



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 17 JULY 2024 IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD, SG5 4HG, AT 19:00.

Present:

Cllr B Saunders (Chair), L Anderson (Vice Chair), Cllr S Buck, Cllr M Cooper, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Headington, Cllr J Hyde, Cllr N Venneear.

Also Present:

Cllr L Miller – Non-Committee Member

In attendance:

E Payne, Town Clerk

1. APOLOGIES FOR ABSENCE

Cllr J Bendell. It was **RESOLVED** to:

Accept the apologies.

2. DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS

Cllr Cooper declared an interest in Item 6.2 as a Member of the Stotfold Methodist Church.

3. PUBLIC SECTION

There were no members of the public present.

4. MINUTES OF THE PREVIOUS MEETING

Members received the Minutes of the meeting held on 26 June 2024. Cllr Cooper was noted as also present when she has been a member of the Committee and it was **RESOLVED** to:

Adopt the amended minutes as a true record of the meeting.

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

Members received the Clerk's report, and it were advised that there is an update relating to the Arlesey Road street name. The Clerk had been advised by CBC that that there would be costs relating to the renaming of the road. There was a further update as the Mayor and Town Clerk had attended another meeting earlier in the day, attended by the Head of Estates for CBC, relating to ASB at this location. When the matter of the name of the road was addressed, it had been offered to have a name plate with 'Arlesey Road (known locally as Stone Road)' added to the name plate.

The Democratic Services Manager had reported in their report that CBC had advised that there were costs related to the changing of the name circa £500. The advice from CBC is that renaming a street is a much more involved formal process than naming a new street because of the impact on those using the current addresses. There is also a cost to apply to rename a street. It would also affect the school who are registered with Ofsted, and it may be that it would be prohibitive for the school to change all their information.



It was **RESOLVED** to:

- a) ***Approach Pixbrook School to ascertain if they would object to the name of the road being changed.***
- b) ***Revert to CBC and ask if the Town Council could cover the costs of changing the name of the road.***

6. APPLICATIONS

To consider returning comments on applications received.

6.1 [CB/24/01839/OUT](#) – Stotfold Liberal Club, 12 High Street, Stotfold, SG5 4LL

Outline Application: Demolish the Liberal Club building and replace with a pair of semi-detached residential houses. All matters reserved.

Members received correspondence from a resident asking CBC for a site plan to support the application. The member of the public was advised that as it is an outline application there was no need to upload floor plans.

Members considered it was a natural infill site and welcomed the application to remove an eyesore in the community. It was **RESOLVED** that:

There were no objections.

6.2 [CB/24/01618/FULL](#) – Stotfold Methodist Church, High Street, Stotfold

Change of use of Methodist Church building to café, charitable food distribution storage area, erect a balcony, a mezzanine office area and new ramp.

Cllr Cooper declared an interest in this item as a congregation member and church steward. Cllr Cooper advised the meeting that it had been a condition of sale that the opportunity to worship was part of the sale of the property. She addressed the meeting and then left for the discussion and vote.

Members expressed concern that the congregation should still has access to the church however, recognised that this was not a planning consideration.

There are concerns about the slope of the new access ramp which does not meet current standards. There is no mention about signage which would need permission. The site does contain burial plots and there hasn't been any consideration given to this.

Members noted that the building is not listed however, insufficient consideration has been given to the building, which is a major building in the town at a prominent crossroads.

It is a significant decision in the town and Members felt that they needed additional information to support application. It was **RESOLVED** to:

Seek further information including a planning statement after concerns have been received from residents and the Town Council is currently unable to be make a decision.

6.3 [CB/24/01847/FULL](#) – Land at rear gardens of 7 – 9 Regent Street, Stotfold, SG5 4ED

Demolition of the existing garage. Erection of a single storey 2 bed dwelling.



Members were advised that the Chairperson had liaised with the planning officer. There is no additional bedroom, the original bedroom has been split. It was noted that there has been an additional parking space provided. Members felt there was more outside space. It was **RESOLVED** to:

Object to the application on the grounds of over development of the site.

7. CONSIDERATION OF APPLICATIONS BY CENTRAL BEDFORDSHIRE COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE (“DMC”)

Members requested that item 6.3 is called in for consideration by DMC.

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

There were no other items.

9. DATE OF NEXT MEETING

To be confirmed.

The meeting closed at 19:30.

SIGNED BY CHAIRMAN: _____

MINUTES APPROVED: _____ **(date)**