

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 27TH SEPTEMBER 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 A Clarey and B Saunders, and the Town Clerk – Mrs K Elliott-Turner

109/17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ms Wearmouth.

110/17 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

There were none.

111/17 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

112/17 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

113/17 DECISION NOTICES

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

114/17 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.

115/17 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.

116/17 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Members were advised that the proposed developer of Shawmer Farm has submitted an appeal against the refusal decision on the development application.

There being no further business, the meeting was closed at 7.21pm

CHAIRMAN

DATED

PLANNING DECISION 27th September 2017

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
<u>CB/17/01619/FUL</u> <u>L</u>	Land rear of 43 to 91 Silver Birch Avenue South of Alder Green and Aspen Green and Aspen Gardens	Change of use of agricultural land to countryside recreation/informal open space (Sui Generis) including associated soft landscaping	Object - Please see application	Approved 26/07/17
<u>CB/17/01642/OU</u> <u>I</u>	Land rear of 43 to 91 Silver Birch Avenue South of Alder Green and Aspen Green and Aspen Gardens	Outline Application for up to 95 dwellings (including affordable housing) and all associated infrastructure and landscaping, with all matters reserved except access	Object - Please see application	Approved 26/07/17
<u>CB/17/02239/FUL</u> <u>L</u>	83 Arlesey Road	Proposed new dropped kerb to give access to 83 Arlesey Road	No objections	Approved 07/07/17
<u>CB/17/02240/FUL</u> <u>L</u>	79 Arlesey Road	Dropped kerb for 81 Arlesey Road – land adjacent to no 85 Arlesey Road	No objections	Approved 07/07/17
<u>CB/17/02039/OU</u> <u>I</u>	Shawmer Farm, 122 Hitchin Road	Outline planning application for a residential development of 58 dwellings comprising 3 x 2 bedroom bungalows, 10 x 2 bedroom dwellings, 28 x 3 bedroom dwellings and 17 x 4 bedroom dwellings following the demolition of 122 Hitchin Road with all matters reserved except access on land at Shawmer Farm	Object – Please see application	
<u>CB/17/02538/VO</u> <u>C</u>	21 Arlesey Road	Variation of Condition No. 8 on planning application CB/15/02315/FULL dated 13/08/15. Slight adjustment to position of plots 1 & 2, slight adjustment to chimney	Object – the already permitted development was very congested relative to the size of the site. The actual construction to date is not in accordance with those original approved plans,	Approved 19/07/17

		design, removal of box window to plots 1 & 2	making the proximity of the new buildings to each other and to neighbouring properties much closer than originally indicated. Planning guidelines require suitably wide access to the rear of the properties for conveying wheelie bins, bicycles or general access and this is prevented by the external chimney stacks and incorrect positioning of the actual buildings within the site. We therefore request that suitable enforcement action is taken to ensure original plans are adhered to.	
CB/17/02435/FUL L	41 Rook Tree Lane	Single storey detached dwelling	Object - There is nothing materially different in this application to a previous application for this site. We consider this application to constitute back-land development and overdevelopment of the site. There is also impractical tandem parking proposed for the site, which nullifies the hammerhead turning area provided.	Approved 11/08/17
CB/17/02590/FUL L	21 Baldock Road	Two storey rear side extension, tiled roof on conservatory and canopy roof over front door	No objection	Approved 07/07/17

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS

27th September 2017

- A** CB/17/02417/RM comments due 03/10
Revised Plans
Land adjacent to St Mary's (Lower School), Rook Tree Lane, Stotfold, SG5 4DJ
Reserved Matters: Appearance, landscaping, layout and scale for 15 dwellings – application no. CB/16/01148/OUT dated 08/09/16
Town Council comments: Object – we question whether there is sufficient visitor parking for the proposed development - we are concerned that inadequate visitor parking 'on-site' would result in overflow on-street parking on to what is already a very congested road, particularly due to the large volume of vehicles parked along Rook Tree Lane. Again, to reduce the potential of on-street parking on Rook Tree Lane, we request that plot no. 9 has a door into the kitchen on the side of the plot, which can be accessed by the side driveway – we feel this would encourage residents to park on the drive closest to a door, rather than on Rook Tree Lane closest to the front door. We feel that parking provision for nos. 11 and 12 should be paired so that the footway currently shown to separate the two parking spaces for no. 11 is moved to separate the paired parking for both properties, and that they are swapped over to ensure that parking is as close to the relevant property as possible. We note that swift boxes are being provided, but point out that swift boxes on plot nos. 3, 4 and 8 are facing the wrong way, and should face East. We strongly feel that the school safety zone and safer route to school to the adjacent St Mary's Academy would be compromised by the proposed entrances to this development; the safety of both pedestrians and vehicles using this route are a cause for concern. We ask that a revision is made to the school safety zone to take into account these new entrances onto Rook Tree Lane, should the application be approved
- B** CB/17/03927/FULL comments due 11/10
Mr & Mrs Parhar
8 Sorrel Drive, Stotfold, SG5 4JS
Loft and garage conversion and new carport
Town Council comments: No objections, however please confirm that the proposal satisfies off-street parking guidance
- C** CB/17/04047/FULL comments due 12/10
Mrs E Webster
77 Mowbray Crescent, Stotfold, SG5 4DY
1st floor side extension and garage conversion
Town Council comments: No objections, however please confirm that the proposal satisfies off-street parking guidance
- D** CB/17/03982/FULL comments due 12/10
Mr & Mrs Finch
10 Mill Close, Stotfold, SG5 4AB
Single storey front extension
Town Council comments: No objections