

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 16TH DECEMBER 2015 AT 7.00PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD

Committee Members present: S Hayes (Chairman)

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

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

130/15 APOLOGIES FOR ABSENCE

There were none as all Committee Members were present.

131/15 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.

132/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

There were none.

133/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

A copy of an Enforcement Notice issued by Central Beds Council in relation to Land at Astwick Road was circulated to Members for information.

134/15 DECISION NOTICES

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

135/15 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.

136/15 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.

137/15 ITEMS FOR INFORMATION PURPOSES ONLY

Nothing to report.

There being no further business the meeting was closed at 7.11pm

CHAIRMAN

DATED

PLANNING DECISIONS – 16th December 2015

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/15/03180/FULL	Stotfold Social Club	Conversion of social club building into 4 No. 2 bedroom flats and associated parking	No objections, however we feel that parking may be inadequate for the number of dwellings proposed - there is sufficient area close to the site to provide ample parking	Approved 12/11/15
CB/15/03464/FULL	Land at Astwick Road	Change of use of agricultural land to create 5 gypsy and traveller pitches with associated ancillary development (Retrospective)	Object to the proposal on the following grounds: Please see application for Town Council comments	Refused 26/11/15
CB/15/03855/FULL	21 Pix Road	Single front, side and rear extensions	No objections	Approved 07/12/15

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS

16th December 2015

- A** CB/15/04552/FULL comments due 01/01
Mr L Armitage
4 Kingsway, Stotfold, SG5 4EL
Conversion of existing dwelling to create two dwellings
Town Council comments: Object on the grounds that the proposal is considered to be overdevelopment of the site, there is inadequate off-road parking provision, out of keeping with surrounding properties and would be detrimental to the street scene by creating a terrace in a street of semi-detached properties.
- B** CB/15/04320/OUT comments due 01/01
P.J. Livesey Ltd
Land to the rear and side of East Lodge, Hitchin Road, Fairfield Park
Outline Application: 18 No. dormer bungalows on area of open land.
Town Council comments: Object on the grounds that the proposed development would be situated outside the settlement envelope of Fairfield in open countryside, in an elevated position beyond the tree-line surrounding Fairfield Park and as such, would be visible from a distance. The Planning Inspectors Inquiry 1998 for the proposed development of the Fairfield Park area (para 9.24) found that built development of the site proposed in this application would severely detract from the setting of the adjacent Listed Building, and notes that the same site proposed in this application is situated outside the line of trees enclosing open land. The proposed site is not considered to be brownfield as for most of the last century it has been used for agricultural purposes.