

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 9TH DECEMBER 2015 AT 7.00PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD

Members present: S Hayes (Chairman)

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

Also present: Councillors Mrs S Bundock, Mrs A Clarey and B Saunders, and the Town Clerk

122/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Collier.

123/15 DISCLOSURE OF MEMBERS INTERESTS ON ITEMS 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.

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

Nothing to report.

126/15 DECISION NOTICES

Nothing 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 it is not considered necessary to call in any applications for consideration by the Central Beds Development Management Committee.

129/15 ITEMS FOR INFORMATION PURPOSES ONLY

The Chairman advised Members that we have received correspondence from a resident thanking the Council for the introduction of the new policy regarding presentations by developers for proposed developments prior to application submission. They feel that this now ensures total impartiality of the Town Council.

There being no further business the meeting was closed at 7.07pm

CHAIRMAN

DATED

PLANNING APPLICATIONS

9th December 2015

- A** CB/15/04006/FULL comments due 15/09
Mr D Hunt – H & W Property
Land adjacent to 1 Prince Charles Avenue, Stotfold, SG5 4PN
Dwelling with side garage
Town Council comments: Object on the following grounds: the proposal by reason of its size and siting would result in an undesirable and unacceptable form of overdevelopment such that it would have an adverse impact on the character of the area, and that it would have an overbearing and adverse impact on the amenities, outlook and privacy of adjoining dwellings, particularly being on an already elevated position relative to adjacent Queen Street properties. It is considered an unacceptable bulk for adjoining neighbouring properties in Queen Street and the entrance to this estate. The proposal fails to make adequate provision for off street parking and if permitted would lead to an increase in on street parking or a vehicle overhanging the footpath thereby resulting in obstruction and additional hazards for users of Prince Charles Avenue. The proposed development would exceed the site quota of dwellings for the site, as permitted by the Inspector at the planning enquiry. We also note that the plans accompanying the application show the use of a neighbour's land.
- B** CB/15/04375/FULL comments due 14/12
Mr T Grainger
20 Baldock Road, Stotfold, SG5 4PB
Two storey side extension, first floor rear extension and single storey rear extension including changing rear flat roof to pitched roof
Town Council comments: No objections, however the windows above the garage should match the existing style of windows to maintain the street scene.
- C** CB/15/04428/FULL comments due 16/12
Mr K Spencer
4 Trinity Road, Stotfold, SG5 4EG
Erection of single storey rear extension
Town Council comments: No objections
- D** CB/15/04521/OUT comments due 29/12
Mr M McGilley
The Coach and Horses, 95 The Green, Stotfold, SG5 4DG
Extension to rear of public house to provide covered seating area. Extension to rear of first floor flat, internal alterations and refurbishment of external finishes and windows
Town Council comments: No objections