

# MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 12<sup>TH</sup> JANUARY 2022, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

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## Committee Members present:

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

## Also present:

Councillors Mrs Hyde and Talbot, the Town Clerk – Mrs K Elliott-Turner

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### **119/21 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Mrs Bhasin.

### **120/21 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.

### **121/21 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None present.

### **122/21 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

#### Correspondence

Notification that the following application is due to be considered by Central Bedfordshire Council's Development Management Committee at their meeting on 19<sup>th</sup> January: CB/21/02398/FULL 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. The application is recommended for approval by officers. Councillors Collier and Cooper will attend on behalf of the town council following our objection comments to the application.

Notification that an appeal has been submitted by UKLand following refusal of their application CB/21/01248/OUT Land South of Arlesey Road, Stotfold, SG5 4HD Outline application (with all matters reserved except access) for a development of up to 181 dwellings to include up to 35% affordable, an integrated Care Village (C2 use) with ancillary community facilities, 11ha of public open space comprising parkland and woodland extension, Pix Brook flood mitigation proposals, extensive new landscaping, play areas, creation of biodiversity habitat, public car park, new access arrangements and all ancillary works. Application ref: APP/P0240/W21/3289401. A date for Public Inquiry is to be confirmed, however, if we wish to make comments or modify/withdraw previous representation, this should be forwarded to the Planning Inspectorate. Planning Officers will be asked if the UKLand application has been amended, which would require our planning committee to consider and review our previous comments. Once a date has been set for the Planning Inquiry, the town council will send representation.

**115/21 DECISION NOTICES**

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

**116/21 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.

**117/21 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.

**118/21 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

Nothing to report.

With no further business, the meeting closed at 7.13pm

**MINUTES APPROVED (date):**

**SIGNED BY CHAIRMAN:**

## **Planning Decisions Report**

Committee meeting: 8<sup>th</sup> December 2021

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

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### **[CB/21/04083/FULL](#)**

1 Norton Road, Stotfold, Hitchin, SG5 4PQ

Demolition of lean-to outbuilding and erection of single storey rear/side extension.

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Approved 04/11/21

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

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

**Central Bedfordshire Council Decision:** Application withdrawn 08/11/21

### **[CB/21/04227/TDM](#)**

High Street, Stotfold, SG5 4LG

Telecommunications Determination Masts: Proposed 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Refused 09/11/21

### **[CB/21/04378/FULL](#)**

34 Sorrel Drive, Stotfold, Hitchin, SG5 4JS

Loft conversion to include 3 roof lights to the front elevation and 7 roof lights to the rear elevation.

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Approved 17/11/21

### **[CB/21/02931/FULL](#)**

85 Silver Birch Avenue, Stotfold, Hitchin, SG5 4BB

Erection of first floor side extension

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Approved 9/11/21

[CB/21/03140/FULL](#)

51 Aspen Gardens, Stotfold, Hitchin, SG5 4RS

Change of use to amenity land to garden land with repositioning of side boundary and replacement of fencing to part brick walls

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Approved 9/11/21

### **Planning Applications Received**

Committee meeting: 8<sup>th</sup> December 2021

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

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[CB/21/04999/FULL](#)

comments 16/12/21

40 Coppice Mead, Stotfold, Hitchin, SG5 4JY

Single story rear extension to replace existing conservatory, single story front extension, loft conversion changing the roof from hip to gable with rear dormer and roof lights to front.

**Town Council comments:** No objections

[CB/21/04724/FULL](#)

comments 16/12/21

34 Common Road, Stotfold, Hitchin, SG5 4BX

Two storey side extension with dropped kerb and 2 front parking spaces

**Town Council comments:** object – this is a very narrow road and if the proposal is for 3 on-site and 1 on road parking, this will create further traffic and parking hazard on Common Road. It is suggested that parking spaces are accommodated on-site and that they access via Castles Close, rather than Common Road

[CB/21/04882/FULL](#)

comments 20/12/21

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

Replacement and relocation of an existing septic tank

**Town Council comments:** no objections, provided that the 2015 and 2020 regulations regarding sewerage treatment systems are followed

[CB/21/05106/FULL](#)

comments 21/12/21

8 High Street, Stotfold, Hitchin, SG5 4LL

Rear single storey pitched roof extension, alter existing single storey flat roof side extension to pitched roof

**Town Council comments:** No objections