

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 28TH SEPTEMBER 2022, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

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

Also present:

Non-committee members Councillors M Cooper, J Hyde and J Talbot, one staff member (attended virtually) and Mrs K Elliott-Turner, Town Clerk

105/22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Smith. Councillor G Russell was absent without apologies.

106/22 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS

There were no disclosures of interests, or requests for dispensations. 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.

107/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE

None present.

108/22 MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 13th July and 3rd August 2022 are confirmed as a correct record.

109/22 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

110/22 PLANNING DECISIONS

Nothing to report.

111/22 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.

112/22 EXECUTIVE ACTION – RETURNING COMMENTS

Members noted executive action taken by the Clerk, in consultation with the Chairman, to return comments on applications received during August recess and September.

113/22 TOWN & COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78

Members noted the following notification:

Site Address: 4 The Gardens, Stotfold, SG5 4HD

Description: demolition of existing garage and erection of a single storey detached bungalow, car parking and landscaping
Appeal ref: APP/P0240/W/22/3291311
Application ref: CB/21/03388/FULL
Decision against this appeal has been received as '[Allowed with Conditions](#)'.

114/22 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.

115/22 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A member advised of a recent query from a resident about felling of trees along Pendleton Way and asked if any more were to be felled. Neither the Chairman or members were aware of any proposal to fell more trees, and a question was asked as to where the replacement trees, for those already felled in association with the development off Arlesey Road, are to be planted.

With no further business, the meeting closed at 7.16pm.

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Applications Received

Committee meeting: 28th September 2022

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

[CB/22/02794](#) /FULL REVISED

96 Norton Road, Stotfold, Hitchin, SG5 4PG

Demolition of front single storey extension, internal alterations and external works to improve accessibility. Revised Proposal Received - Drgs 101B, 301A, 302A

Town Council comments: No objections

[CB/22/03617](#)/FULL

14 Sycamore Avenue, Stotfold, Hitchin, SG5 4TL

Conversion of garage to habitable room

Town Council comments: Object – we feel that the 3rd parking space shown proposed would be a visitor space, and not used for resident parking, and that the proposal goes against CBC's Design Guide currently being consulted on regarding parking. We feel that the proposal will set a precedent in what is an edge of town development, with a rural feel.

[CB/TCA/22/00495](#)

4 Drovers Lane, Stotfold, Hitchin, SG5 4RY

Works to trees within a Conservation Area: T1 - Yew tree - in front garden to crown reduce by 20%, T2 - Yew tree - in decline to fell and grind out to be replaced by another tree

Town Council comments: No objections, and feel there is no requirement to replace the tree being felled

Executive Action - Planning Applications

Executive action taken in returning comments – Councillor B Collier (Chairman) and Town Clerk

During August and September 2022

[CB/22/02794/FULL](#)

96 Norton Road, Stotfold, Hitchin, SG5 4PG

Two storey side extension. Part two storey and part single storey rear extension.

Town Council comments: No Objections and it is noted that Highways wish the parking to be agreed before work commences

[CB/22/01833/FULL](#)

120B Hitchin Road, Stotfold, Hitchin, SG5 4HT

Erection of detached dwelling, and change of use/demolition of the existing commercial car mechanic works shop (B1 Use class)

Town Council comments: No Objections

[CB/22/03093/FULL](#)

109 Church Road, Stotfold, Hitchin, SG5 4NE

2 storey rear extension

Town Council comments: No Objections

[CB/22/03287/FULL](#)

Roecroft Centre, Church Road, Stotfold, Hitchin, SG5 4NE

Demolition of front single storey extension, internal alterations and external works to improve accessibility.

Town Council comments: No objections

[CB/22/03195/FULL](#)

20 Hitchin Road, Stotfold, Hitchin, SG5 4HP

Single storey side extension and first floor rear extension

Town Council comments: No objections

[CB/TRE/22/00392](#)

21 Brayes Manor, Stotfold, Hitchin, SG5 4DW

Works to a tree protected by a Tree Preservation Order: To Fell or Pollard the Lime tree due to light reduction, excess leaf litter and the creation of mould in the property. Tree protected by TPO 6/2007 and listed as T11.

Town Council comments: No objections; we note that the tree affects three rear gardens

[CB/22/03380/FULL](#)

30 Wycklond Close, Stotfold, Hitchin, SG5 4JP

Single Storey Rear Extension

Town Council comments: No objections

[CB/22/02110/FULL](#)

Land at 12 and 14 Meadow Way Stotfold Bedfordshire

Revised Floor Plans and Elevations received - Plan Nos: 03/E, 04/F, 05/E, 06/E, 07/D and 08/C

Erection of a detached dwelling following demolition of existing garages

Town Council comments: No objections

CB/22/03424/FULL

25 Mulberry Close, Stotfold, Hitchin, SG5 4NL

Erection of a two- storey rear extension and new front porch under existing roof canopy

Town Council comments: Object – in addition to our previous comments, we note that this revision will still shade the rear of number 23 for half the morning, after which all these houses cease to have direct sunlight.