

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 14<sup>TH</sup> JANUARY 2015 AT 7.00PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD**

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Committee Members present: S Hayes (Vice-Chairman)

B Collier  
C Phelps

Mrs M Cooper  
L Stoter

Also present: The Town Clerk

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**1/15 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S Dhaliwal and J Talbot.

**2/15 DISCLOSURE OF MEMBERS INTERESTS**

There were no disclosures of interests. 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.

**3/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

No members of the public present.

**4/15 CLERK’S REPORT – CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

For information, a copy of the Government’s newly issued Plain English Guide to the Planning System was circulated to Members.

**5/15 DECISION NOTICES**

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

**6/15 EXECUTIVE ACTION – PLANNING COMMENTS**

Members were asked to approve executive action taken by the Clerk in consultation with the Chairman in returning the following comments due to time constraints:

CB/14/04832/ADV Astwick Service Station, Great North Road, SG5 4BL Advertisement: the retention of an illuminated advertisement

Comments returned: no objections

CB/14/01589/FULL The Pig & Whistle, 40 Brook Street, SG5 4LA Demolition of existing PH and redevelopment of the site as 7 No. houses with associated landscaping and parking (revised site layout & soft landscape plans)

Comments returned: no objections

CB/14/04187/FULL River Ivel Nursery, Taylors Road, SG5 4AZ Retention of mobile home and conversion to boiler and plant room and hydroponics management suite with ancillary welfare accommodation and erection of 3 No. polytunnels

Comments returned: no objections

**Resolved** that the executive action taken in returning the above planning application comments is approved.

**7/15 PLANNING APPLICATIONS**

Members were provided with copies of correspondence from two residents regarding the Roecroft Lower School application CB/14/04865/REG3.

**Resolved** that the comments made on the planning application as listed and forming part of these minutes be forwarded to Central Bedfordshire Council Planning Department.

With regard to the Roecroft Lower School application, a letter will be sent to the two residents to advise that this Committee shares their concerns and we will press for Buttercup Road to be one-way and parking restrictions installed, once the road is adopted by Central Beds Council.

**8/15 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE**

**Resolved** that it is not necessary for any of the applications considered at this meeting to be considered by the Development Management Committee, or for a representative of this Committee to attend the next Development Management Meeting at Central Bedfordshire Council on behalf of the Town Council.

**9/15 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

Nothing to report.

There being no further business the meeting was closed at 7.18pm

**CHAIRMAN**

**DATED**

**PLANNING DECISIONS – Planning 14<sup>th</sup> January 2015**

<b>App No</b>	<b>Address</b>	<b>Detail</b>	<b>Stotfold Town Council Comments</b>	<b>Central Beds Council Decision</b>
CB/14/03040/FULL	Fen End Industrial Estate	Proposed demolition of existing factory unit to build two number five bed houses and one number four bed house with associated garages, car parking and external works. Change of use from general industrial to residential	No objections	Refused 20/11/14
CB/14/03086/FULL	6 Mill Close	Converting current car port into a garage	No objections	Approved 5/11/14
CB/14/03567/FULL	22 Baldock Road	Erection of rear garden cabin	No objections	Approved 7/11/14
CB/HDG/14/00389	Land West of Stotfold Cemetery	Remove 10m sections of Hedgerow as shown on the map provided with the application form. Location – bisects the Cemetery hedgerow west to east.	No objections	Approved 30/10/14
CB/14/03601/FULL	St Mary's Academy	Two storey extension to provide new classrooms plus extension of existing hall.	No objections - At a recent public meeting Rob Parsons stated that there would be changes to the site boundary, however this is not shown on the plans provided. Councillors ask for clarification on this matter	Approved 20/11/14
CB/14/03258/FULL	Henlow Lakes and Riverside	Permanent Manager's accommodation addition parking, caravan storage and ground care plant and machinery store. Relocation of approved tea room, clubhouse and play area.	Although this application does not fall within Stotfold, it is a neighbouring parish, and so after consideration we wish to broadly support this application	Approved 18/11/14

**APPROVAL CONDITIONS**

6 Mill Close

1. The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality, in accordance with Policy DM3 of the Core Strategy and Development Management Policies (2009).

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: CBC/001; CBC/002; CBC/003 and CBC/004.

Reason: To identify the approved plan/s and to avoid doubt.

#### 22 Baldock Road

1. The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: CBC/001; CBC/002; CBC/003; CBC/004.

Reason: To identify the approved plan/s and to avoid doubt.

#### St Mary's Academy

1. The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality.

3. **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall**

subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season. The development shall accord with the approved details.

Reason: To ensure an acceptable standard of landscaping.

4. No development shall take place until a written scheme of archaeological investigation that comprises an open area strip/excavation and includes excavation analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.

Reason: To record and advance understanding of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development.

