

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 10TH NOVEMBER 2021, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

A Cooper (Vice-Chairman), Mrs M Cooper, S Dhaliwal, S Hayes, D Matthews

Also present:

Town Clerk – Mrs K Elliott-Turner, Councillors Mrs L Anderson, Mrs J Hyde, J Talbot

95/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Buck, Mrs Bhasin, Collier and Russell.

96/21 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS

There were no disclosures of members interests. There were no requests for dispensation. 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.

97/21 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

98/21 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

99/21 DECISION NOTICES

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

100/21 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.

101/21 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that Ward Member, Councillor Dixon is requested to call in application CB/21/04653/FULL Land to rear of 7 Regent Street, SG5 4ED, for consideration by the Central Bedfordshire Council Development Management Committee.

102/21 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

With no further business, the meeting closed at 7.15pm

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Decisions Report

Committee meeting: 10th November 2021

Decisions of Local Planning Authority, Central Bedfordshire Council on applications received.

[CB/21/02480/FULL](#)

Land to the rear of 7 Regent Street, Stotfold, Hitchin, SG5 4ED

Erection of a 1 bedroom bungalow with associated garden amenities, off street parking and demolition of the existing single garage.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Refused 25/08/21

[CB/21/03132/FULL](#)

10 Saxon Avenue, Stotfold, Hitchin, SG5 4DD

Single storey rear extension and alterations to existing single storey side extension with amendments to the kitchen extension & snug area.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 09/09/21

[CB/21/03020/FULL](#)

23 Home Close, Stotfold, Hitchin, SG5 4DJ

Single storey side extension and front porch

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 06/09/21

[CB/21/03170/FULL](#)

15 Daisy Lane, Stotfold, Hitchin, SG5 4HJ

Single storey side extension

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 07/09/21

[CB/21/01830/FULL](#)

1 Hallworth Drive, Stotfold, SG5 4HR

Single storey front extension to replace flat roofed frontage and entrance hall

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 09/09/21

[CB/21/03322/FULL](#)

59 Prince Charles Avenue, Stotfold, Hitchin, SG5 4PN

Single storey rear extension.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 20/09/21

[CB/21/03386/FULL](#)

14 Home Close, Stotfold, Hitchin, SG5 4DJ

Single storey side and rear extension following demolition of existing garage.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 15/09/21

[CB/21/03388/FULL](#)

4 The Gardens, Stotfold, Hitchin, SG5 4HD
Demolition of existing garage and erection of a single storey detached bungalow, car parking and landscaping

Town Council Comments: No objections

Central Bedfordshire Council Decision: Refused 30/09/21

[CB/21/03481/FULL](#)

105 Church Road, Stotfold, Hitchin, SG5 4NE
Single storey front extension

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 28/09/21

[CB/21/03509/FULL](#)

13 Whitecrofts, Stotfold, Hitchin, SG5 4EB
Single storey front extension

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 17/09/21

[CB/21/03526/FULL](#)

3 Waters End, Stotfold, Hitchin, SG5 4QA
Single storey rear extension

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 21/09/21

[CB/21/03389/FULL](#)

14 The Crofts, Stotfold, Hitchin, SG5 4ND
Rebuilding of ground floor external walls and roof

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 28/09/21

[CB/21/03480/FULL](#)

10 Gentian Gardens, Stotfold, Hitchin, SG5 4JW
Single storey rear extension, front porch and a new window on the existing side elevation.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 27/09/21

[CB/21/03628/FULL](#)

81 Silver Birch Avenue, Stotfold, Hitchin, SG5 4BB
Demolition of existing conservatory and erection of single storey rear extension.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 22/09/21

[CB/21/03564/FULL](#)

40 Baldock Road, Stotfold, Hitchin, SG5 4PB
Raise roof height to create rooms within loft, internal modifications and front porch

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 16/09/21

[CB/21/03413/FULL](#)

8 High Street, Stotfold, Hitchin, SG5 4LL

Single storey flat roof rear extension

Town Council Comments: No objections

Central Bedfordshire Council Decision: Application withdrawn 21/09/21

[CB/21/02480/FULL](#)

Land to the rear of 7 Regent Street, Stotfold, Hitchin, SG5 4ED

Erection of a 1 bedroom bungalow with associated garden amenities, off street parking and demolition of the existing single garage.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Application refused 25/08/21 **Appeal:** 18/10/21

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

79 Regent Street, Stotfold, Hitchin, SG5 4DX

Single storey rear extension following removal of shed, conservatory and garage

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 29//09/21

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

2 Church Road, Stotfold, Hitchin, SG5 4LX

Single storey side and rear extension with extension to existing rear conservatory.

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 28//09/21

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

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

Central Bedfordshire Council Decision: Approved 30//09/21

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

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

Central Bedfordshire Council Decision: Approved 11/10/21

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

Barn at Astwick Road Stotfold Beds

New car ports for approved barn conversions

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 13/10/21

[CB/21/03825/FULL](#)

39 Church Road, Stotfold, Hitchin, SG5 4LZ

Single storey rear infill extension and outbuilding

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 25/10/21

[CB/21/04163/FULL](#)

117 Hitchin Road, Stotfold, Hitchin, SG5 4JE

Single storey side and rear extensions

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 01/11/21

[CB/21/04174/FULL](#)

11 Silver Birch Avenue, Stotfold, Hitchin, SG5 4AR

Two storey side and single storey rear extension

Town Council Comments: No objections

Central Bedfordshire Council Decision: Approved 27/10/21

Planning Applications Received

Committee meeting: 10th November 2021

Comments made by Stotfold Town Council's Planning Committee, on applications received

[CB/21/04464/FULL](#)

79 Astwick Road, Stotfold, Hitchin, SG5 4BQ

Single storey side extension

Town Council comments: no objections

[CB/21/04545/FULL](#)

23 Vaughan Road, Stotfold, Hitchin, SG5 4EH

Single storey front and rear extensions, two storey side and rear extension with first floor rear balcony.

Town Council comments: no objections

[CB/21/04653/FULL](#)

Land to the rear of 7 Regent Street, Stotfold, Hitchin, SG5 4ED

Erection of a new 1 bedroom bungalow with associated garden amenity, bin storage and off street parking.

Town Council comments: Object – the proposed development by virtue of its scale, mass, size, density and orientation within the plot, would form a cramped overdevelopment of the application site and would not add to the overall quality of the area. The proposal would fail to relate well to the existing local surroundings due to the cramped nature of the development in the context of the site, and would therefore fail to enhance or reinforce the local distinctiveness given that it would appear as out of character with the surrounding established development. Off road parking provision for both the new proposal and existing property, No. 7, are not sufficient in this already busy and narrow road.