

# 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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### **1/22 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Mrs Bhasin.

### **2/22 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.

### **3/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None present.

### **4/22 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 a member representative.

**5/22 DECISION NOTICES**

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

**6/22 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.

**7/22 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE**

**RESOLVED** that a request is made to our Ward Members to call in application CB/21/05572/FULL 53 Hitchin Road, Stotfold, SG5 4HT, for consideration by the Development Management Committee, should officers be minded to approve.

**8/22 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

Nothing to report.

With no further business, the meeting closed at 7.20pm

**MINUTES APPROVED (date):**

**SIGNED BY CHAIRMAN:**

**Planning Decisions Report**

Committee meeting: 12<sup>th</sup> January 2022

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

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

79 Astwick Road, Stotfold, Hitchin, SG5 4BQ

Single Story Side Extension

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Approved 29/11/21

[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

**Central Bedfordshire Council Decision:** Approved 01/12/21

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

40 Vaughan Road, Stotfold, Hitchin, SG5 4EH

Erection of a conservatory

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Approved 10/12/21

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

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

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

**Town Council Comments:** No objections

**Central Bedfordshire Council Decision:** Approved 08/12/21

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

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

**Central Bedfordshire Council Decision:** Approved 23/12/21

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

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

**Central Bedfordshire Council Decision:** Approved 23/12/21

### **Planning Applications Received**

Committee meeting: 12<sup>th</sup> January 2022

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

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[CB/21/05267/FULL](#)

comments due 19/01/22

4 Olivers Lane, Stotfold, Hitchin, SG5 4DH

Installation of 14 solar panels on south-east facing roof

**Town Council comments:** no objections in principle, however we have concerns about potential reflection of the solar panels from 4 Olivers Lane – a single storey dwelling, onto numbers 24, 25 and 26 Home Close, and suggest that Bedfordshire Fire Service are consulted for their views on this.

[CB/21/05499/FULL](#)

comments due 19/01/22

9 Home Close, Stotfold, Hitchin, SG5 4DJ

First floor side extension, above existing garage to be converted into habitable living.

**Town Council comments:** no objections

[CB/21/05572/FULL](#)

comments due 03/02/22

53 Hitchin Road, Stotfold, Hitchin, SG5 4HT

Subdivision of the site and erection of a single storey detached dwellinghouse, associated on-site parking and demolition of the on-site garage

**Town Council comments:** object on the following grounds: we feel that this proposal constitutes overdevelopment of a very small sub-divided plot, with the separation between 55 Coppice Mead and the proposed property being inadequate, and also that it would be very close to three of its boundaries making it almost impossible to carry out property and boundary maintenance. The application is misleading as it refers to the site having no trees, however there are trees on site, and it also compares the proposal to a larger and squarer plot on the other side of Hitchin Road, which we feel is not a fair comparison. Parking provision is inadequate and there are no visitor parking spaces. Highways report advises that a fire engine should be able to access the proposed dwelling, however this would be impossible due to the inadequate width of the access road and no-where for it to turn around. We fully support the comments of the Senior Highways Officer.