

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 8TH MARCH 2017 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, Mrs A Clarey and B Saunders, and the Town Clerk

26/17 APOLOGIES FOR ABSENCE

There were none.

27/17 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

There were none. 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.

28/17 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

29/17 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence – a date has been confirmed for the Public Inquiry into the appeal by Taylor Wimpey Strategic Land – CB/15/04872/OUT Appeal ref APP/P0240/W/16/3163021 Site at land rear of 43 to 91 Silver Birch Avenue, South of Alder Green and Aspen Gardens, Stotfold. Public Inquiry will take place on Tuesday 26th September 2017 for 4 days at the Central Beds Council offices, Priory House, Chicksands, starting at 10am. We may attend, and at the Secretary of State's Inspector's discretion, make our views known. The Chairman will attend the Public Inquiry on behalf of the Town Council.

30/17 DECISION NOTICES

None to report.

31/17 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.

32/17 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

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

33/17 ITEMS FOR INFORMATION PURPOSES RELEVANT TO THIS COMMITTEE ONLY

The Chairman advised that Taylor Wimpey have requested a meeting with the Town Council to go through a revised application for the site at land rear of 43 to 91 Silver Birch Avenue (site currently subject to appeal). We have replied to advise that our policy is not to meet with developers prior

to them submitting an application. We have invited them to hire our facilities in order to hold a public consultation to establish views on their proposals.

There being no further business the meeting was closed at 7.16pm

CHAIRMAN

DATED

PLANNING APPLICATIONS
8th February 2017

- A** CB/17/00189/FULL comments due 21/02
Mr A Summers
31 The Avenue, Stotfold, SG5 4LY
Erection of new detached dwelling to rear of 31 The Avenue
Town Council comments: No objections, however we ask for an imposition to restrict the height of boundary planting or fencing so as not to compromise the amenity of adjacent dwellings. We request that the proximity of the proposed dwelling is confirmed, to ensure that it does not compromise the proximity of adjacent properties. We also request confirmation that adequate on-site parking would be provided and that vehicle movements would be such that egress from the site would be in a forward motion.
- B** CB/17/00219/FULL comments due 21/02
Mr S Hyde
71 Vaughan Road, Stotfold, SG5 4EN
Single storey front and rear extension, and two storey side and rear extension
Town Council comments: No objections
- C** CB/16/05603/FULL comments due 16/02
Land at Astwick Road, Stotfold
Change of use of land to use as a residential caravan site for one traveller family, including laying of hardstanding
Town Council comments: Object – a previous application for this site has been refused and is now subject to enforcement. The application states that the existing use is unauthorised caravan site, however as the site is unauthorised, the existing use should therefore be stated as agricultural. The application also states that the proposal involves retention of change of use – this site does not have approved change of use. The Design and Access Statement seeks temporary planning permission to give additional time to find alternative accommodation – occupancy of the site should be via a licence or other legal agreement, not planning permission. The plans show no waste storage for collection. We also note that the entrance shown on the application did not exist in 2015 (previous application) – this vehicle access has been created since the original planning application for this site.