

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 14TH JUNE 2017 AT 7.04PM 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, Mrs A Clarey, S Jackson, H Pickering, Central Beds Councillor S Dixon, 29 members of the public and the Town Clerk – Mrs K Elliott-Turner

69/17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ms E Wearmouth, and Central Beds Councillor B Sauunders.

70/17 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Talbot declared an interest as his daughter and son in law live in close proximity to Shawmer Farm, currently subject to a planning application. Councillor Pickering also declared an interest in the same application, as he lives in close proximity.

Councillor Collier declared an interest in the application relating to 21 Arlesey Road, as he has submitted a personal comment on the application to Central Beds Council. He will speak and leave the meeting before voting.

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.

71/17 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

72/17 CLERK'S REPORT, CORRESPONDENCE & MATTERS ARISING FOR INFORMATION

- i) Copy of a letter from Woods Hardwick Planning Ltd was provided for Members, in response to our objection to application CB/17/01858/FULL Land between Taylors Road and Astwick Road – residential development of 26 dwellings to include landscaping, access, parking and all ancillary works (available on file with the application).
- ii) Notification has been received of an appeal against the refusal decision on application CB/17/03865/FULL Site at 39 Arlesey Road, Stotfold, SG5 4HB (new detached dwelling). Any additional comments, modifications or withdrawals should be submitted to the Planning Inspectorate by 12th July 2017. No additional comments were made.

73/17 DECISION NOTICES

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

74/17 PLANNING APPLICATIONS

Public participation took place before consideration of the planning applications. Barry West of Hitchin Road, Jonathan Burges of Hitchin Road and Ron Desiroth of Coppice Mead spoke for up to three minutes each, which included the following comments and concerns:

- Central Beds is now well over the 5-year land supply requirement
- There will be increased traffic congestion resulting from this development
- The site has a poor designed access

- Construction traffic will cause congestion and safety concerns
- The ecology report is incorrect – a large pond on the site has been missed out. The pond has Great Crested Newts, and bats live in the existing trees – three bat trees as per the application is not sufficient
- There is a lack of infrastructure in the town to support this application
- The town is gridlocked – we need to plan for our benefit, not the developers
- Concerns about the impact of increased surface water from the development on Pix Brook
- No adequate provision for water sewerage treatment plant

Members considered and discussed each application in turn – Councillor Collier left the meeting during voting on the application as he had already declared an interest, and it was:

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.

At 7.45pm, 26 members of the public left the meeting. Councillor Talbot left the meeting at 8.15pm.

75/17 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that the following applications are called in for consideration by the Development Management Committee, if minded for approval: CB/17/02039/OUT Shawmer Farm, 122 Hitchin Road, Stotfold, SG5 4HT Outline application: for a residential development of 63 dwellings comprising 3 x 2 bedroom bungalows, 10 x 2 bedroom dwellings, 33 x 3 bedroom dwellings and 17 x 4 bedroom dwellings following demolition of 122 Hitchin Road, with all matters reserved except access; CB17/02307/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 links, car parking, drainage and other associated works; and CB/17/02538/VOC 21 Arlesey Road, Stotfold, SG5 4HB Variation of Condition 8 on planning application CB/15/02315/FULL dated 13/08/15. Relocate visitor parking bay, slight adjustment to position of plots 1 & 2, slight adjustment to chimney design, removal of box window to plots 1 & 2, removal of side door and window to plots 1 & 2.

76/17 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE

Nothing to report.

There being no further business, the meeting was closed at 8.22pm

CHAIRMAN

DATED

PLANNING DECISION 14th June 2017

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/17/00093/FULL	28 Hazel Grove	Single storey and first floor front extension with single storey and first floor rear extensions	Object - the proposal is considered overdevelopment on what is already a limited size site, with inadequate off-road parking. It is considered that the proposed extensions will cause shading and compromise the amenity of the rear of the adjacent property.	Approved 10/04/17
CB/17/00527/FULL	22 The Green	Proposed single storey rear extension and 1 st floor side extension	Object - its is considered that the proposal has insufficient parking to sustain a 5 bed dwelling. The development is in an area which suffers from congestion in a heavy traffic area - bus route, route to school.	Approved 19/04/17
CB/17/00592/FULL	14 Taylors Road	Conversion of detached garage to family room, change part driveway to garden and fence front and side of garden with 1.8m fence. Alterations to converted garage installing double doors with sidelights to side elevation, infill matching brickwork and one window to front elevation	No objections, subject to the proposed conversion of the garage being ancillary and subservient to the main property,	Approved 20/04/17
CB/17/00707/FULL	51 Coppice Mead	Single storey side extension	No objections	Approved 11/04/17
CB/17/00622/FULL	49 Prince Charles Avenue	Single storey side extension and roof conversion	Object - the proposal does not have sufficient parking to sustain a 4 bed dwelling.	Approved 20/04/17
CB/17/00745/FULL	8 Home Close	Single storey front, side and rear extension		Approved 11/04/17
CB/17/00925/FULL	78 Hitchin Road	Single storey rear extension	No objections	Approved 20/04/17
CB/17/01022/LB	Taylors Mill, Taylors Road	Listed building: raising height of bathroom door and making good in lime plaster	No objections	Approved 26/04/17

