

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

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## Committee Members present:

B Collier (Chairman), Mrs L Anderson, T Bhasin, S Buck, S Hayes, D Matthews, J Smith

## Also present:

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

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### **116/22 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors A Cooper and S Dhaliwal. Councillor G Russell was absent without apologies.

### **117/22 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.

### **118/22 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE**

None present.

### **119/22 MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee meetings held on 13<sup>th</sup> July and 3<sup>rd</sup> August 2022 and 28<sup>th</sup> September 2022 are confirmed as a correct record.

### **120/22 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

#### Correspondence

We have received numerous requests from members of the public for the town council to consider submitting an application for a Judicial Review into the UKLand appeal for development of land to the rear of Arlesey Road.

The Chairman has contacted the Planning Officer, who advised that Central Bedfordshire Council has instructed their Counsel to look at the processes involved in the appeal and found that the process had been carried out according to the rules. They therefore concluded that there are no valid reasons for a Judicial Review to be carried out.

To consider a Judicial Review, an application has to be submitted to the High Court within 6 weeks of the date of the appeal decision, which means that the time available to do this expired yesterday/today, depending on if you take the day of the decision or the day after.

Those who have contacted the town council asking for a Judicial Review to be held will be advised that we will not be pursuing this, because it is about the processes which were taken leading up to the decision, not about the decision itself. And that

because the legal view is that correct process was followed and there is no case for a successful Judicial Review.

#### **121/22 PLANNING DECISIONS**

Nothing to report.

#### **122/22 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.

#### **123/22 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.

#### **124/22 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

A member advised that there is a plan for the old social club, and application details will be issued shortly.

With no further business, the meeting closed at 7.15pm.

**MINUTES APPROVED (date):**

**SIGNED BY CHAIRMAN:**

### **Planning Decisions Report**

Committee meeting: 12th October 2022  
Decisions of Local Planning Authority, Central Bedfordshire Council on applications received.

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[CB/22/01164/FULL](#)

12 Rowan Way, Stotfold, Hitchin, SG5 4SU

Erection of single storey front and rear extensions and associated works.

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Approved 07/07/22

[CB/22/00915/FULL](#)

Church Farm, Astwick Road, Astwick, Hitchin, SG5 4BH

Proposed extensions and internal and external alterations including re-roofing to dovecote to allow the change of use of traditional agricultural buildings to provide office accommodation. The development includes the rebuilding of barns, the creation of car parking and associated landscaping works.

**Town Council comments:** Object, as we agree with the concerns of the Bedfordshire and River Ivel Drainage Board (in their letter of 21st April 2022 – CB/22/00915/FULL) regarding surface water drainage into the River Ivel.

**Central Bedfordshire Council Decision:** Approved 07/07/22

[CB/22/01076/LB](#)

Church Farm, Astwick Road, Astwick, Hitchin, SG5 4BH

Listed Building: Proposed extensions and internal and external alterations including re-roofing to dovecote to allow the change of use of traditional agricultural buildings to provide office accommodation. The development includes the rebuilding of barns.

**Town Council comments:** Object, as we agree with the concerns of the Bedfordshire and River Ivel Drainage Board (in their letter of 21st April 2022 – CB/22/00915/FULL) regarding surface water drainage into the River Ivel.

**Central Bedfordshire Council Decision:** Approved 07/07/22

[CB/22/01457/FULL](#)

1C Taylors Road, Stotfold, Hitchin, SG5 4AZ

Two storey side extension, and garage conversion.

**Town Council comments:** no objections, but we wish to see reinstatement of the hedge which was removed, as per original plan for the development site, which connects Taylors Road hedge to the rear of the site.

**Central Bedfordshire Council Decision:** Refused 26/06/22

[CB/22/01742/FULL](#)

53 Prince Charles Avenue, Stotfold, Hitchin, SG5 4PN

Removal of existing conservatory and replace with single storey extension.

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Approved 15/07/22

[CB/22/00272/FULL](#)

76 Vaughan Road, Stotfold, Hitchin, SG5 4EW

Single storey rear and side extensions

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Approved 05/07/22

[CB/22/01363/FULL](#)

49 Mowbray Crescent, Stotfold, Hitchin, SG5 4DY

Single storey front extension.

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Approved 08/07/22

[CB/22/01536/FULL](#)

7 Maple Gardens, Stotfold, Hitchin, SG5 4SH

Erection of a Single Garage

**Town Council comments:** no objections, however we note that the proposed garage does not conform with Central Bedfordshire Council's required length for garages

**Central Bedfordshire Council Decision:** Approved 30/06/22

[CB/22/00272/FULL](#)

76 Vaughan Road, Stotfold, Hitchin, SG5 4EW

Retrospective: Single storey rear and side extensions

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Approved 05/07/22

[CB/22/02059/FULL](#)

Land adjacent to No.24, Rook Tree Lane, Stotfold, Hitchin, SG5 4DQ

Erection of a one bedroom single storey dwelling

**Town Council comments:** object, the proposed development would constitute overdevelopment of the site, would be incongruous to the style of adjacent dwellings and, if approved, the footway should be maintained for public use. We do not see any visible difference between this application and the previous application which was withdrawn (CB/22/01292/FULL), and therefore support the comments made by the Rights of Way Officer (dated 28th April 2022) associated with the previous application

**Central Bedfordshire Council Decision:** Refused 14/07/22

[CB/22/02398/FULL](#)

40 Baldock Road, Stotfold, Hitchin, SG5 4PB

Raising height of garage and main roof to create additional rooms within the roof space.

**Town Council comments:** no objections

**Central Bedfordshire Council Decision:** Approved 22/07/22

### **Planning Applications Received**

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

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

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[CB/22/02609/FULL](#)

comments due 24/10/22

Stotfold Football Club, Arlesey Road, Stotfold, Hitchin, SG5 4HE

Erection of boundary fence 2.4m high with pedestrian and access gates. Removal of small part of existing fence.

**Town Council comments:** No objections

[CB/22/03410/FULL](#)

comments due 24/10/22

13 Silver Birch Avenue, Stotfold, Hitchin, SG5 4AR

First floor side extension and two storey rear extension.

**Town Council comments:** no objections

[CB/22/03379/FULL](#)

comments due 02/11/22

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

First floor side extension, front porch and external doors to rear.

**Town Council comments:** no objections, however we note that the proposal does not comply with Central Bedfordshire Council parking requirements