

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 30TH SEPTEMBER 2015 AT 7.00PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD

Committee Members present: S Hayes (Chairman)

A Cooper	Mrs M Cooper
S Dhaliwal	S Hayes
D Matthews	C Phelps
L Stoter	J Talbot

Also present: Councillors Mrs S Bundock, Mrs A Clarey and B Saunders, Hayley Doyle – HD Planning, Alan Gudgin – Larkwood Design Ltd and the Town Clerk

87/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor B Collier.

88/15 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor A Cooper declared a non-pecuniary interest in the planning application for the Social Club, 13 Arlesey Road (CB/15/03180/FULL) as he is a member of the club. Councillors C Phelps and L Stoter declared an interest in the presentation regarding the proposed development on land east of Astwick Road as they both live in close proximity to the site. 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.

89/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

No members of the public present.

90/15 PRESENTATION BY HD PLANNING – LAND EAST OF ASTWICK ROAD

Hayley Doyle of HD Planning gave a presentation and answered questions on a proposal to develop just over 2 acres (approx. 0.84 hectares) of land between Astwick Road and Taylors Road for approximately 26 dwellings.

Her client had submitted this site as part of the Central Beds Council ‘call for sites’ procedure in February.

A key aspect of the design is to accommodate a large percentage of bungalows on the site. Their indicative scheme shows 60% bungalows. They would like to locate these near the existing bungalows on Astwick Road, with 2 storey or chalet bungalows to the rear of the site. Although they have indicated that potentially some bungalows could be delivered as extra care dwellings to assist the older generation, they cannot guarantee that they would be purchased or rented, or even remain as such through the affordable housing route or marking housing.

Central Beds Council advises of a need for extra care and older persons properties that are flexible and adaptable homes, rather than the standard institutional care provision.

The site would accommodate 35% affordable homes, which is approximately 9 dwellings. They propose 1 – 3 bedrooms for bungalows and 3 – 4 bedrooms for houses.

The site would have two access points – Taylors Road and Astwick Road. Their full transportation statement indicates that the proposed access points are acceptable in highways terms. They are aware of the other possible application from Taylor Wimpey for approximately 100 dwellings in the vicinity; their proposed access points were looked at in conjunction with the other possible application and there

were no identified issues. The turning radius for each access and road through the site are standard and adoptable: road width 5.5m, access radius 6m.

Off the road through the site are proposed 'home zones' which are shared surface areas of a minimum of 8.8m wide, incorporating planting and visitor parking areas. This breaks the barrier between pedestrians and cars to encourage reduced vehicle speeds.

They will aim to meet the Central Beds Council parking standards. Most proposed dwellings would have a garage, at the Central Beds Council preferred width of 3.3m.

An ecological assessment has been carried out on the site and no issues have been identified, as the land is considered to be of low ecological value, apart from the existing hedgerows. They would try and maintain the hedgerows on both roads and provide a landscaped edge on the field boundary to provide a buffer between the development and the open fields. Informal areas within the site can also be landscaped.

Individual Councillors felt that provision of potential extra care dwellings was good; however there were issues that should be addressed as follows:

- there are currently insufficient school places
- there are not enough spaces at the Doctors surgery
- extra traffic on Astwick Road and Taylors Road, which already have traffic volume problems

Hayley Doyle and Alan Gudgin were reminded that any comments made at this meeting following the presentation were personal comments by individuals, and did not represent the views of the Committee.

91/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

92/15 DECISION NOTICES

None to report.

93/15 PLANNING APPLICATIONS

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.

94/15 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.

95/15 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business the meeting was closed at 7.30pm

CHAIRMAN

DATED

PLANNING APPLICATIONS
30th September 2015

- A** CB/15/03180/FULL comments due 06/10
Stotfold Social Club, 13 Arlesey Road, SG5 4HA
Mr P Molloy
Conversion of social club building into 4 no. 2 bedroom flats & associated parking
Town Council comments: No objections, however we feel that parking may inadequate for the number of dwellings proposed – there is sufficient area close to the site to provide ample parking.
- B** CB/TRE/15/00349 comments due 09/10
St Olives (off Hitchin Road)
Aragon Housing Association
Works to trees protected by Tree Preservation Order MB/TPO/01/0009
Town Council comments: No objections