

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

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Committee Members present: S Hayes (Chairman)

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

Also present: 5 members of the public, Councillors Mrs S Bundock, Mrs A Clarey, Mrs J Hyde, B Saunders, and the Town Clerk

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**96/15 APOLOGIES FOR ABSENCE**

There were none, as all Committee Members were present.

**97/15 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA**

Councillor Cooper declared an interest in application CB/15/02824/FULL Bury Farm House, Mill Lane – drop kerb and driveway, as the applicant is a relative. 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.

As a number of members of the public had attended regarding application CB/15/03464/FULL Land at Astwick Road, Stotfold – Change of use of agricultural land to create 5 gypsy and traveller pitches with associated ancillary development, the Chairman proposed moving consideration of planning applications to this point in the meeting. **AGREED** by Members.

**98/15 PLANNING APPLICATIONS**

One member of the public had previously indicated their wish to speak for three minutes on application CB/15/03464 (referred above).

Mrs Struthers-Palmer, Astwick Bury Farm, Astwick

Advised that Astwick Parish Meeting will be objecting to the application, and expressed her wish to see this Committee and Council support them in their objection.

As Councillor Cooper had previously declared an interest in application CB/15/02824/FULL, he left the meeting during discussion and voting on the application.

**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.

4 members of the public left the meeting following this item.

**99/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None.

**100/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

Nothing to report.

### **101/15 NEW POSTAL ADDRESSES**

Central Beds Council has received an application for Street Naming and Numbering for the following development: Land at 67 The Green. The developer has researched the area and has asked that the following proposals be considered for the new street name:

*'Drovers Lane' or 'Drovers Place' as the land was formerly garden land, there is no specific history attached, however we note from general history that "The Town of Stotfold is thought to have gained its name from the Northern Drovers breaking their journey south at this point on the Great North Road and penning their horses (stots) in enclosures (folds) before continuing their journeys"*

A non-Committee Member outlined the history of the land at 67 The Green: historically, a former house on the site was named 'Cumnor' and the area was subsequently locally known as Cumnor.

**RESOLVED** that the name 'Cumnor' is put forward as a suggestion for the site at 67 The Green.

### **102/15 DECISION NOTICES**

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

### **103/15 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. This also applies to application CB/15/03464/FULL as although the application states the site is within Stotfold, it is actually within Astwick Parish and so can't be called in for consideration through a Stotfold Town Council request.

### **104/15 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

Nothing to report.

There being no further business the meeting was closed at 7.29pm

**CHAIRMAN**

**DATED**

## PLANNING APPLICATIONS

### 14<sup>th</sup> October 2015

A CB/15/03464/FULL

comments due 23/10

Land at Astwick Road, Stotfold

Mr P Brian

Change of use of agricultural land to create 5 gypsy and traveller pitches with associated ancillary development

#### **Town Council comments:**

Object to the proposals on the following grounds:

#### **Incorrect location**

The application site is not within Stotfold Parish as referred to in the planning application documents, but is in fact a mile away from Stotfold, within Astwick Parish boundaries. The postcode quoted in the application documents is incorrect (SG5 4BQ) and is actually a location one mile from the proposed site in a rural part of Stotfold, not Astwick.

#### **Risk of dominating Astwick**

The DCLG's Planning Policy for Traveller Sites (August 2015) states that 'when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community'.

The nearest settled community to the proposed site is Astwick which has around one dozen houses. Although the proposal is for a small site of 5 pitches, this is likely to result in a minimum of 25 occupants – the current population of Astwick is 24. Therefore, we consider that this proposal would clearly dominate 'the nearest settled community' of Astwick.

#### **Impact on Astwick**

The Design & Access Statement (5.10) notes that "the proposed location site is not within any recognised designated area and causes no harm to the visual amenity and landscape character". This statement is incorrect - the Astwick Conservation Area was designated by Bedfordshire County Council in 1979, defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Astwick contains 8 Grade II listed buildings, and the proposed development, although just outside the Conservation Area, will have a major visual impact due to its position and size. Reports on the effects to the Conservation Area and environment have not been submitted with the application.

