



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 18th AUGUST 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 J Bendell, Cllr M Cooper, Cllr S Dhaliwal, Cllr J Headington.

Also Present:

Cllr L Miller
Cllr J Talbot
Member of the Public – 1 in person, 1 via MS Teams
Cllr H Wightwick – CBC Ward Councillor

In attendance:

Sian van der Merwe, Democratic Services Manager

1. APOLOGIES FOR ABSENCE

Cllrs J Hyde and S Hayes. It was **RESOLVED** to:

Accept the apologies.

2. DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS

There are none.

3. PUBLIC SECTION

There were no members of the public present who wished to speak.

4. MINUTES OF THE PREVIOUS MEETING

Members received the minutes of the meeting held on **17th July 2024**. It was **RESOLVED** to:

Adopt the minutes as a true record of the meeting.

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

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

The Democratic Services Manager advised she had spoken with the Planning Officer at Central Bedfordshire Council that day for an update on this application. The Planning Officer has yet to write to the Applicant to notify them of the Town Council's request for further information. The Planning Officer advised there will be a 21-day response time from the date the Applicant receives CBC's notification, after which all Consultees will receive a further notice of the extension of the consultation and the response from the Applicant.

The Planning Officer expects that the consultation end date will therefore be extended to mid-October.



6. APPLICATIONS

To consider returning comments on applications received.

It was **RESOLVED** to:

Bring Item 6.2 on the Agenda forward for discussion to this point of the Meeting.

6.1 [CB/24/01882/FULL](#) - White Barn Farm, Taylors Rd, Stotfold, SG5 4AZ

Change of use of agricultural land to extend industrial yard with (Class B8) permission.

A Member of the Public addressed the Committee as he resides adjacent to the property. He stated his objection to this planning application based on the noise pollution from scaffolding loading from 06:30. He believes Taylors Rd is not suitable for heavy goods vehicles and stated there are already numerous problems with trucks blocking Taylors Road to offload their goods. He stated that there are regular traffic jams along Taylors Road and is concerned as there is no ongoing lane onto the A1M, so trucks entering onto the A1M pose a significant danger to the vehicles already on the A1M travelling at high speed. Mr Ramnarain states HGV's are not suitable to go around the bend at the bottom of Taylor Road and they need to travel slowly. He is aware of a number of incidents of trucks knocking bollards and damaging signs along Taylors Road.

It was **RESOLVED** to:

Object to the planning application on the grounds of highway safety issues as the road is not suitable for heavy goods vehicles.

6.2 [CB/24/02094/DOC](#) - Land South of Arlesey Road, Stotfold, SG5 4HD

Discharge of Condition 10 against planning appeal ref. APP/P0240/W/21/3289401 and planning permission CB/21/01248/OUT (Outline application (with all matters reserved except access) for a development of up to 181 dwellings to include up to 35% affordable, an integrated Care Village (C2 use) with ancillary community facilities, 11ha of public open space comprising parkland and woodland extension, Pix Brook flood mitigation proposals, extensive new landscaping, play areas, creation of biodiversity habitat, public car park, new access arrangements and all ancillary works).

It was **RESOLVED** that:

There is no objection to the discharge of condition.

7. PLANNING APPLICATIONS POLICY

Members discussed the merits of consulting with developers for town planning purposes and the following amendment to the Planning Applications Policy is proposed:

In the interests of fairness, transparency and integrity, Officers and all Members of the Town Council can be requested to meet with Housing Developers together (where possible) to discuss aspects of planning related to new housing developments within its town borders. Housing Developers must undertake all consultation in line with planning laws and regulations and ensuring that its consultations with the public are transparent, inclusive, compliant with regulations and fair.



It was **RESOLVED** to:

Recommend to the adoption of the amended Planning Applications Policy to the Town Council.

It was **RESOLVED** to:

Bring Item 10 from the Agenda forward to this point of the Meeting.

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

8.1 Cllr Wightwick advised the Committee that CBC will request additional consultation on the Vine Farm application following receipt of an Agricultural Advisor's Report.

8.2 Cllr Wightwick asked the Committee to send further detailed grounds to support an objection to the 7 – 9 Regent Street Application before she will be able to support the Ward Councillors' call in to the Development Management Committee.

9. PRE-APPLICATION CONSULTATION

Members considered Cala Homes' launch of a pre-application public consultation on their website. It was **RESOLVED** to:

a) *Write to Cala homes to ask them to:*

Re-look at the allocation of parking provision across the site as this will be a destination point near the open space for residents and visitors to Stotfold, so additional parking is needed.

10. CONSIDERATION OF APPLICATIONS BY CENTRAL BEDFORDSHIRE COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE ("DMC")

There were no applications to be called in to a DMC on this meeting.

11. DATE OF NEXT MEETING

To be confirmed.

The meeting closed at 19:30.

SIGNED BY CHAIRMAN: _____

MINUTES APPROVED: _____ **(date)**