5. Before the development hereby approved is first occupied the modified on site vehicular parking area shall be surfaced in tarmacadam or similar durable, porous but bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

6. Before the building is first brought into use a School Travel Plan shall be submitted to and approved by the Local Planning Authority. The plan shall contain details of:

- a. Plans for the establishment of a working group involving the School, parents and representatives of the local community.
- b. Pupil travel patterns and barriers to sustainable travel
- c. Measures to encourage and promote sustainable travel and transport for journeys to and from school and community use of the site
- d. An action plan detailing targets and a timetable for implementing appropriate measures and plans for annual monitoring and review
- e. Measures to manage the car parking on site

All measures agreed therein shall be undertaken in accordance with the approved plan. There shall be an annual review of the Travel Plan to monitor progress in meeting the targets for reducing car journeys generated by the proposal.

Reason: In the interests of highway safety, to reduce congestion and to promote the use of sustainable modes of transport.

7. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1712/001.P5, 1712/010.P2, 1712/006.P3, 1712/003.P1, 1712/008.P9, 1712/004.P2, 1712/009.P2, 1712/005.P1, Historic Desk based Assessment 190376, Transport Statement, Academy Travel Plan.

Reason: To identify the approved plan and to avoid doubt.

#### NOTES TO APPLICANT

**Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.**

It is advised that the applicant uses the 'iOn Travel' website to manage their travel plan and implement the actions contained within it. It also benefits applicants by helping them to fulfil their planning conditions through the use of the reporting part of the tool.

The applicant is advised that further information regarding the School Travel Plan is available from the Sustainable Transport Team, Central Bedfordshire Council.

The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact Central Bedfordshire Council's Highway Help Desk on 0300 300 8049. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of construction fo the development hereby approved.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

#### Henlow Lakes & Riverside

Decision notice available on file

#### **REFUSED**

##### Fen End Industrial Estate

1. The application site is allocated for employment use under Policy E1 of the Site Allocations Document (Adopted 2011), Core Strategy and Development Management Policy CS10 (adopted 2009) and Policy E1 seeks to safeguard the site for employment use therefore the proposal for three new dwellings would result in a loss of a safeguarded employment site which is unacceptable. The proposal is therefore contrary to Policy CS10 of the Core Strategy and Development Management Policies Document (2009) and Policy E1 of the Site Allocation Document (2011).
2. The proposal is considered to result in a harmful visual impact on the character and appearance of the surrounding area given the proposed layout of the site which includes a significant area of hardstanding to the frontage of the site and detached double garages to the front which would appear unduly prominent within the street scene. The proposal is therefore considered to be contrary to Policy DM3 of the Core Strategy and Development management Policies Document (2009).
3. The proposal, given the siting and design of the dwellings, is considered to result in an adverse impact upon the amenities of the future occupiers of the site by way of significant overlooking from the adjacent industrial building. Furthermore, the applicant has failed to demonstrate that the proposal would not result in significant impact from noise, smoke and fumes from the industrial units which would result in loss of amenity to future occupants of the properties. The proposal is therefore considered to be contrary to Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

4. The application contains insufficient information in the form of a completed Unilateral Undertaking in order to secure financial contributions towards infrastructure in the local area and mitigate the impact the proposal would have on community facilities and infrastructure; as such the proposal is contrary to Policy CS2 of the Central Bedfordshire Council Core Strategy and Development Management Policies Development Plan Document (2009) and the Central Bedfordshire Council Planning Obligations Supplementary Planning Document (Reviewed November 2009).

**PLANNING APPLICATIONS**  
**14<sup>th</sup> January 2015**

- A** CB/14/04865/REG3 comments due 16/01  
Roecroft Lower School, Buttercup Road, SG5 4PF  
Children's Services, Central Bedfordshire Council  
Demolition of existing pre-school structure. Extensions and alterations to existing school building/site to provide 5 no. additional class bases, extension to existing classroom, creation of additional car park, revised playground arrangements, works to the fabric of the existing school playground arrangements, works to the fabric of the existing school including conversion of existing courtyard in Dining Area  
**Town Council comment:**  
**No objections to the basic principle of the school enlargement, however we wish to make the following comments: the provision of on-site parking for staff will be insufficient with the expansion of pupil and staff numbers, exacerbating existing on-road parking problems. We have received several comments from residents concerned about the current parking issues in this immediate area, and feel that it is essential that the one-way system is installed and parking restrictions instigated and enforced, once the road is adopted.**
- B** CB/15/00003/FULL comments due 03/02  
16A High Street, SG5 4LL  
Mr & Mrs G Russell  
Single rear extension and single story front extensions with conversion of garage, new side windows and replacement roof  
**Town Council comment: Object as the proposed single storey extension compromises the off-road parking available, as it could only practically take two cars within the site. There would therefore be more cars parked on the High Street due to the increase in traffic flow due to recent highway improvement works.**
- C** CB/14/04574/FULL comments due 19/01  
70 Hitchin Road, SG5 4HT  
Mr J Venning  
Dropped kerb to front of property  
**Town Council comment: No objections**
- D** CB/TRE/14/00508 comments due 21/01  
6 Home Close, SG5 4DJ  
Works to trees subject to a Tree Preservation Order: reduce canopy and remove deadwood to Copper Beech protected tree MB/TPO/06/0006  
**Town Council comment: No objections**