

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 8TH NOVEMBER 2017
AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD**

Committee Members present: A Cooper (Chairman)

Mrs M Cooper	S Hayes
D Matthews	J Talbot
Ms E Wearmouth	

Also present: 1 member of the public, Councillors Mrs S Bundock, Mrs A Clarey, Mrs J Hyde and the Town Clerk – Mrs K Elliott-Turner

125/17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collier, Dhaliwal and Phelps.

126/17 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

There were none.

127/17 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None.

128/17 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

129/17 DECISION NOTICES

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

130/17 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.

131/17 EXECUTIVE ACTION – RETURN OF COMMENTS BEFORE DEADLINE

Members were asked to approve executive action taken by the Clerk, in consultation with the Chairman, in returning comments on the following application to meet deadline:

CB/17/02307/FULL Land at Taylors Road, opposite Aspen Gardens, Stotfold, SG5 4AX – Demolition of existing industrial units and development of 37 residential dwellings, vehicular access, pedestrian access, pedestrian links, car parking, drainage and other associated works.

Amendments to the application include removal of block of flats and revised layout.

Comments returned: *Object – although the proposal is on a brownfield site, to be preferred as per NPPF policy, we also note that this forms part of the original 15 acres of protected employment land to service the requirements of the town and as accepted by Mid Beds District Council, and this will represent a further loss over and above the larger area adjacent that formerly was the Motorola site.*

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. Should the application be approved, then there should be sufficient Section 106 contribution to Highways for future roadwork requirements to alleviate the traffic problems in the area.

RESOLVED that the executive action taken by the Clerk in consultation with the Chairman in returning the above comments on a planning application, be approved.

132/17 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.

133/17 ITEMS FOR INFORMATION PURPOSES ONLY

The Chairman advised that he had attended the recent Central Beds Council Development Management Committee meeting, at which Councillor Saunders and a resident were also present, to give objection to the housing development proposal on Rook Tree Lane, adjacent to St Mary's Academy. Objection points largely concerned safety of school children and the volume of traffic on the road. Also noted that the Section 106 allocation for traffic calming measures were only £5,000 and that as this is a School Safety Zone, this would require additional funding. Highways advise that they will be consulting the Town Council on location of bus stops in Rook Tree Lane, and whether we need three, or would two suffice. They will also be consulting us on traffic calming proposals.

There being no further business, the meeting was closed at 7.13pm

CHAIRMAN

DATED

PLANNING DECISION 8th November 2017

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/17/02982/FULL	16 High Street	Single storey front extension	No objections	Approved 14/09/17
CB/17/03074/FULL	20 Norton Road	Single storey rear extension with part first floor rear extension and internal alterations	No objections	Refused 11/09/17
CB/17/03741/FULL	36 Valerian Way	Single storey rear extension, loft conversion with front dormers and rear/front roof lights and additional fenestration	No objections - similar properties with that design in the area.	Approved 05/09/17
CB/17/03623/FULL	32 Angelica Avenue	Extension to rear	No objections - Councillors noted that there was no location plan with this application.	Approved 19/09/17
CB/17/03393/FULL	Ivel Mill, Taylors Mill	Insertion to two rear Juliet balconies and rear window to first floor, rear bi-folding doors and full height windows to ground floor and removal of chimney stack. New front door with side lights, skylight to existing flat roof to top of houses and internal changes	No objections - in Astwick conservation area but in own grounds, no access problems and not visible from the road.	Approved 17/10/17

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS
8th November 2017

- A** CB/17/04768/FULL comments due 10/11
80 Norton Road, Stotfold, SG5 4PG
Proposed garage workshop
Town Council comments: 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
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- B** CB/17/04400/LDCE comments due 10/11
Mr A Booth
30 High Street, Stotfold, SG5 4LL
Lawful Development Certificate Existing: single storey extension
Town Council comments: no objections
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