

MINUTES OF A VIRTUAL MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 13TH JANUARY 2021, AT 7.03PM

Committee Members present:

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

Also present:

Councillors B Saunders and J Talbot, one member of the public and the Town Clerk

1/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Buck.

2/21 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Matthews declared an interest in application CB/20/04506/VOC Land South of Arlesey Road, Stotfold – Variation of condition number 2 of planning permission, as the applicant is one of his tenants in his day job. 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.

3/21 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

4/21 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

5/21 DECISION NOTICES

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

6/21 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.

7/21 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

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

8/21 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

With no further business, the meeting closed at 7.26pm

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

PLANNING DECISIONS
Committee meeting: 13th January 2021

[CB/20/03852/FULL](#)

25 Brook Street, Stotfold, Hitchin, SG5 4LA

Two storey rear and side extensions, porch extension and associated internal alterations

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 08/12/20

[CB/20/03931/FULL](#)

29 Coppice Mead, Stotfold, Hitchin, SG5 4JY

Re-submission of planning application CB/20/01397/FULL Demolition of existing double garage and erection of a detached 2 bedroom dwelling.

Council Comments: Object on the grounds of overdevelopment on a triangular and restricted site with the loss of off-road parking to the existing property No.29 while increasing parking requirements for the combined two properties. This objection concerning off-road parking provision for both the existing and new houses is supported by CBC memorandum from Rob Page – Principal 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 Principal Highways Officer. This was sat alongside a further application which showed a garage to the existing extended garage, which shows due to the height, it would be very overbearing of an adjacent dwelling, no hard standing is provided for.

Central Bedfordshire Council Decision: Refused 23/12/20

[CB/20/04012/FULL](#)

7 Kingsway, Stotfold, Hitchin, SG5 4EL

Proposed part two and single storey side extension

Town Council comments: no objections; however this extension must be used as ancillary to the dwelling 7 Kingsway

Central Bedfordshire Council Decision: Approved 17/12/20

CB/TRE/20/00643

6 Brayes Manor, Stotfold, Hitchin, 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

Central Bedfordshire Council Decision: Approved 21/12/20

PLANNING APPLICATIONS

Meeting: 13th January 2021

- A** [CB/20/04475/FULL](#) comments due:12/01/21
76 Vaughan Road, Stotfold, Hitchin, SG5 4EW
Single storey rear and side extensions
Town Council comments: No objections (extension granted)
- B** [CB/20/04561/FULL](#) comments due: 13/01/21
9 Marschefield, Stotfold, Hitchin, SG5 4EF
Single storey rear extension and partial conversion of integral garage
Town Council comments: No objections (extension granted)
- C** [CB/20/04506/VOC](#) comments due: 13/01/21
Land South of Arlesey Road, Stotfold, SG5 4HD
Variation of condition number 2 of planning permission
CB/18/02232/FULL (Erection of 161 dwellings). Amendment sought: remove footpath from eastern boundary to "The Gardens".
Town Council comments: Object – we have not been provided with an appropriate set of plans in order to make a comment. There should be a plan showing the route footpath to be removed, one to show the outcome after its proposed removal and justification for its removal, as per memorandum from the Principal Highways Officer (extension granted)
- D** [CB/20/04679/FULL](#) comments due: 20/01/21
2 Marigold Way, Stotfold, Hitchin, SG5 4HQ
Two storey side and rear extension linking to existing garage.
Town Council comments: No objections
- E** [CB/20/04775/FULL](#) comments due: 01/02/21
7 Ivel Way, Stotfold, Hitchin, SG5 4DA
Dormer extension to front elevation
Town Council comments: No objections
- F** [CB/20/04660/FULL](#) comments due: 02/02/21
Barn at Astwick Road, Astwick Road, Astwick, Stotfold, SG5 4BJ
Change of use from the field to garden land including landscaping, new hardstanding and change of boundary lines.
Town Council comments: No objections
- G** [CB/20/04681/FULL](#) comments due: 03/02/21
154 Hitchin Road, Stotfold, Hitchin, SG5 4JE
Dropped kerb
Town Council comments: No objections
- H** [CB/21/00019/FULL](#) comments due 04/02/21
10 The Avenue, Stotfold, SG5 4LY
Front porch and part single storey, part two-storey rear extensions
Town Council comments: No objections