted on appeal for the development on Land West of Astwick Road, Stotfold (References: APP/P0240/W/17/3176387).

### **Council comments:**

Object - Stotfold Town Council repeats its objections to the original, refused, application under reference CB/16/04161 and submitted by the same applicant.

We fully supported the contents of the Notice of Refusal of Planning Permission issued by Central Bedfordshire Council, dated 21 February 2017, and note the comments under the Planning Appeal Decision, approving the appeal, and reiterate:

This is an opportunistic application, recognised as falling outside of the defined Settlement Envelope for Stotfold on a valuable greenfield site of high-grade agricultural land in contravention of the NPPF guidelines to “conserve and enhance the natural environment”. There is not even an indication that the area would be included for development in the CBC Local Plan currently in preparation.

Historically this area has supported a wide variety of native flora and fauna such as flocks of migrating lapwing (or ‘peewhit’ after which the former public house opposite was named).

It would form a relatively high-density development of urban sprawl on the edge of the town with a detrimental visual effect from the Special Conservation Area of the historic hamlet of Astwick.

There is no indication that the applicant has pursued either more suitable brown-field sites or alternative sites within the Settlement Envelope.

We also note the comments by Bedfordshire & River Ivel Internal Drainage Board on the previous application re. their requirement for a 7-metre bylaw strip would lead them to object to any development within that strip.

Despite claims to the contrary the current shortage of amenities within Stotfold would not make this a ‘sustainable’ development as described, such as –

- Despite recent additional school builds, the lower schools are at capacity with the threat of some pupils having to be placed outside of the town and the growing population threatening places for pupils of all ages within the near future.
- The local health care clinic is stretched to capacity, also catering for patients from both Arlesey and Fairfield – standard appointments regularly entail a wait of 2-4 weeks.
- The local pharmacy struggles to cope with around 1,000 prescriptions per day.
- There are no banking services in the town, simply 3 ATM machines.



houses is supported by CBC memorandum from Rob Page – Principle Highways Officer, dated 19 November 2020. 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 storage and a 3 wheelie bins hard standing (reference memorandum from Marie Bedborough – Environmental Service Compliance Officer, dated 11 November 2020) for both properties would appear to be rather distant from the roadway and quite impractical for regular use of the occupiers. We note that the original application under this reference was withdrawn by e-mail on 17 June 2020, we believe following the advice of a CBC Planning Officer?

**Further**, we note that earlier this year two applications for the site were submitted, the other being ref. CB/20/01368/FULL. Stotfold Town Council raised no objections to that application on the understanding that it involved extension of the existing property and included a garage/driveway to the side of the property thus providing sufficient off-road parking for the extended dwelling. It would now appear that the applicant has no intention of putting the garage in place. We have not been made aware of any amendments to or resubmission to this approved application. This latest proposal under CB/20/01397/FULL involves the exclusion of the garage mentioned above and would give rise to the objections noted above by the Principle Highways Officer.

- C**      [CB/20/03854/FULL](#)      comments due 02/12/20  
50 High Street, Stotfold, Hitchin, SG5 4LL  
Increase width of vehicular access with new dropped kerb, length 9900mm to provide access to existing area of hard standing for car parking to allow vehicles to reverse park onto our drive-thereby improving safety when leaving. New bus stop restricts visibility. New area of hard standing to replace grass verge adjacent to footway.  
**Council comments: No objections**
- D**      [CB/20/04012/FULL](#)      comments due 02/12/20  
7 Kingsway, Stotfold, Hitchin, SG5 4EL  
Proposed part two and single storey side extension  
**Council comments: No objections, however this extension must be used as ancillary to the dwelling 7 Kingsway**
- E**      [CB/20/03629/VOC](#)      comments due 08/12/20  
Land off Astwick Road, Stotfold, Bedfordshire  
Variation of condition 17 (noise) of planning permission CB/16/04161/OUT (Outline planning permission for up to 100 residential dwellings) variation of the wording of the condition.  
**Council Comments: No objections**
- F**      [CB/20/04087/FULL](#)      comments due: 09/12/20  
100-102 Norton Road, Stotfold, Hitchin, SG5 4PG  
Re-Submission of planning permission CB/20/00832/Full (Storage building for building supplies)  
**Council Comments: No objections**