

# MINUTES OF A VIRTUAL MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 10<sup>TH</sup> MARCH 2021, AT 7.00PM

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## Committee Members present:

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

## Also present:

Town Clerk – Mrs K Elliott-Turner

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### **33/21 APOLOGIES FOR ABSENCE**

There were no apologies for absence received, as all committee members were present.

### **34/21 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.

### **35/21 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None present.

### **36/21 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

Nothing to report.

### **37/21 DECISION NOTICES**

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

### **38/21 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.

### **39/21 COMMITTEE TERMS OF REFERENCE**

Members reviewed this committee's Terms of Reference and proposed amendments by the Clerk to update and clarify certain points within.

**RECOMMENDED** that the updated committee Terms of Reference for the Planning Committee, forming part of the council's Standing Orders, are adopted.

### **40/21 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.

**39/21 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

A member outlined his concerns about the number of large vehicles and lorries currently parking along the Pix Brook Academy service road known as 'Stone Road', and lorries and staff vehicles parking along Astwick Road and Fen End, all in connection with the relocation of the Saunders facility from Arlesey Road. This won't be resolved until the application for a new site at Wrayfields is approved.

With no further business, the meeting closed at 7.11pm

**MINUTES APPROVED (date):**

**SIGNED BY CHAIRMAN:**

## Planning Decisions

Committee meeting: 10<sup>th</sup> March 2021

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

Appeal Reference APP/P0240/W/20/3259870

Site at Land adjacent to 85 Astwick Road, Stotfold, Bedfordshire, SG5 4BQ

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

**Town Council comments:** No objections – it is a natural infill site, flanked on both sides by very long-established dwellings, and the effect it would have on the rest of Stotfold in terms of sustainability or traffic movement would be minimal

**Central Bedfordshire Council Decision:** Appeal Dismissed 20/01/21

### [CB/20/04333/FULL](#)

21 Roe Close, Stotfold, Hitchin, 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.

**Central Bedfordshire Council Decision:** Approved 08/02/21

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

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 ancillary works. All matters to be reserved except for main site access on to Astwick Road. Outline planning permission which establishes the principle of development of 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)

**Town Council comments:** we object to this application, as we feel it is overdevelopment of the site, and provides insufficient infrastructure to support this level of development. However, should the application be approved, we support the Public Rights of Way Officer's comments that Bridleway 18 should be surfaced as part of the development contribution. We also request that provision is made for swift bricks and swallow nests on the proposed properties and hedgehog holes in fencing in this development, and that a toad pond is provided in the swale area.

**Central Bedfordshire Council Decision:** Approved 08/02/21

### [CB/20/03602/VOC](#)

Barn at 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

**Central Bedfordshire Council Decision:** Approved 14/12/2020

## PLANNING APPLICATIONS

Meeting: 10<sup>th</sup> March 2021

- A [CB/21/00450/FULL](#) comments due: 18/03/21  
23 The Gardens, Stotfold, Hitchin, SG5 4HD  
Erection of single detached side garage  
**Town Council comments: no objections**