#### **Site entrance**

The Site Entrance Plan (TP04 623436) lacks any dimensions or site line angles for the proposed amended site entrance from Astwick Road, Astwick. As such, it is impossible to determine if the design is safe or Central Beds Highways requirements are complied with. Our concerns are that Astwick Road is a narrow, unlit country lane often traversed by walkers, agricultural vehicles and horse riders as well as cars, trucks and delivery vehicles. Less than 150m to the east of the entrance is the Astwick Road junction with the A1. Traffic existing the A1 onto Astwick Rod is often still travelling at inappropriately high speeds by the time it reaches the proposed site entrance.

#### **Site safety**

Considerations of fire safety require that caravans (touring and static) are separated by a minimum of 6m. The details of the proposal are inadequate and make it impossible to determine if this requirement has been met.

### **Contamination**

The site has been subject to fly tipping over a number of years, which could include asbestos residue and other contaminants. There is a real risk of serious contamination of the site and a full risk assessment needs to be undertaken.

### **Drainage**

Despite the application confirming that the site is partly on a flood plain, there is no appropriate action plan submitted with the application, surface water is only to be dealt with by 'soakaways'. The proposals show inadequate detail with regard to surface water and storm drainage, and without proper drainage there is a risk of pollution to the adjacent River Ivel. On current plans, no development within the identified flood plain is proposed; however a flooding danger still lies within the overall site.

### **Noise and air pollution**

The proposed site is 100m from the A1 and is likely to be subject to noise and air pollution; air pollution is likely to be a serious risk to young children

There is no detail in the proposal with regard to mitigation measures for noise pollution. The existing earth embankment is likely to be inadequate, especially as caravans are more susceptible to noise than conventional buildings.

A full environmental survey needs to be undertaken to assess levels of noise and air pollution. Appropriate mitigation measures may be possible with regard to noise but, if air pollution is an issue, it is unlikely to be possible to mitigate against.

### **Access to amenities**

The proposed development is some distance from schools, shops, doctors, public transport, etc. There is no completely safe walking route to schools with the first section along Taylors Road being a narrow, generally unlit country lane. The nearest lower school is 1.3 miles (30 mins walk) from the site, the nearest middle school is 2.2 miles (50 mins walk), the doctors surgery is 1.6 miles (40 mins walk) and the Co-op supermarket is 1.7 miles (40 mins walk) from the site. This therefore supports our view that the proposed development is unsustainable, as residents will have to use cars to access the basics of life.

Any population increase will also impact on the demands for healthcare, education and other services in neighbouring Stotfold, which are already under pressure and over-subscribed.

**B** CB/15/02824/FULL comments due 02/11

Bury Farm House, Mill Lane, SG5 4NU

Mrs T Beale

Drop kerb and driveway

**Town Council comments: No objections**

**C** CB/TRE/15/00339

8 The Avenue, SG5 4LY

Mr J Darcey

Works to a tree protected by a Preservation Order: Heavily prune one Lime tree located on the western boundary of the property. The tree is protected by TPO Ref: MB/TPO/96/0012 listed as T1

**Town Council comments: No objections**

**PLANNING DECISIONS – 14<sup>th</sup> October 2015**

<b>App No</b>	<b>Address</b>	<b>Detail</b>	<b>Stotfold Town Council Comments</b>	<b>Central Beds Council Decision</b>
<a href="#">CB/15/02130/FULL</a>	57 Mowbray Crescent	Single storey rear extension	No objections	Approved 09/09/15
<a href="#">CB/15/02591/FULL</a>	38 Common Road	Erection of two storey detached house, comprising 3 bedrooms with accommodation within roof and rear facing dormer	No objections	Approved 10/09/15
<a href="#">CB/15/02866/FULL</a>	129 Hitchin Road	Proposed single storey rear extension	No objections	Approved 22/09/15
<a href="#">CB/15/02727/FULL</a>	101 Silver Birch Avenue	Single storey extension	No objections	Approved 29/09/15
<a href="#">CB/15/03069/FULL</a>	5 Pix Road	Single storey front extension	No objections	Approved 06/10/15
<a href="#">CB/15/02784/VOC</a>	Land South of Stotfold	Variation to condition 8: the ventilation of the main hall to include the provision of air conditioning and fixed shut windows (Re	No objections	Approved 17/09/15

**APPROVAL CONDITIONS**

Hard copies of Decision Notices are available in the office.