

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 11th OCTOBER 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 and Mrs A Clarey, and the Town Clerk – Mrs K Elliott-Turner

117/17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ms E Wearmouth.

118/17 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Matthews declared an interest in the application by Gladman Developments for land West of Astwick Road, as a relative owns the land. 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 time.

119/17 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

There were none.

120/17 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

121/17 DECISION NOTICES

Nothing to report.

122/17 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.

123/17 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/17/04146/OUT Land west of Astwick Road, Stotfold, SG5 4BG is called in for consideration by the Development Management Committee, should they be minded to approve the application.

124/17 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A non-Committee Member requested that we ask Central Beds Planning Officers and Development Management Committee Members to attend a meeting to hear our concerns regarding development within Stotfold and lack of infrastructure. The Chairman reminded Members that we have set up a small working party of Members to approach bodies/organisations within the town to investigate their needs and lack of infrastructure, before feeding back to Central Beds Council.

There being no further business, the meeting was closed at 7.46pm

CHAIRMAN

DATED

PLANNING APPLICATIONS

11th October 2017

A CB/17/04146/OUT comments due 24/10
Land west of Astwick Road, Stotfold, SG5 4BG
Gladman Developments Ltd
Outline planning permission for up to 100 residential dwellings (including 35% affordable housing), demolition of buildings, introduction of structured planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Astwick Road and associated ancillary works. All matters to be reserved except for main site access onto Astwick Road.

Town Council comments: Object

Stotfold Town Council see no changes in substance from the previous, refused, application under reference CB/16/04161 and submitted by the same applicant.

We fully support the contents of the Notice of Refusal of Planning Permission issued by Central Bedfordshire Council and dated 21 February 2017 and reiterate –

This is an opportunistic application, recognised as falling outside of the defined Settlement Envelope for Stotfold on a valuable greenfield site of high grade agricultural land in contravention of the NPPF guidelines to “conserve and enhance the natural environment”. There is not even an indication that the area would be included for development in the CBC Local Plan currently in preparation?

Historically this area has supported a wide variety of native flora and fauna such as flocks of migrating lapwing (or ‘peewhit’ after which the former public house opposite was named)

It would form a relatively high-density development of urban sprawl on the edge of the town with a detrimental visual effect from the Special Conservation Area of the historic hamlet of Astwick.

There is no indication that the applicant has pursued either more suitable brown-field sites or alternative sites within the Settlement Envelope.

We also note the comments by Bedfordshire & River Ivel Internal Drainage Board on the previous application re. their requirement for a 7 metre bylaw strip would lead them to object to any development within that strip!

Despite claims to the contrary the current shortage of amenities within Stotfold would not make this a ‘sustainable’ development as described, such as –

- **Despite recent additional school builds the Lower Schools are at capacity with the threat of some pupils having to be placed outside of the town and the growing population threatening places for pupils of all ages within the near future.**
- **The local Health Care Clinic is stretched to capacity, also catering for patients from both Arlesey and Fairfield – standard appointments regularly entail a wait of 2-4 weeks!**
- **The local Pharmacy struggles to cope with around 1,000 prescriptions per day.**
- **There are no Banking services in the town, simply 3 ATM machines.**
- **Many of the Public Houses and small shops have closed down in recent years, the Co-Op store in the High Street being the main source of ‘convenience’ supply, there are no cafés or snack bars.**
- **Bus services are very limited with even weekday services ceasing at 7.00pm and even more restricted or non-existent over the weekend.**
- **The proposed development is just about as far away as possible from all the amenities that do exist in the town and would encourage much greater use of motor vehicles along the already narrow and overcrowded Astwick Road leading to the congested network of older roads through the town already difficult to pass along at peak times.**
- **There are few and segmented sections of hard surfaced footways along Astwick Road so safe access by pedestrians cannot be assured and car use would be further encouraged. Should these be upgraded then the visual effect would have a detrimental effect on the rural setting.**

For all of the reasons given above and previously on Application CB/16/04161/OUT we strongly request that this application should be rejected.

- B** CB/17/04132/FULL comments due 25/10
Mr J Izzard
66 Astwick Road, Stotfold, SG5 4BG
Conversion of existing single storey outbuilding into 5 no. self-contained rental rooms complete with individual shower rooms
Town Council comments: No objections, noting loss of one nominal off -road parking space
- C** CB/17/04190/FULL comments due 26/10
Mr & Mrs Woods
33 Heron Way, Stotfold, SG5 4QB
Garage conversion and forward bay window
Town Council comments: no objections, noting no documentation available online?
- D** CB/17/04182/ADV comments due 27/10
Ms L Copleston
59 High Street, Stotfold, SG5 4LD
Advertisement: 1 new illuminated fascia front with various blue vinyl graphics
Town Council comments: no objections
- E** CB/TCA/17/00387
Notification of works to tree in a conservation area: Lift crown of Ash Tree (T1) by 10%, remove Lime trees (T2, 3 & 4) Portuguese Laurel (T5) Yew trees (T6 & 7) and Lawson Cypress (T8). Lift crown of Yew tree (T9). Remove Ash tree (T10) Silverbirch (T11) Lombardi Poplars (T12, 13, 14, 15 & 16) Leylandi trees (T17 – T23) Walnut T24) Grey Poplar (T25) Aspen (T26 & 27) Horse Chestnut (T28) and Ash trees (T29 – 32). Re-pollard Willow trees (T33 – 35).
Location: Ivel Mill, Taylors Road, Stotfold, SG5 4AZ
Within the Astwick Conservation Area
Town Council comments: No objections subject to report from CBC Tress & Landscapes officers