

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 9TH MARCH 2022, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

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

Also present:

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

26/22 APOLOGIES FOR ABSENCE

There were none. Councillor Bhasin was absent without apologies.

27/22 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS

There were none. 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.

28/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

29/22 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

30/22 APPEAL REF: APP/P0240/W/21/3289401 LAND SOUTH OF ARLESEY ROAD, STOTFOLD, SG5 4HD

Notification has been received that the appellant of the above appeal has provided amended and additional information which was not considered and consulted on at the application stage. They are therefore required to consult interested parties on these amendments and additions. Deadline to return response 23rd March 2022. Application ref: [CB/21/01248/OUT](#)

RESOLVED that the attached comments are returned by the deadline.

31/22 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.

32/22 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.

3322 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

With no further business, the meeting closed at 7.45pm.

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Stotfold Town Council

Response to Woods Hardwick's consultation about revised and new plans in relation to CB/21/01248/OUT and APP/P0240/W21/3289401.

Stotfold Town Council accepts the withdrawal of the original application description and its replacement, printed in bold type, forming paragraph 7 of Woods Hardwick's letter dated 2nd March 2022.

The Town Council does however find this a peculiar method of public consultation on new and revised plans in that it is not being conducted by the Local Planning Authority.

Revised Site Plan 18353-1006 Rev D

This plan is accepted. However, with a loss of 1.12 ha there ought to be a corresponding reduction in the number of dwellings.

Revised Site Access Plan 18358-ARLE-5-200 Reb B

This plan shows two crossing points with tactile paving. One crosses the access road, the other that crosses the Arlesey Road.

The crossing between north and south footways on the Arlesey Road does not take into account the difference in height between the north footway and the lower joint footway/cycleway called the Pendleton Way.

Is it the intention of CBC Highways or the developer, either to fence off the steep grass bank at the north footway level, or to link the levels with DDA black top slopes?

New Site Access Plan 18358-ARLE-5-203 Rev A Site Access South

This plan is accepted but the Town Council notes that four semi-mature trees have been planted across this access as part of the Linden Homes green infrastructure plan.

18353-1011 Rev C - Illustrative Sketch Layout with Care Village

It is noted that the distribution of affordable housing across the site has been omitted from this revision. Also, the area of housing in Stotfold that was said to benefit from the flood measures on the application site has rightly been removed.

18353-1012 Rev C - Land Use Parameter Plan

The addition to this plan is the area, in deeper yellow, indicating the location for the Self Build and Custom Build housing.

The Town Council's concerns here are particularly with the self build properties which may take extended periods of time to complete leading to visual and security issues.

JBA 117-133 SK01 Rev C - Landscape Master Plan

The Town Council accepts this Master Plan but wishes to point out that it does not indicate the flood protection measures correctly.

In the 'Pix Brook Study Report' of September 2019 on page 52 Figure 4-12 shows the proposed flood scheme for this site. It indicates three bunds to pond back water and slow the flow. Each bund has one section at right angles to the flow and another longer section parallel to the flow of the Pix Brook.

The bunds shown on this Master Plan (one is the road bridge) are only at right angles to the Pix Brook, the essential parallel bunds are missing.

Highways

Transport Assessment Addendum.

It is noted that ten sites in Stotfold and Fairfield have been omitted from the calculations involving traffic from another 318 dwellings. This includes some journeys going to and from the Etonbury and Pix Brook Academies and others to and from Arlesey Station and Bedford.

It is also noted that there will increase waiting time at the traffic lights in Stotfold and each of the roundabouts on the A507.

Ecology

Our previous comments apply.

Planning Applications Received

Committee meeting: 9th March 2022

[CB/21/05690/FULL](#)

comments due 18/3/22

62 Hitchin Road, Stotfold, Hitchin, SG5 4HP

Dropped kerb to the front of the property, to create a driveway partial removal of the front for vehicle access

Town Council comments: no objections

[CB/22/00255/FULL](#)

comments due 21/3/22

39 Church Road, Stotfold, Hitchin, SG5 4LZ

Single storey rear infill extension and outbuilding

Town Council comments: no objections, subject to proposed extension and outbuilding being ancillary use to the main dwelling

[CB/22/00597/FULL](#)

comments due 22/3/22

79 Astwick Road, Stotfold, Hitchin, SG5 4BQ

Single Story Side Extension

Town Council comments: no objections

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

comments due 17/3/22

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

REVISED DESCRIPTION OF DEVELOPMENT: The erection of children's play equipment and erection of 1.8 metre fencing along part south-eastern boundary (part retrospective)

Town Council comments: no objections

[CB/22/00654/FULL](#)

comments due 28/3/22

194 Hitchin Road, Stotfold, Hitchin, SG5 4JE

Single storey rear extension, and outbuilding / garden office

Town Council comments: no objections, subject to proposed extension and outbuilding being ancillary use to the main dwelling