



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 26TH JUNE 2024 IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD, SG5 4HG, AT 19:00.

Present:

Cllr L Anderson (Vice Chairperson), Cllr S Buck, Cllr J Bendell, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Headington, Cllr J Hyde, Cllr N Venneear.

Also Present:

Cllr Helen Wightwick – CBC Ward Councillor
Cllr M Cooper – Non- Committee Member
Cllr D Matthews – Non-Committee Member

In attendance:

S. van der Merwe – Democratic Services Manager
Member of the Public – Mrs Madeleine Palmer

1. APOLOGIES FOR ABSENCE

Apologies received from Cllr Saunders. It was **RESOLVED** to:

Accept the apologies.

2. DISCLOSURE OF MEMBERS' INTERESTS ON MATTERS CONTAINED IN THE AGENDA AND 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. There were none.

3. PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSE

Mrs Madeleine Palmer, a resident of Astwick Parish addressed the Committee. Mrs Palmer stated that she believes this property should be brought back into the settlement envelope for Astwick as it is currently listed outside of the Astwick Parish Boundary. Mrs Palmer believes that, should this planning application be approved, this will encourage the owners to continue to build additional dwellings on the property which will blur the boundary area between Astwick and Langford.

4. MINUTES OF THE PREVIOUS MEETING

Members received and **APPROVED** the Minutes of the Planning Committee Meeting of 17th April 2024 as a true record of the meeting.

5. ELECTION OF VICE-CHAIRPERSON

Following nominations from Members of the Committee, Cllr Liz Anderson was elected as Vice-Chairperson for this Committee.

6. TERMS OF REFERENCE

Members received this Committee's Terms of Reference and recommended their adoption by Full Council.

7. CLERK'S REPORT, CORRESPONDENCE RECEIVED AND MATTERS ARISING FROM PREVIOUS MINUTES, FOR INFORMATION

There were no items to discuss.



8. PLANNING APPLICATIONS

- 8.1 CB/24/01293/FULL – THE FOX & DUCK, 149 ARLESEY ROAD, STOTFOLD, SG5 4HE**
Change of use of ground floor from public house (sui generis) to café/restaurant/bar Class E.

Members of this Committee **RESOLVED** there are **NO OBJECTIONS** to this planning application.

- 8.2 CB/24/00976/FULL – 100 – 102 Norton Road, Stotfold, Hitchin, SG5 4PG**
Demolition of shop and storage outbuildings and removal of earth bund. Erection of a new shop and office building with parking. Erection of a 4-bedroom dwelling and double garage. Creation of a new access road and amendments to existing.

Members of this Committee **RESOLVED** there are **NO OBJECTIONS** to this planning application.

- 8.3 CB/24/01370/OUT – 24 Rook Tree Lane, Stotfold, Hitchin, SG5 4DQ**
This Committee **RESOLVED** to **OBJECT** to this planning application on the grounds of:

- Overdevelopment of the site: The proposed dwelling will directly abut the house on the adjacent property resulting in a “crowded” look.
- The Red Line Boundary for this application has been incorrectly recorded and appears to include land that Central Beds Council owns to the south of the site. The proposed garden for this site is therefore on land that CBC owns.
- The access road to the site is over a pedestrian walkway regularly used by school children at the nearby St. Mary’s C of E Academy, pedestrians walking down Rook Tree Lane and walkers using the Public Right of Way (PROW) down the side of the property to access the fields to the rear of the property.
- The site access roadway is very narrow and allows one car access at a time. The access road already supports vehicular access to the currently built houses, as well as being a Public Right of Way. Vehicles trying to leave the site at the same time as another entering (or vice versa), would cause obstruction to traffic on Rook Tree Lane and present a danger to users of the Public Right of Way.

- 8.4 CB/24/01696/FULL - Vine Farm, Edworth Road, Astwick**
This Committee **RESOLVED** to **OBJECT** to this planning application on the following grounds:

- The application form is incorrect and misleading - It is unclear if the proposed dwelling will be a self-build, market housing or an agricultural dwelling.
- Stotfold Town Council wishes to support the Comments of Astwick Parish Committee.

- 8.5 Unnamed Road leading to Pix Brook Academy**
Members discussed the historical naming of the road leading to Pix Brook Academy from Arlesey Road.

It was **RESOLVED** that Officers will write a letter to CBC explaining the historical naming of the road as “The Stone Road”.



9. CONSIDERATION OF APPLICATION BY CENTRAL BEDFORDSHIRE COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE (“DMC”)

Members of the Committee requested that the following application be called in by CBC Ward Councillors Kathryn Woodfine and Helen Wightwick to the Development Management Committee Meeting for the reasons listed in the Minutes above at items 8.3 and 8.4:

- **CB/24/01370/OUT – 24 Rook Tree Lane, Stotfold, Hitchin, SG5 4DQ**
- **CB/24/01696/FULL – Vine Farm, Edworth Road, Astwick**

10. ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

10.1 CBC’s Planning Obligations – Supplementary Planning Document Adoption Statement (SPD)

This was **noted**.

11. DATE OF NEXT MEETING

To be confirmed.

The meeting closed at 19:19.

SIGNED BY CHAIRMAN: _____

MINUTES APPROVED: _____ **(date)**