

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 25TH 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, Mrs Clarey and Saunders and the Assistant Clerk

122/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collier and Phelps

123/15 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.

124/15 PUBLIC PARTICIPATION - QUESTIONS, COMMENTS & RESPONSES

There were none present.

125/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Members were given copies of correspondence received regarding

126/15 DECISION NOTICES

None to report

127/15 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.

128/15 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/15/04226/OUT Land between Astwick Road & Taylors Toad, Stotfold,- Development of 0.84 hectares to provide bungalows and additional residential accommodation and associated works is called in for consideration by the Development Management Committee.

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

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

CHAIRMAN

DATED

PLANNING APPLICATIONS
25th November 2015

- A** CB/15/04226/OUT comments due 08/12
Larkwood Design Ltd
Land between Astwick Road and Taylors Road, Stotfold
Outline: development of 0.84 hectares to provide bungalows and additional residential accommodation and other associated works
Town Council comments:

We understand Central Bedfordshire Council has now fulfilled its 5 year land goal and therefore this parcel of land falls outside the development envelope, and for this reason the application should fail.

The parcel of land is designated by ALC as grade 2, described as very good agricultural land. The extract below is from NPPF (2012):-

11. Conserving and enhancing the natural environment

109. The planning system should contribute to and enhance the natural and local environment by:

protecting and enhancing valued landscapes, geological conservation interests and soils

112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

On this basis we feel the application should fail in favour of less well graded agricultural land

The application suggests a strong bias towards providing accommodation for the elderly, however, the developer has no control over who purchases property, thus no provision can be guaranteed for elderly residents of Stotfold wishing to downsize.

If it is intended to provide accommodation for the elderly, the siting is wholly inappropriate. The plot is set between two works with many HGV movements. If the design is adopted the through road will create an effective "roundabout" that could be used by HGV's to turn around, not conducive to quiet accommodation with safe pedestrian access. Further, although only one personal injury RTC is reported in a 5 year period the amount of damage done to footways and bollards protecting pedestrians, by HGV's, in the area is high. Regrettably these incidents are not reported to the police.

The application makes mention of sustainability however, the following inaccuracies are noted:

- Public Transport – there are no buses serving The Green on Sundays, as suggested in the application thus isolating elderly residents every week.
- Access to Arlesey Station by bus only occurs in the rush hours, to travel there during the bulk of the day requires the use of a car.
- There is a totally inadequate (non-existent) bus service to either Bedford hospital or Lister Hospital, again of vital importance for accommodation aimed at the elderly.

- The application suggests “close proximity to two bus stops allowing convenient access to the town centre, Hitchin, Stevenage and other nearby settlements.” Convenient is defined as “fitting in well with a person's needs, activities, and plans; involving little trouble or effort; situated so as to allow easy access to” - clearly the report writer has not used the sparse bus services available which are in no way convenient.

In respect of the two storey properties that may attract families, the application mentions lower school availability, however, Stotfold has a continuing shortage of lower school places, even after the expansion of both lower schools. Recent other developments have created problems for parents wishing to send children to local schools and places being offered out of area. This application can only exacerbate the problem.

We are concerned to see that water run-off and foul water discharge are not to be offered for adoption and to be maintained by the developer/residents. With such proximity to agricultural land the possibility of contamination must be considered a hazard.

- B** CB/15/04254/FULL comments due 09/12
Mr S Gay & Miss L McColl
142 Hitchin Road, Stotfold, SG5 4JE
Pitched roof replacing existing flat roof to single storey rear projection. (loft conversion and associated works believed to be allowable under permitted development rights)
Town Council comments: No Objections