

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 25TH JANUARY 2023, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present:

B Collier (Chairman), L Anderson, S Buck, A Cooper, S Dhaliwal, S Hayes, D Matthews, J Smith

Also present:

Non-committee members Councillors M Cooper, B Saunders and J Hyde, and K Elliott-Turner, Town Clerk

10/23 APOLOGIES FOR ABSENCE

Apologies were received from Councillor T Bhasin. Councillor G Russell was absent without apologies.

11/23 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND REQUESTS FOR DISPENSATIONS

Councillor L Anderson declared an interest in the planning application relating to 18 Common Road, as she is close friends. There were no 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.

12/23 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE

None present.

13/23 MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 11th January 2023 are confirmed as a correct record.

14/23 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

15/23 PLANNING DECISIONS

Nothing to report.

16/23 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.

17/23 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/22/04806/FULL 33 Common Road, Stotfold, SG5 4DB Erection of a detached dwelling with off street parking and cycle storage, new access to existing property, is called in for consideration by the Development Management Committee should Officers be minded to approve.

18/23 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

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

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Decisions Report

Committee meeting: 25th January 2023

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

[CB/22/03937/FULL](#)

78A Regent Street, Stotfold, Hitchin, SG5 4DZ

Single storey rear extension

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 06/12/22

[CB/22/04059/FULL](#)

77A The Green, Stotfold, Hitchin, SG5 4AW

Demolition of existing conservatory, to be replaced with single storey side extension

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 06/12/22

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

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

Central Bedfordshire Council Decision: Approved 22/12/22

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

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

Central Bedfordshire Council Decision: Approved 13/01/23

[CB/22/04388/FULL](#)

14 Castles Close, Stotfold, Hitchin, SG5 4BZ

Single storey rear extension

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 30/12/22

[CB/22/04451/FULL](#)

1 Chapel Place, Stotfold, Hitchin, SG5 4LE

Garage conversion into a Granny Annex.

Town Council comments: no objections, subject to the proposed conversion remaining ancillary use for the main dwelling

Central Bedfordshire Council Decision: Approved 12/01/23

[CB/22/04520/FULL](#)

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

Single storey rear and side extensions

Town Council comments: no objections

Central Bedfordshire Council Decision: Approved 09/01/23

Planning Applications Received

Committee meeting: 25th January 2023

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

[CB/22/04965/FULL](#)

Land at 12 and 14 Meadow Way, Stotfold

Erection of detached dwelling, following demolition of existing garages

Town Council comments: No objections

[CB/22/04806/FULL](#)

33 Common Road, Stotfold, SG5 4DB

Erection of a detached dwelling with off street parking and cycle storage. New access to existing property.

Town Council comments: Object, as the proposal would constitute overdevelopment of the site, having a detrimental impact on the street scene, and that vehicles will be unable to access and egress the proposed development in a forward manner, as evidenced on page 6 of the Design and Access Statement.

[CB/23/00172/FULL](#)

18 Common Road, Stotfold, SG5 4BX

Single storey side and rear extension

Town Council comments: no objections