

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 17TH NOVEMBER 2021, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

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

Also present:

Town Clerk – Mrs K Elliott-Turner

103/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs Bhasin.

104/21 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.

105/21 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

106/21 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

107/21 DECISION NOTICES

Nothing to report.

108/21 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.

109/21 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that Ward Members are requested to call in application CB/21/02398/FULL 24 Regent Street, SG5 4EA, for consideration by the Central Bedfordshire Council Development Management Committee.

110/21 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

With no further business, the meeting closed at 7.18pm

MINUTES APPROVED (date):
SIGNED BY CHAIRMAN:

Meeting: 17th November 2021

[CB/21/02398/FULL](#)

comments due 19/11/21

24 Regent Street, Stotfold, SG5 4EA

Conversion of existing house/extensions into 3 dwellings and extension of existing dropped kerb/crossover. Two new dwellings to adjacent land.

Town Council comments:

Object for the following reasons:

1. The use of the front garden as car parking detracts from the street scene and the setting of this 137 year old Victorian double fronted house built in 1884.

2. The location of this proposed development on Regent Street, a C classified road, is at the double T junctions of Regent Street/Church Road and Regent Street/Whitcrofts all on a blind bend in Regent Street. Because many of the properties, to the north, on the same side of the road as this development are small terraced cottages, without off road parking, there are often many vehicles parked along its length. To the south, indicated on the parking plan, the footway has been narrowed to form a shopper's parking area for the butchers and hairdressers. This parking area was constructed as part of the town centre improvement scheme by Central Bedfordshire Council. Vehicles travelling south often have to move in and out of spaces in the parked cars when other vehicles are travelling north.

The vision for drivers reversing out of the parking spaces in front of the house will be severely impaired in both directions making it a dangerous manoeuvre in this particular location.

3. The shopper's parking area must not be used by any people living in this development.

4. This application is overdevelopment of the site. With the change to number of bedrooms in one flat down to 1 bed, the car parking is at the minimum of 8 spaces (advised 12 spaces) with no on site nor adjacent off site visitor spaces, and the proposed parking area reduces the amenity space for the 3 flats, and is not adjacent to the flats.

At this location in Regent Street all vehicles entering and leaving the site must do so in forward gear – this contravenes Central Bedfordshire Council's parking requirements design guide.

We fully support the objections raised by a resident (already submitted to CBC Planning) as attached (*on file*).

[CB/21/02983/FULL](#)

comments due 06/12/21

40 Vaughan Road, Stotfold, SG5 4EH

Erection of a conservatory

Town Council comments: no objections

[CB/TCA/21/00587](#)

comments due 01/12/21

Taylor's Mill, Taylor's Road, Stotfold, SG5 4AZ

Works to trees within a Conservation Area: height reduction/topping to Leylandii Trees and re-pollard to 3.5m to Crack Willow Tree

Town Council comments: no objections

[CB/21/04822/FULL](#)

comments due 08/12/21

84 Vaughan Road, Stotfold, SG5 4EW

Part two storey side extension and single storey front extension

Town Council comments: no objections

[CB/21/04701/FULL](#)

comments due 08/12/21

25 Queen Street, Stotfold, SG5 4NX

Part first and two storey rear extensions and associated alteration works

Town Council comments: no objections