

MINUTES OF A VIRTUAL MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 9TH DECEMBER 2020, AT 7PM

Committee Members present:

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

Also present:

Town Clerk – Mrs K Elliott-Turner and Councillors Mrs A Clarey and B Saunders

41/20 APOLOGIES FOR ABSENCE

There were none.

42/20 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.

43/20 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

44/20 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Clerk's Report

For information, a one-item Planning Committee meeting is being held on Thursday 17th December, to enable Chelgate Ltd/UKLand.com to present proposals for a new development to the rear of Arlesey Road and Hitchin Road.

45/20 DECISION NOTICES

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

46/20 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.

47/20 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/20/04302/FULL, 7 Regent Street is called in for consideration by the Central Bedfordshire Council Development Management Committee, should they be minded to approve.

48/20 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A request was made for a chase on the construction plans for the proposed Toucan crossing associated with development by Linden Homes on Arlesey Road – Planning, Highways and Enforcement. The S106 Agreement states that the Toucan crossing must in be place before the first occupancy of a dwelling on that site.

With no further business, the meeting closed at 7.30pm

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Committee meeting: 9th December 2020

[CB/20/02226/VOC](#)

Beta Engineering Stotfold Ltd, Taylors Road, SG5 4AX

Variation of condition 18 of planning permission CB/17/05913/FULL (development of 32 residential dwellings). Supersede approved site plan with new site plan. Minor repositioning of the plots

Town Council comments: No objections

Central Bedfordshire Council Decision: Approved 13/10/20

[CB/20/03320/FULL](#)

9 High Street, Stotfold, Hitchin, SG5 4LL

Garage conversion with front bay window

Town Council comments: No objections

Central Bedfordshire Council Decision: Approved 13/10/20

[CB/20/01874/FULL](#)

27 Brook Street, SG5 4LA

front extension

Town Council comments: No objections

Central Bedfordshire Council Decision: Approved 14/09/20

[CB/20/03708/FULL](#)

37 Baldock Road, Stotfold, Hitchin, SG5 4PB

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

Town Council comments: No objections

Central Bedfordshire Council Decision: Approved 1/11/20

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- A** [CB/TRE/20/00643](#) comments due 14/12/20
6 Brayes Manor, Stotfold, SG5 4DW
Works to a Tree Protected by Tree Preservation Order MB/07/0006/T1:1.5m - 2m reduction to shape and balance crown of Walnut Tree.
Town Council comments: No objections
- B** [CB/20/03832/FULL](#) comments due 23/12/20
Shawmer Farm, 122 Hitchin Road, Stotfold, SG5 4HT
Erection of 14 dwellings to include new access following the demolition of No.122 Hitchin Road and all associated ancillary works.
Town Council comments: No objections
- C** [CB/20/04333/FULL](#) comments due 25/12/20
21 Roe Close, Stotfold, SG5 4HX
2 storey and single storey side extension
Town Council comments: No objections, however we note that there is a considerable difference in land height between this and neighbouring properties, which will result in overlooking. Please also note that affected neighbours in the adjacent street of Hazel Grove did not receive notification of this application.
- D** [CB/20/04415/FULL](#) comments due 31/12/20
76 Willowherb Way, Stotfold, SG5 4GR
Single storey rear extension, loft conversion with associated roof lights and new obscured windows on the side elevations
Town Council comments: Object – we feel that by creating an additional bedroom to the property, there will be insufficient off-road parking to accommodate an increased size in dwelling
- E** [CB/20/04302/FULL](#) comments due 31/12/20
7 Regent Street, Stotfold, SG5 4ED
Removal of the existing single garage and the erection of a new 1 bedroom bungalow with associated garden amenity, bin storage and off street parking
Town Council comments: Object – overdevelopment of a very small site, providing limited amenity to the proposed dwelling. It provides for only one parking space, and does not include a vehicle turning area. The proposals also do not show any parking spaces for the existing adjacent 3 bed dwelling at 7 Regent Street. The proposed development is not in keeping with other properties in the area, and its street scene frontage is out of keeping with the rest of the built houses in close proximity. The documentation states that the proposal is similar to an already approved development across the road, however this is incorrect as that development sits on a wider plot and is a square shaped building. The internal memo. No. 167916 from the Environmental Service Compliance Office is incorrect, as it states that the proposed dwelling sits on an established road, however it is a private road. The Design and Access Statement section 1.2 states that the site is 100m from the roundabout where Regent Street, Arlesey Road, Hitchin Road and High Street converge – this is a traffic light junction, not a roundabout. It also states that there is a bus stop opposite Regent Gardens, this is incorrect as it is on the same side as Regent Gardens and outside no. 5. We also have concerns over the

construction of the proposed dwelling and the impact this will have on the access serving properties at the end of this private road.