



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE STOTFOLD TOWN COUNCIL CHAMBER, GREENACRE CENTRE, VALERIAN WAY, SG5 4HG ON WEDNESDAY 2ND OCTOBER 2024 AT 19:00

Present:

Cllr Saunders (Chairperson), Cllr L Anderson (Vice-Chairperson), Cllr M Cooper, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Hyde, Cllr L Miller, Cllr N Venneear.

In attendance:

Cllr D Matthews – Non-Committee Member

Also Present:

S van der Merwe - Democratic Services Manager

1 Member of the Public

1 APOLOGIES FOR ABSENCE

Apologies were received from Cllr J Headington and Cllr J Bendell. It was **RESOLVED** to:

Accept the apologies.

2 DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS

There were no disclosures from Members of the Committee in relation to items on the agenda.

2 PUBLIC SECTION (MAX. 15 MINUTES)

There were no comments from the member of the public present.

4 MINUTES OF THE PREVIOUS MEETING

Members received the Minutes of the Planning Committee meeting held on **4th September 2024**. It was **RESOLVED** to:

Approve them as a true record of the meeting.

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

6 PLANNING APPLICATIONS

The following planning applications were considered by the Committee:

6.1 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.

This was a second consideration of this application following a letter from Concept Planning Ltd to the Planning Officer related to biodiversity net gain and self-build qualification.

It was **RESOLVED** that:

The Planning Committee OBJECTS to this application on the grounds of:



- **Overdevelopment of the site – there is already a bungalow on the next property.**
- **No. 7 does not have any off-street parking and is a 3-bed house.**
- **Provision of services to this site will need to be installed through the front property’s garden (No. 7).**
- **Regent Place is a private access road only suitable for one vehicle in or out.**
- **The proposal takes up the gardens of two of the front properties and would significantly impact the adjoining properties once sold.**
- **If the proposal is to develop the garden into a home, this will have an impact on neighbouring property and have a significant impact on an already-congested bus route opposite Meadow Way.**
- **The applicant will only have a right of access to Regent Place as there is a gated entrance to the development at the end of the road and just beyond the driveway to the garage which is proposed to be part of this application.**

Members requested that this application be called in to the DMC as per item 7 on this Agenda.

6.2 CB/24/02135/FULL - 1 Fen End, Stotfold, SG5 4BA
Erection of 4 commercial units. It was **RESOLVED** that:

There are NO OBJECTIONS to this planning application and the Committee expressed its support for the plans.

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

It was **RESOLVED** to:

Request a call-in of planning application CB/24/01847/FULL – Land at rear gardens of 7 – 9 Regent Street, Stotfold, SG5 4ED by the Central Bedfordshire Ward Councillors to the Development Management Committee for consideration.

8 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

8.1 CB/24/01370/OUT - 24 Rook Tree Lane, Stotfold, SG5 4DQ
The outcome of this planning application was noted.

8.2 CB/24/01696/FULL - Vine Farm, Edworth Road, Astwick
The outcome of this planning application was noted.

8.3 CB/24/01882/FULL - White Barn Farm, Taylors Road, Stotfold, SG5 4AZ
The outcome of this planning application was noted.

9 DATE OF NEXT MEETING
To be confirmed.

10 SUPPORTING DOCUMENTS
The supporting documents were noted.

SIGNED BY CHAIRMAN:

MINUTES APPROVED (date):