



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 27TH NOVEMBER 2024 IN THE STOTFOLD TOWN COUNCIL CHAMBER, GREENACRE CENTRE, VALERIAN WAY, STOTFOLD, SG5 4HG AT 19:00.

Present:

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

In Attendance:

3 Members of the Public
Cllr John Talbot – non-Committee Member
Cllr D Matthews – Non-Committee Member

Also Present:

S van der Merwe – Democratic Services Manager

1. APOLOGIES FOR ABSENCE

There were none.

2. DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS

Cllr N Venneear declared an interest in Item 6.2 on this Agenda as a resident of Speedwell Way.

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.

At this point the Chairman requested that the PUBLIC SECTION item at point 3 on the Agenda be moved to the start of the Planning Applications at item 6.

3. MINUTES OF THE PREVIOUS MEETING

Members received the Minutes of the Planning Committee meetings held on **23rd October** and **6th November 2024**.

DECISION: It was **RESOLVED** to approve the Minutes of the meetings of **23rd October 2024** and **6th November 2024**.

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

None.

5. PUBLIC SECTION (MAX. 15 MINUTES)

Mr P Webber expressed his concerns about the water table in the Speedwell Way development at certain times of the year and the increased risk of flooding to the houses, the increased burden on the doctor's surgery, when residents are already struggling to simply get an appointment.



Mr D Speed, a resident of Speedwell Way objects to the development on Speedwell Way because of the lack of parking for current homes and believes road access to current houses will be more difficult. Mr Webber purchased his property with original plans for this land indicating this would be employment land. Mr Speed noted that the roads are not wide enough at present to accommodate the parking needed. He echoed the concerns over access to doctors.

Mr K Ferry is also concerned over the insufficient allocation of parking for each unit, this will add extra burden on all streets, potentially leading to residents parking on the pavements which will inhibit use of the pavements by pedestrians. Mr Ferry suggested the Speedwell Way houses should be built 3m back to allow for lay-by parking to the front of those properties.

6. PLANNING APPLICATIONS

6.1. CB/24/03066/OUT - Land North of the A507 and South of Angelica Avenue, Stotfold

DECISION: It was **RESOLVED** that the Town Council **OBJECTS** to this application in its current iteration on the following grounds:

- Overdevelopment of the estate – 650 units were permitted, this proposal will take the number of units over the original permit – this would therefore put significant further pressure on roads and there is already insufficient parking.
- Significant noise concerns associated with houses adjacent to the A507.
- Stotfold Town Council has run a public consultation on a Wheeled Facility at the Greenacre Centre and this should be added to the Constraints Plan.
- The Town Council supports CBC's MANOP Older People Team request that the applicant consider the Council's evidenced need for 23% of planned housing growth to be suitable for older people when designing this scheme.
- All S106 funding needs to be ringfenced for Stotfold only and the Town Council should be consulted on where that funding should be allocated.
- The Town Council echoes Ivel Drainage Board's concerns over balancing ponds which will be likely to flood, thereby adding additional pressure on the Pix catchment.
- Additional pressure on already overextended local infrastructure including medical facilities, local and public transport needs, electricity supply and telecommunications.
- Safety concerns over entry on Tansy Avenue, which could conflict with the exit from the A507 roundabout - improved visibility is required.
- Failure to demonstrate 10% biodiversity net gain.

The Town Council would welcome working in consultation with the Developer and designer on a suitable design.

ACTION: The Democratic Services Manager to write to Central Bedfordshire Council notifying them of the objection to this planning application citing the abovementioned reasons by Friday 29th November 2024.

Cllr John Talbot joined the meeting at 19:21.

6.2. CB/24/03068/OUT - Land North of the A507 and South of Speedwell Way, Stotfold

DECISION: It was **RESOLVED** that the Town Council objects to this application in its current iteration on the following grounds:



- Overdevelopment of the estate – 650 units were permitted, this proposal will add further pressure on roads and insufficient parking.
- Parking spaces are opposite - Concerns over noise levels for homes closest to the concerns over.
- Significant noise concerns associated with houses adjacent to the A507.
- Stotfold Town Council has run a public consultation on the Wheeled Facility and this should be added to the Constraints Plan.
- The Town Council supports CBC's MANOP Older People Team request that the applicant consider the Council's evidenced need for 23% of planned housing growth to be suitable for older people when designing this scheme.
- All S106 funding needs to be ringfenced for Stotfold only and the Town Council should be consulted on where that funding should be allocated.
- The Town Council echoes IDB concerns over balancing ponds which will be likely to flood adding additional pressure on the Pix catchment.
- Additional pressure on already overextended local infrastructure including medical facilities, local and public transport needs must be met, electricity supply and telecommunications.
- Failure to demonstrate 10% biodiversity net gain, scheme will result in 47% loss of biodiversity. This could be reduced by retaining more open space on site.
- Lots of missing info from Applicant
- Parking concerns – people will want to park in front of their houses so provision should be made.

The Town Council would welcome working in consultation with the Developer and designer on a suitable design.

ACTION: The Democratic Services Manager to write to Central Bedfordshire Council notifying them of the objection to this planning application citing the abovementioned reasons by Friday 29th November 2024.

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

Members were informed that CBC Ward Councillor Kat Woodfine had called both planning applications at items 6.1 and 6.2 in for consideration at the next DMC Meeting in an email to the Planning Officer dated 25 November 2024.

8. S106 AGREEMENTS

Members were required to consider the resolution from the Town Council meeting of 6th November 2024 related to S106 considerations for Planning Applications CB/24/03068/OUT and CB/24/03066/OUT. The resolution at that meeting was:

a) Approach CBC to allocate future S106 development contributions to:

- Refurbishment of The Green and Riverside Play Areas;
- Skate Park;
- Improvements to Arlesey Road cycle path – possible low-level lighting or make existing columns double headed – lifting the tree canopy to improve lighting;
- Etonbury Zebra Crossing at Arlesey Road turning into Pelican crossing.

Members expressed concerns over how Central Bedfordshire Council calculates the figures for S106 funding.



DECISION: It was **RESOLVED** that this Planning Committee supports the Town Council’s resolution of the 6th November 2024 to request S106 funding allocations from Central Bedfordshire Council for planning applications CB/24/03066/OUT and CB/24/03068/OUT for:

- Refurbishment of The Green and Riverside Play Areas;
- Skate Park;
- Improvements to Arlesey Road cycle path – possible low-level lighting or make existing columns double headed – lifting the tree canopy to improve lighting;
- Etonbury Zebra Crossing at Arlesey Road turning into Pelican crossing.

DECISION: It was also **RESOLVED** to request a formal breakdown from CBC on how they have calculated their S106 funding allocation.

ACTION: For the Democratic Services Manager to include this resolution in the response to the Planning Officer with the resolution from items 6.1 and 6.2 above.

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

9.1. Street Naming Convention

Members noted that Stotfold street naming follows a theme on nature and they wished to be involved in future street naming on all future developments in Stotfold to carry on that legacy.

DECISION: It was **RESOLVED** to respond to CBC to reserve the Council’s position in relation to CB/24/03068/OUT and CB/24/03066/OUT.

10. DATE OF NEXT MEETING

To be confirmed.

7.37

SIGNED BY CHAIRMAN:

MINUTES APPROVED (date):