

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 28TH JUNE 2017 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: A Cooper (Chairman)

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

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

77/17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Collier.

78/17 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Ms Wearmouth declared an interest in the application relating to 21 Baldock Road, as she lives in close proximity. She would not take part in voting.

79/17 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None.

80/17 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence

Notice of an appeal (ref APP/P0240/W/17/3174671) relating to site at 39 Arlesey Road, Stotfold, SG5 4HB (appl. CB/16/03865/FULL), new detached dwelling. We are invited to make comments or modify/withdraw our previous representations, which were: No objections. There were no additional comments.

81/17 DECISION NOTICES

None to report.

82/17 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.

83/17 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/17/02417/RM Land adjacent to St Mary's (Stotfold) Lower School, Rook Tree Lane, Stotfold, SG5 4DJ Reserved Matters: appearance, landscaping, layout and scale for 15 dwellings, is called in for consideration by the Development Management Committee, if minded for approval.

84/17 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

The Chairman advised that he had attended the Central Beds Council Development Management Committee meeting last week to speak against the Taylor Wimpey planning application for land to the rear of Silver Birch Avenue. The application was approved by Central Beds Council.

There being no further business, the meeting was closed at 7.33pm

CHAIRMAN

DATED

PLANNING APPLICATIONS

28th June 2017

- A** CB/17/02417/RM comments due 12/07
Mr M Jones – Staske (London) Ltd
Land adjacent to St Marys (Stotfold) 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 on the following grounds: Rook Tree Lane is a bus route and major route to school, the three proposed entrances will cut across the well-used footpath to and from school, on to a narrow road, compromising the safety of pedestrians. Two of the entrances demonstrate poor visibility splay, which is against Central Beds Council guidance and the NPPF. The plans suggest, on several buildings, tandem parking of up to three vehicles (including space in garage), which is impractical. We also feel that provision of only 5 visitor parking spaces is inadequate. The three new entrances will be in very close proximity to Brayes Manor junction, and on a curve with existing very poor visibility. As the proposed development adjoins the school site, this compromises the School Safety Zone, recently created by Central Beds Council. It is not defined in the application documents, details of who would be responsible for ongoing maintenance of landscaping – hedges, shrubs and open space, or who will be maintaining the visitor parking spaces. If the roads are to be adopted, we request that road traffic orders are on placed on the roads within the development – this is to ensure that occupants of the properties park within their curtilage, and also ensures privacy and amenity of the occupants from busy school parking traffic. What is the intention of the developer or Central Beds Council regarding the existing bus stop which will be compromised by one of the entrances? Being familiar with the local road situation, and the volume of traffic and parking produced by the school, children’s centre and Poppies nursery throughout the day and not just the start and end of the school day, we are concerned about the accuracy of any traffic survey that is being used for this application.
- B** CB/17/02590/FULL comments due 06/07
Ms K Fursland
21 Baldock Road, Stotfold, SG5 4PB
Two storey rear/side extension, tiled roof on conservatory and canopy roof over front door
Town Council comments: No objections