

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 11TH NOVEMBER 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	L Stoter
J Talbot	

Also present: Councillor Mrs Bundock and Mrs Clarey, and the Town Clerk

113/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collier and Phelps.

114/15 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

There were none. 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.

115/15 PUBLIC PARTICIPATION - QUESTIONS, COMMENTS & RESPONSES

There were none present.

116/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

117/15 REQUESTS FOR PRESENTATIONS BY DEVELOPERS – CONSIDER MAKING A RECOMMENDATION TO COUNCIL

As the Town Council is being approached by developers to make presentations on possible developments, does the Town Council wish to continue allowing this, as in the recent case of the Astwick Road presentation for proposed bungalows, it appears that the landowner was not aware of the developer's intentions. The Town Council also needs to be assured that it is not being put in a position of pre-judging before any application is lodged.

RECOMMENDED that Stotfold Town Council and its Planning Committee will not meet with developers wishing to informally discuss a possible planning application before a formal planning application has been submitted to Central Beds Council and passed to us for comment in the usual way. This is to avoid any possibility of Stotfold Town Council being viewed as having prejudged a planning application and to avoid developers gaining a wrong impression. Stotfold Town Council is able to offer developers the hire of the Simpson Centre or Memorial hall if they wish to make a presentation to the residents of Stotfold, at which Councillors can attend if they wish to gather information on a personal basis. Stotfold Town Council would endeavour to publicise such events to ensure residents had ample opportunity to gather information and ask questions about any proposed development.

118/15 DECISION NOTICES

None to report.

119/15 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.

120/15 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.

121/15 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Councillor Matthews advised that following the last Committee meeting where the applicant of a refused application concerning 46 High Street (CB/15/03105/FULL) was advised to seek advice from a Planning Officer about their application, the applicant has thanked this Committee for our suggestion and advises that before they submitted their application they had sought the advice of someone at North Herts District Council, who also completed their application form. Unfortunately this person did not have sight of Central Beds Council's supporting information for applicants.

There being no further business the meeting was closed at 7.15pm

CHAIRMAN

DATED

PLANNING APPLICATIONS
11th November 2015

- A** CB/15/03723/FULL comments due 20/11
Mr R Iskandar – Abbey Developments Ltd
67 The Green, SG5 4AN
Demolition of single dwelling and erection of four, 3 & 4 bedroom dwellings with associated access and amended visitor parking
Town Council comments: no objections
- B** CB/15/02999/FULL comments due 12/11
REVISED PLANS RECEIVED
Conservative Club, 93 Regent Street, SG5 4DZ
Erection of 6 No. 3 bedroom dwellings and change of use of land from A3 to C3 and relocation of access to 90 Regent Street
Town Council comments: We feel that the amendments to the submitted plans are so minor that we repeat our previous comments - Object to this proposal as we consider it to be an overdevelopment of the site. Vehicles entering and leaving each dwelling will cause increased traffic and pedestrian safety issues - multiple vehicles crossing a well-used footway, emergence of traffic onto an already busy road, adjacent to a cross-road junction (Regent Street/Common Road/The Green). Should the proposal be approved, we revert to our previous comment for this site, requiring double yellow lines are placed on Regent Street outside the proposed dwellings to preserve the vision splay.
- C** CB/TRE/15/00429 comments due 18/11
Mr L Simeone
1 Coppice Mead, SG5 4JX
Works to a tree protected by a Preservation Order: prune one Horse Chestnut located within the front garden
Town Council comments: no objections