

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 11TH APRIL 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: Councillor Mrs A Clarey and the Town Clerk – Mrs K Elliott-Turner

33/18 APOLOGIES FOR ABSENCE

There were none, as all Committee Members present.

34/18 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

There were none. Members were reminded that if at any point during the meeting they feel they have an interest in an item being discussed, they should declare it at that point.

35/18 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

36/18 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Members were advised that the Appeal Hearing for the Shawmer Farm, 122 Hitchin Road, application is to be held on 25th April, 10am at Central Beds Council's offices. Councillor Collier will attend on behalf of the Town Council.

37/18 DECISION NOTICES

RESOLVED that the Planning Decision Notices as listed and forming part of these minutes be noted.

38/18 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.

39/18 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that applications CB/18/00725/RM Land Rear of 43 to 91 Silver Birch Avenue South of Alder Green and Aspen Gardens, Stotfold – Outline application for up to 95 dwellings (including affordable housing) and all associated infrastructure and landscaping, with all matters reserved except access, and CB/18/00904/FULL Land South of Stotfold, Norton Road, Stotfold CB/16/04082 – Erection of 1 no. 1-bed flat, 2 no. 2-bed flats, A1 shop, parking spaces and parking by on main street, are called in for consideration by the Development Management Committee, if minded for approval.

40/18 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business, the meeting was closed at 7.45pm

CHAIRMAN

DATED

PLANNING DECISIONS
11/04/18

| App No | Address | Detail | Stotfold Town Council Comments | Central Beds Council Decision |
|----------------------------------|---|---|---|---|
| CB/17/03927/FULL | 8 Sorrel Drive | Loft & garage conversion & new carport | No objections, however please confirm that the proposal satisfies off-street parking guidance. | Approved 17/11/17 |
| CB/17/04303/FULL | Etonbury Academy, Stotfold Road, Arlesey | Erection of a new single storey building to provide nursery facilities. Additional 5 car parking spaces and new outdoor play area for nursery children. | Assuming the nursery will not be run by a commercial company but by the school. Concern that 5 parking spaces is not sufficient parking, will add to general congestion of Arlesey Rd. Our understanding is there should be direct access from parking area onto Etonbury Wood footways. Otherwise no objections. | Approved 01/03/18 |
| CB/17/03982/FULL | 10 Mill Close | Single storey front extension | No objections | Approved 10/11/17 |
| CB/17/04190/FULL | 33 Heron Way | Garage conversion and forward bay window | No objections. Noted no info at the time. | Approved 26/10/17 |
| CB/17/04182/ADV | 59 High Street | Advertisement: 1 new illuminated fascia front with various blue vinyl graphics | No objections | Notice of advertisement consent 02/11/17 |
| CB/17/04323/FULL | 4 Kingsway | Single storey front extension | | Approved 06/11/17 |

| | | | | |
|----------------------------------|--|---|---|----------------------|
| CB/17/04400/LDCE | 30 High Street | Lawful Development Certificate Existing: Single Storey extension | No objections | Approved 15/11/17 |
| CB/17/04768/FULL | 80 Norton Road | Proposed garage workshop | No objections, subject to the garage workshop being used on a domestic basis for the householder only, and not commercial use. We also note that this is a retrospective application. | Approved 19/01/18 |
| CB/17/02417/RM | Land adjacent to St Marys Lower School | Reserved matters - appearance, landscaping, layout and scale for 15 dwellings. Application No. CB/16/01148/OUT dated 08/09/16. | TOWN COUNCIL REPRESENTATIVE INVITED TO ATTEND MEETING 8/11/17 | Approved 08/11/17 |
| CB/17/05186/FULL | 46 High Street | Part double/ part single side extension | No objections | Approved 04/01/18 |
| CB/17/05087/FULL | 20 Norton Road | Proposed single storey full width rear extension with part first floor rear extension | No Objections | Approved 30/01/18 |
| CB/17/05030/FULL | 5 Roe Close | Enlargement of rear dining room and inclusion of bi-fold doors and glazed gable, garage conversion and single storey side extension | No objections | Approved 12/12/17 |
| CB/17/05350/FULL | 14 Silver Birch Avenue | Part single and part two storey side extension | No Objections | Approved 15/12/17 |
| CB/17/05157/FULL | 50 Trinity Road | Single storey side/rear extension after demolition of existing garage and conservatory | No Objections | Approved 05/12/17 |
| CB/17/05380/FULL | 16 The Crofts | Proposed loft conversion, single storey rear extension and new pitched roof to garage | No Objections | Approved 09/01/18 |

