MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 14TH FEBRUARY 2018 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: A Cooper (Chairman)

B Collier Mrs M Cooper

S Dhaliwal S Hayes D Matthews C Phelps

J Talbot

Also present: Councillors Mrs S Bundock and Mrs J Hyde, and the Town Clerk – Mrs K Elliott-Turner

17/18 APOLOGIES FOR ABSENCE

There were none, as all Committee Members were present.

18/18 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Matthews declared an interest in application CB/18/00171/FULL Land at Wrayfields, Stotfold, SG5 4NR as his close relative is the secretary of the applicant – Stotfold Co-operative Smallholdings Ltd. 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.

19/18 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

There were none present.

20/18 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

21/18 DECISION NOTICES

None to report.

22/18 PLANNING APPLICATIONS

RESOLVED that the comments made on the applications as listed and forming part of these minutes be forwarded to the Central Bedfordshire Council Planning Department.

23/18 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED it is not considered necessary to call in any applications for consideration by the Central Beds Development Management Committee.

24/18 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business, the meeting closed at 7.28pm

CHAIRMAN DATED

PLANNING APPLICATIONS 14th February 2018

A CB/18/00033/FULL

comments due 19/02

Mr J Dawson

126A – adjacent to Capra, Norton Road, Stotfold, SG5 4PG

Residential development – 1 no. detached 3-bedroom family dwelling

Town Council comments: No objections

B CB/18/00171/FULL

comments due 02/03

Stotfold Co-operative Smallholdings Ltd Land at Wrayfields, Stotfold, SG5 4NR

Proposed agricultural grain store with associated operational yard upon agricultural land

Town Council comments: No objections

C CB/18/00178/FULL

comments due 02/03

Miss S Clark

32c Astwick Road, Stotfold, SG5 4AT

Conservatory to rear of house 3m x 4.25m. Permitted development rights removed by condition 8 of

CB/12/04272/FULL

Town Council comments: No objections

D CB/18/00176/FULL

comments due 01/03

Ms R Maharaj

55 Valerian Way, Stotfold, SG5 4ET

Enclosing existing car port and inserting French doors

Town Council comments: Object – we feel that this proposal constitutes overdevelopment of the site and will result in the loss of 2 vehicle parking spaces, and will cause more on-street parking in a busy road which is already suffering congestion and is also a bus route

E CB/18/00193/FULL

comments due 23/02

Mr A Pinn

6 Whitecrofts, Stotfold, SG5 4EB

Change two velux windows of a bedroom over garage, to one flat roof dorma. Dorma will be facing a highway as its on the front of the property

Town Council comments: No objections

F 17/04417/OP comments due 20/02

(North Hert District Council application – note, no hard copy documents available – please view online https://documentportal.north-

herts.gov.uk/GetDocList/Default.aspx?doc class code=DC&case number=17/04417/OP) A few key documents will be copied for the meeting.

Outline application: outline application with all matters other than access reserved, for strategic development to the south-east of Baldock, comprising up to 495 dwellings, up to 18.3ha of Use Class 'B' Employment land uses, means of access, open space, nature conservation, recreation, landscaping and associated facilities, following demolition of existing structures.

Land between the A505 and the eastern edge of Baldock, inc. land off Royston Road, Baldock, Herts

Town Council comments: No objections, but make the following comments: we have serious concerns about the traffic impact from this proposal on junction 10 of the A1/A1M and the A507 towards Stotfold, as traffic flow will be significantly increased in part by this proposed development, but also in conjunction with other significant developments in the Stotfold area – Arlesey and Letchworth North, which together will have a major impact on the road network around Stotfold. We feel that this additional load on our local road system further supports our need to see dualling of the A507 from junction 10. Although this proposal includes increase of lanes on the junction 10 roundabout, plus traffic control signals, this only focuses on one direction of flow, and should be extended to all sections of the roundabout to cover all directions of traffic flow. Finally, as junction 10 is within Central Bedfordshire (and the Parish boundaries of Stotfold), we request that you undertake cross-county discussions on impact and design.