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS

14th June 2017

A CB/17/02039/OUT comments due 19/06

NFC Homes Ltd

Shawmer Farm, 122 Hitchin Road, Stotfold, SG5 4HT

Outline application: for a residential development of 63 dwellings comprising 3 x 2 bedroom bungalows, 10 x 2 bedroom dwellings, 33 x 3 bedroom dwellings and 17 x 4 bedroom dwellings following demolition of 122 Hitchin Road, with all matters reserved except access.

Town Council comments: Object – there is already peak time traffic congestion within the area and we feel that the traffic assessment is both dated and inaccurate to reflect the current true situation. Based on actual average vehicle ownership within the area, we have calculated a potential 182 car movements from the development per day minimum, whereas the report mentions only 30 vehicle movements per day at peak times. We note that only 1 visitors parking place per four dwellings is intended, which again will be wholly inadequate for the probable vehicle ownership on the site and demands on road space.

The Ecology Report fails to mention a large pond within the area, reported to be inhabited by Greater Crested Newts and that the area also attracts other wildlife such as bats and owls. It is suggested that keeping some existing trees on the site will be a 'green infrastructure gain'. It is difficult to realise how retaining existing items could form a gain. 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.

We recognise no full assessment by the River Ivel Drainage Board on the impact of surface water draining into the Pix Brook, which already suffers from periodic flooding in the Brook Street/Coppice Mead area. Due to the large amount of residential development in recent years, and further developments planned, we must suggest that Anglian Water should be pursued to confirmed that there will be adequate provision of potable water to these properties and provision for the disposal of sewerage.

For the proposed development, much of the area 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. The majority of housing stock in Stotfold is predominantly 2 storeys, with some 2 ½ accommodation on newer developments. The 3 storey buildings proposed could not be deemed to be in character with 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 listing of local facilities accompanying the application is now very dated, with many of the pubs, shops, etc no longer in existence.

- B** CB/17/02307/FULL comments due 23/06
Taylor Wimpey North Thames
Land at Taylors Road, opposite Aspen Gardens, Stotfold, SG5 4AX
Demolition of existing industrial units and development of 37 residential dwellings, vehicular access, pedestrian links, car parking, drainage and other associated works
Town Council comments: Although the proposal is on a brownfield site, to be preferred as per NPPF policy, we are also minded to note that this also 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. Central Beds Planning Officers have recently refused an application to convert one single industrial site on the Fen End Industrial Estate to residential use, despite the support of Stotfold Town Council, with their reasoning being that this also formed part of the town's protected employment land.
- The proposed 4 storey apartment block is totally out of keeping with the area and with general developments throughout Stotfold, and would also overlook many other residential properties, both in Silverbirch Avenue and the more recent Beauchamp Mill development. This compromises the amenity and privacy of adjacent residents.
- 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.
- C** CB/17/02435/FULL comments due 30/06
Mr & Mrs Humphreys
41 Rook Tree Lane, Stotfold, SG5 4DL
Single storey detached dwelling
Town Council comments: 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.
- D** CB/17/05390/FULL comments due 21/06
Mr Sangha
31 Regent Street, Stotfold, SG5 4ED
Erection of 1st floor extension
Town Council comments: No objections
- E** CB/17/02302/FULL comments due 23/06
Mr D Brainch
120 Hitchin Road, Stotfold, SG5 4HT
Proposed single storey one bed unit in existing rear garden
Town Council comments: Object, as this proposal constitutes overdevelopment of the site
- F** CB/17/02239/FULL comments due 20/06
Ms J Carter
83 Arlesey Road, Stotfold, SG5 4HE
Proposed new dropped kerb to give access to 83 Arlesey Road
Town Council comments: No objections

G CB/17/02538/VOC

comments due 22/06

Mr J McGuinness

21 Arlesey Road, Stotfold, SG5 4HB

Variation of Condition No. 8 on planning application CB/15/02315/FULL dated 13/08/15. Relocate visitor parking bay, slight adjustment to position of plots 1 & 2, slight adjustment to chimney design, removal of box window to plots 1 & 2, removal of side door and window to plots 1 & 2

Town Council comments: 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, 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.