



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD IN THE  
COMMUNITY ROOM, GREENACRE CENTRE, VALERIAN WAY, STOTFOLD, SG5  
4HG ON WEDNESDAY 7<sup>TH</sup> MAY 2025 AT 18:45**

**Present:**

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

**Also Present:**

Cllr J Talbot – Non-Committee Member (arrived 18:50)

**In Attendance:**

Emma Payne – Town Clerk  
Susan Riley – Public Realm Manager  
Sian van der Merwe – Democratic Services Manager

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**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.

Cllr Venneear declared an interest in item 6.3 on the Agenda, related to the outline planning application for Speedwell Way.

Cllr J Hyde entered the meeting room at 18:47.

**3. PUBLIC SECTION (MAX. 15 MINUTES)**

Members of the public may speak on matters of concern, ask questions, or make statements (maximum of 3 minutes per speaker), after giving notice of their wish to do so to the Town Clerk prior to the meeting. Order of speakers will be in order of notification. [Public Participation Policy](#) applies.

**4. MINUTES OF THE PREVIOUS MEETING**

Members were advised by the Clerk that the draft minutes of the Planning Committee meeting held on **27<sup>th</sup> November 2024** were omitted from the published Agenda and would be brought to the next meeting.

**DECISION: It was RESOLVED to review the minutes from the Planning Committee Meeting of 27 November 2024 at the next Planning Committee Meeting.**

Cllr J Talbot entered the meeting room at 18:50.



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

All Town Council Members will be afforded the opportunity to submit their proposal for street names the Arlesey Road development and this will be brought to a Planning Committee Meeting before the deadline of **23<sup>rd</sup> May 2025**.

## 6. PLANNING APPLICATIONS

### 6.1. [CB/25/00979/FULL - 19 Astwick Road, Stotfold, SG5 4AT](#)

Part single, part two storey rear extensions, external alterations and erection of brick boundary wall, entrance gates, new and replacement fencing. Erection of detached double garage with store room above with two rooflights. Demolition of the single garage and carport.

**DECISION:** The Planning Committee **RESOLVED** there is **NO OBJECTION** to this planning application.

### 6.2. [CB/24/03066/OUT - Land North of A507 Angelica Avenue, Stotfold](#)

This Committee communicated the following **OBJECTIONS** to this application on 18 December 2024:

- 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 also stated it would welcome working in consultation with the Developer and designer on a suitable design.

Members discussed the noise investigation report issued in relation to the proposed site's location near the A507. Members noted that the report has offered no mitigation against the objections previously filed.

**DECISION:** The Planning Committee **RESOLVED** to maintain its **OBJECTIONS** to this outline planning application on the aforementioned grounds.



### 6.3. [CB/24/03068/OUT Land North of A507 Speedwell Way, Stotfold](#)

This Committee communicated the following **OBJECTIONS** to this application on 18th December 2024:

- 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 also stated it would welcome working in consultation with the Developer and designer on a suitable design.

Members discussed the noise investigation report issued in relation to proposed site's location near the A507. Members noted that the report has offered no mitigation against the objections previously filed.

**DECISION:** The Planning Committee **RESOLVED** to maintain its **OBJECTION** to this outline planning application on the aforementioned grounds.

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

### 8. **DATE OF NEXT MEETING**

Wednesday 21<sup>st</sup> May 2025 at 18:45.

**SIGNED BY CHAIRMAN:** .....

**MINUTES APPROVED (date):** .....