

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 12th JULY 2023, AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present

L Anderson, Mrs T Bhasin, S Buck, S Dhaliwal, S Hayes, B Saunders (Chairman), J Smith, H Wightwick.

Also present:

C Jenkins, Acting Clerk, Cllrs Mrs Cooper and Mrs J Hyde, 1 Member of the public

84/23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Matthews

85/23 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.

86/23 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE

The Chairman agreed to changing the order of applications so a member of the public could speak first about their objection to the application CB/23/01561/OUT. Land to the rear of 90 and 92 Hitchin Road, Stotfold, Hitchin, SG5 4HT.

87/23 MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 14th June 2023 are confirmed as a correct record.

88/23 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Members were informed of new Footpath no32 (home close to Church Road) and the slight diversion to Footpath no7(Aspen Gardens/Elder Avenue).

89/23 PLANNING DECISIONS

Decisions were noted

91/23 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.

92/23 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

Members requested that if minded for approval, CB/23/01561/OUT to be called in to Central Bedfordshire Development Management Committee.

93/23 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Members queries whether we are consulted on installation of telephone masts. There is no obligation now to get informed of telephone mast installations.

Notification of crossover installations were noted to be dependent on the crossover type, usually as part of a formal planning application, planning development includes permission for a dropped kerb.

With no further business, the meeting closed at 7.21pm.

MINUTES APPROVED (date):

SIGNED BY CHAIRMAN:

Planning Committee Meeting: 12th July 2023
Planning Applications

[CB/23/01836/VOC](#)

comments due 14/7/23

Taylors Mill, Taylors Road, Stotfold, Hitchin, SG5 4AZ

Variation of condition numbers 3 & 4 of planning permission CB/20/00304/FULL (Side extension, part single storey, part two storey plus roof. Includes removal of existing side extension, conversion of an

existing outbuilding, replacement of the rear entrance extension, replacement of the rear windows, repairs, works to the waterway) Request to amend conditions to reflect phased works. Comments extension agreed.

Town Council Comments: No Objections[CB/23/01914/FULL](#)

comments due 17/7/23

3 Queen Annes Close, Stotfold, Hitchin, SG5 4LP

Proposed part two storey and part single storey rear extension.

Town Council Comments: No Objections[CB/23/01714/FULL](#)

comments due 20/7/23

9 Regent Street, Stotfold, Hitchin, SG5 4ED

Change of use from mixed C3/sui generis use (hot food take away), to C3 use, with first-floor side, single storey rear extension and external changes to the principal elevation.

Town Council Comments: No Objections[CB/23/01561/OUT](#)

comments due 26/7/23

Land to the rear of 90 and 92 Hitchin Road, Stotfold, Hitchin, SG5 4HT

Outline Application: Erection of a dwelling - 4 bed detached bungalow with detached garage. All matters reserved.

Town Council Comments: Object – Shared access is a single vehicle driveway, inadequate and not wide enough. Vision impaired when accessing main road from Parking space. If this doesn't satisfy CBC and Planning Policy Guidance, then should be refused. No ecological appraisal.

[CB/23/02100/FULL](#)

comments due 28/7/23

45A Rook Tree Lane, Stotfold, Hitchin, SG5 4DL

Single-storey rear, side and front extensions. Demolition of existing garage with erection of detached garage with loft conversion with front and rear facing dormer windows.

Town Council Comments: No Objections – study over garage should be ancillary use only

[CB/23/02150/FULL](#)

comments due 02/8/23

Taylors Mill, Taylors Road, Stotfold, Hitchin, SG5 4AZ

Replacement of existing projecting dormer window to North elevation

Town Council Comments: No Objections[CB/23/02151/LB](#)

comments due 02/8/23

Taylors Mill, Taylors Road, Stotfold, Hitchin, SG5 4AZ

Listed Building: Replacement of existing projecting dormer window to North elevation. To replace external fabric, enlarge window seat and upgrade thermal envelope.

Town Council Comments: No Objections

Planning Decisions

Committee meeting: 12th July 2023

[CB/23/01364/FULL](#)

50 Regent Street, Stotfold, Hitchin, SG5 4EA

Erection of a first floor side extension and a ground floor single storey rear extension.

Town Council Comments: No Objections

Central Bedfordshire Council Decision: Approved 19/06/2023

[CB/23/01434/FULL](#)

4 Vaughan Road, Stotfold, Hitchin, SG5 4EH

Single storey front and rear extensions

Town Council Comments: No Objections

Central Bedfordshire Council Decision: Approved 20/06/2023

[CB/23/00939/FULL](#)

Land adjacent 111 Arlesey Road, Stotfold, Hitchin, SG5 4HE

Erection of two semi detached, 3 bedroom, 3 storey properties (2 storeys with loft)

Town Council Comments: Object – already issues with parking and turning around, right opposite Pix Brook turning, Parking also from Car recovery services, C Class road with no reversing or turning circle, childrens safety as this is busy route to school, please see Highways officers comments.

Central Bedfordshire Council Decision: Approved 22/06/2023

[CB/23/01365/FULL](#)

25 Home Close, Stotfold, Hitchin, SG5 4DJ

Two storey side extension

Town Council Comments: No Objections – comment – check shared boundary and access.

Central Bedfordshire Council Decision: Approved 22/06/2023