

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 13<sup>TH</sup> DECEMBER 2017 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD**

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Committee Members present: A Cooper (Chairman)

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

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

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**142/17 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor S Dhaliwal.

**143/17 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.

**144/17 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

Not at this point.

**145/17 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

Notification from the Planning Enforcement Officer that a breach of planning has been confirmed for Capra, Norton Road, Stotfold, SG5 4PG – unauthorised demolition of barn and erection of dwelling (CB/16/04781/FULL)

Notification has also been received that a planning enforcement case has been created for Land Adjacent to St Mary's (Stotfold) Lower School, Rook Tree Lane, Stotfold, SG5 4DL - alleged non-compliance with approved plans CB/17/02471/RM regarding the siting of the dwellings, and alleged non-compliance with approved plans attached to CB/17/02417/RM Construction Traffic Management Plan (CEMP). An investigation has not yet taken place, but if the enquiry is confirmed as a breach of planning control, we will be notified.

**146/17 DECISION NOTICES**

None to report.

**147/17 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.

**148/17 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/17/05390/OUT Land at Shawmer Farm, 122 Hitchin Road, Stotfold, SG5 4HT

Outline planning application for a residential development of up to 57 dwellings, comprising 4 x 1 bedroom apartments, 5 x 2 bedroom apartments, 2 x 1 bedroom bungalows, 15 x 2 bedroom dwellings, 18 x 3 bedroom dwellings and 13 x 4 bedroom dwellings providing a mix of starter homes, market homes and 20 units for affordable housing following the demolition of 122 Hitchin Road. All matters are reserved except access.

**149/17 ITEMS FOR INFORMATION, RELEVANT TO THIS COMMITTEE ONLY**

Councillor Collier advised that he had recently attended the four day Gladman Developments Ltd public inquiry (application CB/16/04161/OUT, appeal ref: APP/P0240/W/3176387 – site at land west of Astwick Road, Stotfold, SG5 4BG). The first three days largely concerned arguments around Luton’s housing area and housing need and overspill of those needs into Central Bedfordshire. Although the inquiry lasted four full days, there is still one witness from Gladman Developments to be heard. The appeal has therefore been adjourned and will reconvene on 20<sup>th</sup> March 2018.

There being no further business the meeting was closed at 7.42pm

**CHAIRMAN**

**DATED**

**PLANNING APPLICATIONS**  
**13<sup>th</sup> December 2017**

- A**      CB/17/05555/FULL      comments due 21/12  
Mr & Mrs Lord  
1 Ivel Way, Stotfold, SG5 4DA  
Single storey rear extension with alterations to garage & extended front dormer  
**Town Council comments: Object, as the proposal would be detrimental to the owner of the adjacent property's current enjoyment of the amenity of his garden. We also consider this proposal to be overdevelopment of the site**
- B**      CB/17/05629/FULL      comments due 01/01  
Mr T Mulley  
13 Regent Street, Stotfold, SG5 4ED  
Proposed out building attached to existing garage (retrospective)  
**Town Council comments: No objections, provided the use of the out-building remains as ancillary residential to the main dwelling**
- C**      CB/17/05526/FULL      comments due 22/12  
Stotfold Mill Preservation Trust  
Mill Meadow, Mill Lane, Stotfold  
Timber bird hide and access ramp  
**Town Council comments: No objections**
- D**      CB/17/05582/FULL      comments due 22/12  
Mr & Mrs R Valentine  
4 Alexander Road, Stotfold, SG5 4NA  
Single storey front, side and rear extension and first floor side extension  
**Town Council comments: No objections**
- E**      CB/17/05430/FULL      comments due 20/12  
Mr M Smith  
15 Alexander Road, Stotfold, SG5 4NA  
First floor side extension. Ground floor front and side pitched roof to existing garage  
**Town Council comments: No objections**
- F**      CB/17/05437/FULL      comments due 19/12  
Mrs E Guinane  
63 Mowbray Crescent, Stotfold, SG5 4DY  
Double storey side extension, garage conversion and enlargement of single storey rear extension  
**Town Council comments: No objections**

- G** CB/17/05380/FULL comments due 14/12  
 Mr & Mrs I Westmorland  
 16 The Crofts, Stotfold, SG5 4ND  
 Proposed loft conversion, single storey rear extension and new pitched roof to garage  
**Town Council comments: No objections**
- H** CB/17/05350/FULL comments due 13/12  
 Mr S Earl  
 14 Silver Birch Avenue, Stotfold, SG5 4AR  
 Part single and part two storey side extension  
**Town Council comments: No objections**
- I** CB/17/05390/OUT comments due 15/12  
 Mr N Cooper – NFC Homes Ltd  
 Land at Shawmer Farm, 122 Hitchin Road, Stotfold, SG5 4HT  
 Outline planning application – for a residential development of up to 57 dwellings, comprising 4 x 1 bedroom apartments, 5 x 2 bedroom apartments, 2 x 1 bedroom bungalows, 15 x 2 bedroom dwellings, 18 x 3 bedroom dwellings and 13 x 4 bedroom dwellings providing a mix of starter homes, market homes and 20 units for affordable housing following the demolition of 122 Hitchin Road. All matters are reserved except access  
**Town Council comments: Object - much of the area of the proposed development falls outside of the recognised development envelope of the town, which will lead to the permanent loss of high value grade 2 agricultural land, which contradicts NPPF guidance, and at this moment in time cannot be justified since the required 5-year land supply (CBC) has already been met. As with other typical areas within Stotfold, the maximum height of any of the dwellings should be restricted to 2 ½ storeys.**

**It is also suggested that the new buildings would form a buffer zone between the existing residential area and the A507 by-pass, but surely this means that they intend to load the noise nuisance on to the new residents of this development.**

**With its close proximity to the Hitchin Road/A507 roundabout, the proposed development would result in an increase in heavy traffic flow on what is already a very busy road, and which already suffers severe congestion, in both directions on Hitchin Road at peak times.**

**This area of Stotfold has already suffered flooding in previous years due to poor planning and maintenance of Pix Brook – we are concerned about the ability of Pix Brook to take further flow from new developments in the area, and would seek reassurance from Anglian Water and the River Ivel Drainage Board that this watercourse could adequately accommodate such additional waterflow without the risk of further flooding to the area.**

**There has been a considerable amount of residential development in Stotfold over the last 40 years, while the infrastructure to support this has seen little or no improvement. The town currently struggles to find sufficient school places for their children, ability by either the health centre or pharmacy to cope with local demand. The proposed development will put yet more pressure on our struggling infrastructure.**