

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 8th SEPTEMBER 2021, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE.

Committee Members present:

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

Also present:

Assistant Clerk – Ms Caroline Jenkins, Mrs A Clarey

71/21 APOLOGIES FOR ABSENCE

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

72/21 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.

73/21 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

74/21 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

75/21 DECISION NOTICES

These were noted.

76/21 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.

77/21 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.

78/21 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Members queried the relocation of Saunders Yard to Wrayfields and what was happening with regard to the building work. The original contractor to complete the works has gone bankrupt and while a new contractor has been found, there is a 10-14 week delivery for materials.

It was noted by members that the new café to be opened on the high street, that was originally Stephens Estate Agents will not need to apply for a change of use. It was also noted that the owners are keen to apply for an alcohol license to run the premises as a bistro.

The recent incident in the area of the Fox and Duck car park was also noted, as it was reported an armed response was present. We have had confirmation that this was nothing to do with the Fox and Duck itself.

With no further business, the meeting closed at 7.17pm

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Applications

Meeting: 8th September 2021

[CB/21/03530/FULL](#)

comments due: 09/09/21

79 Regent Street, Stotfold, Hitchin, SG5 4DX
Single storey rear extension following removal of shed, conservatory and garage
Town Council comments: no objections

[CB/21/03659/FULL](#)

comments due: 10/09/21

2 Church Road, Stotfold, Hitchin, SG5 4LX
Single storey side and rear extension with extension to existing rear conservatory.
Town Council comments: no objections, slight encroachment but should be neighbour agreement.

[CB/21/02830/VOC](#)

comments due: 17/09/21

76 Vaughan Road, Stotfold, Hitchin, SG5 4EW
Variation of Condition 2 of planning permission CB/20/04475/FULL (Single storey rear and side extensions) Alteration to the approved elevations to incorporate a 10 degree pitch to the roof. New proposed roof profile shown on BSC A300 C. Change to Roof finish Material- now proposed to be concrete plain tile to match existing host building.
Town Council comments: no objections

[CB/21/03687/FULL](#)

comments due: 21/09/21

46 Trinity Road, Stotfold, Hitchin, SG5 4EQ
Single storey rear and side extension following demolition of existing garage and outbuilding
Town Council comments: no objections

[CB/21/03810/FULL](#)

comments due: 21/09/21

Barn at Astwick Road Stotfold Beds
New car ports for approved barn conversions
Town Council comments: no objections

[CB/21/03852/FULL](#)

comments due: 24/09/21

43 The Green, Stotfold, Hitchin, SG5 4AN
Front single storey extension Alterations to existing fenestration, new render finish to existing house.
Town Council comments: no objections

Planning Decisions

Meeting: 8th September 2021

[CB/21/02918/PIP](#)

Land South of the Cemetery, Mill Lane, Stotfold, SG5 4NU

Permission in Principle: Residential development of 9 dwellings and cemetery extension

Town Council Comments:

Object: As we understand a Permission in Principle (PIP), it is concerned with the location of the site, the type of land use proposed and the amount of development.

A housing led PIP can have up to a maximum of 9 houses and some other type of development such as retail, office space or community use.

The total land area cannot exceed 1 hectare with the housing element occupying more than 50% of the land area.

At no time before the submission of this application did either the owner of the site or the Agent discuss their proposals with Stotfold Town Council.

Location

The site on Mill Lane is between the Stotfold Cemetery and a woodland part of Stotfold Mill Nature Reserve.

The application site is outside the settlement envelope and is therefore in the open countryside. We believe that Central Bedfordshire Council has a 5- year land supply with a buffer and thus DM4 applies.

The application does not fall into any of the exception categories so the application should be refused.

This part of Mill Land with Malthouse Lane, from the Nature Reserve to the Riverside Recreation Ground, was submitted by the Town Council for possible local Quiet Lanes status. It is well walked for its pleasant countryside feel without houses and footways, bounded by hedges, being the only section of roadway of this type in Stotfold. The Cemetery is a quiet peaceful place used for reflection by those who walk around it.

Adjacent housing would destroy this environment.

Land use

The site is not a brownfield site. It is of the same geological nature as the cemetery and land south of the public footpath shown on the application plan. The land to the south of the footpath (N30 in CBC planning terms) is described by CBC as grade 1,2 and 3. The field in which the application site lies must be of the same category, so its agricultural Use is of Best and Most Versatile Land.

The Stotfold Green Infrastructure Plan, on page 6, shows the Nature Reserve in yellow and green stripes it was adopted by CBC in April 2009. It shows the aspirations of the community of Stotfold. The areas marked as 38, next to the Nature Reserve, are noted on page 7 in the GI Plan Aspirations table as 'Extend Mill Meadows Eastward'.

This 'extension use' includes the application site. It is best if Nature Reserves have green buffer land between them and developments such as housing.

Area 18 is the Cemetery and area 19 is land to extend the cemetery. The owner has known since 2009 that the Town Councils preference is to extend the cemetery northwards.

The proposal to have a cemetery extension to the south of the cemetery is impractical because it can't be integrated with the rest of the cemetery. To put linking paths into this site would require many graves to be destroyed which the Town Council is not permitted to do and therefore will not do. To put in a roadway would not help to integrate it and would take up too much space in this small narrow proposal area.

The Federation of Burial and Cremation Authorities advise that cemetery extensions should have a capacity for 50 years.

The Town Council will not accept this area as an extension of the town's cemetery.

Amount of development

The only developments that the Town Council wishes to see along this part of Mill Lane are the extension of the Mill Meadows Nature Reserve and northern extension of the cemetery.

Since the earlier estimations of the size of the cemetery extension the town has seen high levels of house building. The long-term need has therefore increased.

Looking at the proposal plan it can be seen that a northern extension can provide an enlarged car park and there are three stub ends of roadway ready to link into the extension leading to an east west central cemetery spine road. Such an extension will integrate with the current cemetery

For 50 years capacity the extension could be rectangular with the current northern side approximately 286m with depth of 70m enclosing 2ha (5 acres)

The Town Council therefore objects to the application CB/21/02918/PIP for the above reasons.

Central Bedfordshire Council Decision: Refused 28/07/21

[CB/21/01731/FULL](#)

65 Regent Street, Stotfold, Hitchin, SG5 4DX

Erection of a single storey ancillary timber granny annexe

Town Council Comments: No objections (Link to Application CB/21/01733/LDCP noted)

Central Bedfordshire Council Decision: Approved 30/07/21

[CB/21/02270/FULL](#)

8 The Gardens, Stotfold, SG5 4HD

Alteration to roof with rear dormer to facilitate first floor habitable accommodation and single storey rear extension

Town Council Comments: object – the proposed room in the roof with the dormer window has been referred to as a habitable room; as this would be a 4th bedroom, we consider there to be insufficient off-road parking on this narrow road to accommodate

Central Bedfordshire Council Decision: Approved 10/08/21

[CB/21/03009/FULL](#)

67 Valerian Way, Stotfold, Hitchin, SG5 4ET

Install conservatory to the rear of the property

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 17/08/21

[CB/21/03226/VOC](#)

Barn at Astwick Road, Astwick, Hitchin, SG5 4BH

CB/20/03602/VOC - (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): Revised internal layout and window positions.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Application Withdrawn 17/08/21