

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 10TH JANUARY 2018
AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD**

Committee Members: A Cooper (Chairman)

B Collier	Mrs M Cooper
S Hayes	D Matthews
C Phelps	J Talbot

Also present: Councillors Mrs S Bundock, Mrs J Hyde, S Jackson, one member of the public and the Town Clerk – Mrs K Elliott-Turner

1/18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dhaliwal.

2/18 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillors Cooper and Mrs Cooper declared an interest in application CB/17/05845/FULL 12 Coppice Mead, as they live in close proximity. 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.

3/18 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None.

4/18 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

5/18 DECISION NOTICES

Nothing to report.

6/18 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.

7/18 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that the following application is called in for consideration by the Development Management Committee, if minded for approval: CB/17/05913/FULL Land at Taylors Road, Opposite Aspen Gardens, Stotfold, SG5 4AX – Demolition of existing industrial units and development of 32 residential dwellings (including 12 affordable homes), vehicular access, pedestrian links, car parking, drainage, public open space and associated works.

8/18 ITEMS FOR INFORMATION PURPOSES ONLY, RELEVANT TO THIS COMMITTEE
There were none.

There being no further business the meeting was closed at 7.22pm

CHAIRMAN

DATED

PLANNING APPLICATIONS
10th January 2018

- A** CB/17/05338/FULL comments due 09/01
Mr D Jacobs
6 Saxon Avenue
Stotfold, SG5 4DD
Erection of a Single-storey rear extension & Partial garage conversion
Town Council comments: No objections
- B** CB/17/05767/FULL comments due 08/01
Mr and Mrs Walker
13 Dane Close, Stotfold, SG5 4DE
Proposed demolition of existing conservatory & Erection of Single Storey rear “orangery” style extension
Town Council comments: No objections
- C** CB/17/05845/FULL comments due 16/01
Mr and Mrs Fairhead
12 Coppice Mead, Stotfold
Single Storey side and rear extension and partial garage conversion
Town Council comments: No objections
- D** CB/TRE/17/00570 comments due 15/01
Mr D Ayres
1 The Mowbrays, Stotfold, SG5 4DS
Works to trees subject to a tree preservation order, reduce Walnut Tree (T1) and Silver Birch (T2) by 25-30%.
Town Council comments: No objections
- E** CB/17/05913/FULL comments due 17/01
Taylor Wimpey North Thames
Land at Taylors Road, Opposite Aspen Gardens, Stotfold, Hitchin SG5 4AX
Demolition of existing industrial units and development of 32 residential dwellings (including 12 affordable homes), vehicular access, pedestrian links, car parking, drainage, public open space and associated works.
Town Council comments: Object – although the proposal is on a brownfield site, which is preferred under NPPF policy, we are also minded to note that under an earlier proposal for housing development, which included both the former Motorola site and the adjoining Beta Engineering site, there was provision for replacement of some of the lost 15 acres of safeguarded employment land in Taylors Road.

This was included in the approved development of the Motorola Site excluding the Beta Engineering site and was for B1/B2 use. This undertaking by Taylor Wimpey has not been fulfilled to date on that site.

In the interest of sustainability, relative to continued new residential developments in the area, it has previously been concluded that there is a commensurate need for employment land to go hand in hand with future new housing developments. This is reiterated in the emerging Central Beds Council Local Plan where an employment site is lost, a replacement should be found. This should be geographical to Stotfold and within range of local public transport provision.

Stotfold Town Council opinion is that some employment provision should be provided and safeguarded as part of any development permission in this area.

We note that the provision of affordable housing is in one area of the proposed development only, but our understanding is that NPPF policy dictates that there should be a 'pepper pot' dispersal of these dwellings within the entire site.

Since Beta Engineering operated a metal plating business on the site, involving the use of several hazardous products, we query whether a full Environmental Assessment has been undertaken to deal with both that and the possibility of the elderly buildings containing hazardous materials, such as asbestos.

The additional vehicular traffic loading on to the recognised congested area of Taylors Road and Astwick Road, through to The Green, will add to traffic safety concerns of existing residents.