

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 26TH JANUARY 2022, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

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

Also present:

Councillor Mrs J Hyde, the Town Clerk – Mrs K Elliott-Turner

9/22 APOLOGIES FOR ABSENCE

There were none, as all committee members were present.

10/22 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS

Councillor Hayes declared an interest in application CB/22/00064/FULL Conservative Club, 93 Regent Street, Stotfold, as the applicant is a next-door neighbour. 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.

11/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

12/22 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

13/22 DECISION NOTICES

Nothing to report.

14/22 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.

Members considered the notification of the Appeal relating to CB/21/01248/OUT (Appeal Ref: APP/P0240/W/21/3289401 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', and that we are invited to make further comment or amend our previous comments.

It was noted that the appeal documents now available on Central Bedfordshire Council's planning pages, refer to several amended or additional documents, and these have not been submitted with the appeal documents. Therefore, we are

unable to judge whether we need to make further comment or amend our previous comments.

RESOLVED that the Planning Inspectorate, copied into Central Bedfordshire Council's Planning Officer, is advised that we object to this appeal, in addition to our previous comments, because the appeal has been submitted with incomplete documents.

Members discussed how we can be kept fully apprised of any discussions or relevant documents pertaining to this appeal and application, and it was proposed that we pursue 'Rule 6 Status'¹ which enables other interested parties to an appeal to be included in all correspondence and to respond to such documents. This will be discussed with the Planning Officer to ascertain whether this would be an appropriate route for the town council's Planning Committee to take.

We should declare our interest in Rule 6 Status within 5 weeks of the start of an appeal and give a statement of reasons as to why we need to be involved, to the Planning Inspector, Central Bedfordshire Council and the applicant, UKLand.

RESOLVED that the town council's Planning Committee pursues 'Rule 6' in regard to appeal ref: APP/P0240/W/21/3289401, should it be felt appropriate, following discussions with the Planning Officer. Councillors Collier and Anderson will produce a statement of reasons for the Rule 6 status application.

15/22 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

It is not considered necessary to call in any applications for consideration by the Central Bedfordshire Council Development Management Committee.

16/22 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

With no further business, the meeting closed at 7.41pm

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Applications Received

Committee meeting: 26th January 2022

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

¹ Rule 6 status" refers to Rule 6(6) of the Inquiries Procedure Rules relevant to the particular inquiry. These are The Town and Country Planning (Inquiries Procedure) (England) Rules 2000 and The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000, <https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application/guide-to-rule-6-for-interested-parties-involved-in-an-inquiry-planning-appeals-and-called-in-applications>

[CB/21/01248/OUT](#)

Response to Planning Inspector due 14/02/22

Appeal Ref: APP/P0240/W/21/3289401

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.

Town Council comments:

See minute 14/22

Note: the Principal Planning Officer advises that changes have been made to the application plans and relate to a reduction in site area. Appeal documents have not been submitted with the Appeal documents which should be available online

[CB/22/00064/FULL](#)

comments due 14/02/22

Conservative Club, 93 Regent Street, Stotfold, Hitchin, SG5 4DZ

The erection of children's play equipment

Town Council comments: no objections