



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 6TH NOVEMBER 2024 AT 19:00 IN THE COUNCIL CHAMBER, GREENACRE CENTRE, VALERIAN WAY, STOTFOLD, SG5 4HD

Present:

Cllr Brian Saunders (Chairperson), Cllr Liz Anderson (Vice Chairperson), Cllr Janice Bendell, Cllr Mary Cooper, Cllr Satinderjit Dhaliwal, Cllr Steve Hayes, Cllr Jos Headington, Cllr Jane Hyde, Cllr Nigel Venneear, Cllr Lisa Miller.

In attendance:

Cllr D Matthews – Non-Committee Member
Cllr J Talbot – Non-Committee Member
Cllr B Woods – Non-Committee Member
Cllr K Woodfine – CBC Ward Councillor
Cllr H Wightwick – CBC Ward Councillor

Also Present:

S van der Merwe - Democratic Services Manager
Member of the Public - 1

1. APOLOGIES FOR ABSENCE

There were none.

2. DISCLOSURES OF MEMBERS' INTERESTS AND 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 no disclosures of interest.

3. PUBLIC SECTION (MAX. 15 MINUTES)

3.1 Land South of Arlesey Road, Stotfold, SG5 4HD

Mr Brian Collier addressed the Committee regarding item No. 5.1 on the Land South of Arlesey Road development. As a former Member of this Council, he had been closely involved in the discussions with the developer and CBC from the outset of this development.

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

4.1 CB/24/01847/FULL – Land to the Rear of 7 – 9 Regent Street, Stotfold

Members were advised that this application is still under consideration by CBC but this has not been added to the Development Management Committee Agenda for consideration.



5. PLANNING APPLICATIONS

Members considered the following application:

5.1 Land South of Arlesey Road, Stotfold, SG5 4HD

[CB/24/02744/RM](#) – Land South of Arlesey Road, Stotfold, SG5 4HD

It was **RESOLVED** to:

OBJECT to the Planning Application based on the grounds of:

- The Council is concerned over a potential increase in the number of housing units and density over the layout that was originally indicated at outline stage and agreed by the Planning Inspectorate.
- Safety concerns over the increase in traffic in an area where a significant number of children walk to school at Etonbury and Pixbrook.
- Whilst natural, wooden play equipment sits well within the countryside edge setting we are concerned that it should receive adequate maintenance to maximise its life span.
- Concern over access to existing overburdened infrastructure – especially access to GP surgeries, transport services and schooling.
- Concern over junction safety once the site is operational. School children will cross this junction, the additional homes mean a substantial additional number of traffic movements onto and from Arlesey Rd.
- The private road running parallel to Arlesey Rd adds yet another access to be negotiated by pedestrians.
- The landscape plan indicates hedgerow retention to maintain the 'country lane character' but this will not be possible whilst maintaining safe visibility splays, further with the introduction of yet more housing this area of Stotfold is becoming less and less like a country lane.
- The density of units will have an impact on the neighbouring properties.
- Access to the open space is from predominantly from private drives, with only 2 visitor spaces in the south. One of the benefits the scheme was meant to deliver was an increase in parking spaces for users of the Etonbury Green Wheel, this is insufficient provision.

If Central Bedfordshire Council is minded to approve this application Stotfold Town Council would wish to ensure:

- A Traffic Management Plan is provided to ensure construction deliveries avoid school pickup and drop off times, these must be strictly monitored to prevent congestion on the Arlesey Road during peak times.
- A formal maintenance plan should be drawn up for the wooden play equipment to try to increase the longevity of the equipment.
- Additional visitors parking should be added for visitors to access the Etonbury Green Wheel and play parks in the development.
- The existing cycle path along Pendleton Way would benefit from low level bollard lighting to enhance the safe use of it as new residents would be using this path and it is already under pressure from numbers of users. During winter months users tend to keep to the lit path beside the road rather than staying on the cycle path due to it being too dark to safely use.
- Private roads adjacent to open space have some visitor parking which will potentially be utilised by visitors wishing to use the play areas, not visit residents. 21 visitor spaces are shown on the site but more should be available in the public realm to the south to link in with Etonbury Green Wheel.



- Central Bedfordshire Council should consult directly with residents to get their feedback on concerns over pressure on existing infrastructure, especially medical access via the GP Surgery and transport services.
- The existing pavement is very narrow for pedestrians so consideration must be given to providing an alternative path behind the hedge on the private road side to connect to the new pedestrian access alongside the Fox and Duck.

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

Members requested Ward Councillors call [CB/24/02744/RM](#) – Land South of Arlesey Road, Stotfold, SG5 4HD in for consideration by the DMC on the grounds of the objections set out in item 5.1 above.

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

7.1 Planning Appeal

Members noted the Planning Appeal for 81 Astwick Road, Stotfold.

7.2 Street Naming Convention

Cllr Cooper stated this Council has previously been given the option to put forward suggested names for streets on new developments and requested this should be the case for the Land South of Arlesey Road development at item 5.1 above.

8. DATE OF NEXT MEETING

To be confirmed.

The meeting closed at 19:26.

SIGNED BY CHAIRMAN:

MINUTES APPROVED (date):