

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 14th JUNE 2023, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present

L Anderson, S Buck, S Dhaliwal, D Matthews, J Smith(Vice Chairman), H Wightwick.

Also present:

C Jenkins, Assistant Clerk, Cllrs Mrs Cooper, J Talbot and Mrs J Hyde.

74/23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors T Bhasin, A Hall, S Hayes and B Saunders

75/23 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.

76/23 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE

There were no public present

77/23 MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 24th May 2023 2023 are confirmed as a correct record.

78/23 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Councillors noted the Executive Action taken by the Chairman.

79/23 REVIEW OF COMMITTEES TERMS OF REFERENCE

Members were asked to review the Terms of Reference for this committee.

RESOLVED that the Terms of Reference for this committee were correct.

80/23 PLANNING DECISIONS

Decisions were noted

81/23 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.

82/23 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

Members requested for application [CB/23/01673/SECM](#) Land south of Arlesey Road, Stotfold (Etonbury Park) to be called in for consideration by the Central Bedfordshire Council Development Management Committee.

83/23 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

There were none.

With no further business, the meeting closed at 7.23pm.

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

PLANNING APPLICATIONS

Committee Meeting: 14th June 2023

Executive Action Taken by Chairman

[CB/17/05913/FULL](#)

Town and Country Planning Act 1990 - S.257 - proposed Diversion of Part of Stotfold Footpath No. 7. Site of the Taylor Wimpey Development on Taylors Road & Aspen Gardens, Stotfold

To divert a section of Public Footpath No. 7 that passes through the site of the new housing development on Taylors Road & Aspen Gardens, Stotfold.

Town Council Comments: No Objections

[CB/23/01774/FULL](#)

comments due 05/07/23

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

Two storey side extension and alterations to existing parking layout

Town Council Comments: No Objections

[CB/23/01632/FULL](#)

comments due 29/06/23

20 Hitchin Road, Stotfold, Hitchin, SG5 4HP

Two storey rear extension

Town Council Comments: No objections

[CB/23/01652/FULL](#)

comments due 29/06/23

109 Church Road, Stotfold, Hitchin, SG5 4NE

Single storey and two storey rear extension

Town Council Comments: No Objections

[CB/23/01501/FULL](#)

comments due 19/06/23

137 Hitchin Road, Stotfold, Hitchin, SG5 4JE

Proposed partial garage conversion with single storey side extension to house, insertion of windows to north & south elevations

Town Council Comments: No objections

[CB/23/01564/FULL](#)

comments due 20/06/23

99 Church Road, Stotfold, Hitchin, SG5 4NE

Demolish part of the garage and erect a single storey rear extension.

Town Council Comments: No objections

[CB/23/01349/FULL](#)

comments due 15/06/23

The Chequers, 33 Queen Street, Stotfold, Hitchin, SG5 4NX

Erection of a new covered pergola, demolition of existing garden pergola, smoking shelter and associated garden works.

Town Council Comments: No Objections

[CB/23/01673/SECM](#)

comments due 22/06/23

Land south of Arlesey Road, Stotfold (Etonbury Park)

Modification of Section 106 Agreement attached to planning permission CB/21/01248/OUT. Modification relates to 1: to delete the requirement for 30% of the extra care units to be affordable and insert a new obligation requiring a financial contribution in lieu of this 2: removal of the restriction preventing more than 50% of the dwellings (excluding Area 1 to the north of Pix Brook as identified on the plan included in the S106 Agreement) from being occupied until 100% of the extra care units are delivered. 3: amendments to Part 3 of Schedule One of the S106 from the open space to be delivered prior to occupation of 75% of the dwellings in any area to prior to occupation of 75% of the units in that Area 4: e introduction of a new clause within S106 Agreement to exclude Area 1 from the provision of Part 4 of Schedule One which currently prevent the occupation of units in area 1 as defined in the S106 Agreement until the self-build and custom housing services plots are provided.

Town Council Comments: Object

No plans have been provided with the application so it is not clear where Area 2 is. Points raised in the DoV covering letter relate to the potential community 'benefit' as a result of the development. Neither CBC nor Stotfold Town Council wanted, or indeed need, the proposed development with both refusing and objecting to the application respectively. The application was approved on appeal and if it must proceed, which the Planning Inspector deemed it acceptable provided certain conditions and terms associated with the s106 are met, then STC expects to see said benefits.

5.7 of the Appeal Statement of Case states; the proposal will meet the '....need for general needs market housing and that of specialist housing for older people, including the need for the latter by type and tenure.'. Therefore the proposal to delete the requirement for 30% of the extra care units to be affordable is contrary to this promised benefit.

The application also proposed the 'creation of significant areas of public open space' as a community benefit, the community of Stotfold has to tolerate disturbance from site construction and additional traffic movements / disruption why then shouldn't the residents be allowed to see the benefits offered by the additional open space at the earliest opportunity. Delaying the delivery of this provision is not acceptable, UKLand were happy to accept the Planning Inspector's decision at the time so why should the residents of Stotfold now be short changed. The Town Council objects points 1 to 3 of the proposed DoV.

[CB/23/01619/FULL](#)

comments due 22/06/23

78 Church Road, Stotfold, Hitchin, SG5 4NG

Existing conservatory to be removed and erection of rear orangery

Town Council Comments: No objections

[CB/23/00579/FULL](#)

comments due 26/06/23

1 Fen End, Stotfold, Hitchin, SG5 4BA

Change of use of site to Class B8 Open Storage. Increase in height of existing close-boarded fence along frontage of site to 3 metres high.

Town Council Comments: No Objections

[CB/23/01766/LB](#)

comments due 26/06/23

41 The Green, Stotfold, Hitchin, SG5 4AN

Listed Building: Removal of an internal ground floor pier and provision of longer beam.

Town Council Comments: No objections