| | | | | |
|----------------------------------|------------------------|---|---|-----------------------|
| CB/17/05430/FULL | 15 Alexander Road | First floor side extension. Ground floor front and side pitched roof to existing garage. | No Objections | Approved 09/01/18 |
| CB/17/05437/FULL | 63 Mowbray Crescent | Double storey side extension, garage conversion and enlargement of single storey rear extension. | No objections | Withdrawn 26/02/18 |
| CB/17/05555/FULL | 1 Ivel Way | Single storey rear extension with alterations to garage and extended front dormer. | Object - as the proposal would be detrimental to the owner of the adjacent property's current enjoyment of the amenity of his garden. We would also consider this proposal to be overdevelopment of the site. | Approved 15/01/18 |
| CB/17/05526/FULL | Mill Meadow, Mill Lane | Timber bird hide and access ramp | No objections | Approved 05/01/18 |
| CB/17/05582/FULL | 4 Alexander Rd | Single storey front, side and rear extension | No objections | Approved 18/01/18 |
| CB/17/05629/FULL | 13 Regent Street | Proposed out building attached to existing garage | No objections, provided the use of the out building remains as ancillary residential to the main dwelling. | Approved 11/01/18 |
| CB/17/05767/FULL | 13 Dane Close | Proposed demolition of existing conservatory & erection of single storey rear "orangery" style extension. | No Objections | Approved 02/02/18 |
| CB/17/05338/FULL | 6 Saxon Avenue | Erection of a single storey rear extension & partial garage conversion | No objections | Approved 19/01/18 |
| CB/17/05845/FULL | 12 Coppice Mead | Single storey side and rear extension and partial garage conversion | Object - Please see planning app for full information. | Approved 18/01/18 |
| CB/17/05949/FULL | 55 Trinity Rd | Single storey rear extension | No objections | Approved 01/02/18 |

| | | | | |
|----------------------------------|------------------------|---|---|----------------------|
| CB/17/05840/FULL | 55 Vaughan Road | Replace rear porch with ground floor rear extension | No objections - however, we note that there appears to be a balcony proposed for the rear extension - pls confirm type of balcony, and whether it will impinge on the amenity of adjacent properties by overlooking | Approved 27/02/18 |
| CB/18/00108/FULL | 49 Silver Birch Avenue | Demolition of garage and construction of 2 storey end extension with single storey front entrance porch | No objections | Approved 13/02/18 |
| CB/18/00193/FUL | 6 Whitecrofts | Change 2 velux windows of bedroom over garage, to one flat roof dorma. Dorma will be facing a highway as its on front of property | No objections | Approved 26/02/18 |
| CB/18/00171/FULL | Land at Wrayfields | Proposed agricultural grain store with associated operational yard upon agricultural land | No objections | Approved 21/03/18 |
| CB/18/00233/FULL | 44 Mowbray Crescent | Erection of single Storey rear extension and brick built boundary wall | No objections | Approved 21/03/18 |
| CB/17/05562/FULL | 11 The Gardens | Single storey side extension | No objections. <u>No decision notice online</u> | Approved 27/02/18 |
| CB/17/04047/FULL | 77 Mowbray Crescent | 1st floor side extension and garage conversion | No objections, however please confirm that the proposal satisfies off Street parking guidance <u>noting no documents online</u> | Approved 14/11/17 |

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS

11th April 2018

- A CB/18/00725/RM** **comments due 10/04**
Extension until 13th April
- Land Rear of 43 to 91 Silver Birch Avenue South of Alder Green and Aspen Gardens, Aspen Gardens, Stotfold
- Reserved Matters – Outline application for up to 95 dwellings (including affordable housing) and all associated infrastructure and landscaping, with all matters reserved except access – Application No CB/17/01642/OUT dated 26/07/17
- Town Council comments: object, as this development remains outside the settlement envelope, and would be to the detriment of the open countryside. We query the north corner footpath which is shown leading into an adjacent field – can the developer deliver a footpath which links through into Taylors Road?**
- B CB/18/00904/FULL** **comments due 17/04**
- Land south of Stotfold, Norton Road, Stotfold
- Erection of 1 No. 1-bed flat, 2 No. 2-bed flats, A1 shop, parking spaces and parking bay on main street. (resubmission of CB/14/00184/FULL)
- Town Council comments: object – ownership of the parking spaces at the front of the Greenacre Centre is in the ownership of the Town Council, with one space having a reserved use. Further parking spaces shown as lay-by opposite will be adopted as public highway, and therefore cannot be guaranteed as parking provision for the flats. Parking shown on-site for flats is inadequate for 3 flats, and we doubt that the turning area provided will be sufficient to enable a forward exit from the site. There is also no parking provision for shop staff, and the lay-by opposite cannot be guaranteed for shop deliveries. We have concerns about pedestrian and traffic safety with deliveries between the shop and the lay-by opposite as proposed, on what is already a very busy junction and safer route to school.**
- C CB/18/00981/OUT** **comments due 13/04**
- Land at 157 and 159 Hitchin Road, Stotfold, Hitchin, SG5 4JH
- Outline: Residential Development consisting of 4 No. new dwellings and access and new detached garage for no. 159
- Town Council comments: no objections**
- D CB/18/018/01018/FULL** **comments due 18/04**
- 34 The Mixies, Stotfold, Hitchin, SG5 4LF
- Demolition of existing garage and conservatory, rear two storey extension and single and part two storey side extension.
- Town Council Comments: no objections**
- E CB/18/00940/FULL** **comments due 11/04**
- 101 The Green, Stotfold, SG5 4DG

Single Storey Rear extension

Town Council comments: no objections

F **CB/18/00908/FULL**

comments due 18/04

26 Astwick Road, Stotfold, Hitchin, SG5 4HT

Erection of single storey front extension

Town Council comments: object – we feel that off street parking would be compromised by the erection of this single storey extension, which is sited on a road which is already congested with on-street parking