

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 9TH MARCH 2016 AT 7.00PM
IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD**

Committee Members present: S Hayes (Chairman)

B Collier

A Cooper

Mrs M Cooper

D Matthews

C Phelps

J Talbot

Also present: Councillors Mrs S Bundock and Mrs A Clarey, one member of the public and the Town Clerk

17/16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dhaliwal.

18/16 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.

19/16 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this time.

20/16 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence Received

Members were advised that the applicant for the site at 46 High Street, SG5 4LL – part change of use of dwelling house (side workshop only) to bicycle repair and serving business (retrospective application) – CB/15/03105/FULL is appealing the refusal.

Matters Arising

Minute 12/16 – With regard to footpath 11 and the Planning Enforcement Team's investigations into potential encroachment of development at the former Pig & Whistle public house site, the Public Rights of Way Officer has also investigated. He advises that is arranging for a temporary closure of the footpath for Monday 7th March which will last for a maximum of 4 days to allow for a new tarmac path to be laid by the developers. He advises that the Pig & Whistle owned the land that the path ran through. The Heras fencing supports should also have been moved so that they don't make a trip hazard on the path surface.

Minute 12/16 – With regard to the two appeals (enforcement and planning) relating to the site at land at Astwick Road to create 5 gypsy and traveller pitches, the date and venue has now been set as Wednesday 13th July, 10am at Central Beds Council offices, Chicksands. Councillor Dixon advises that a planning consultant has been retained (by residents in Astwick) to give advice on the best approach to the hearing and his thoughts will be available in due course.

21/16 DECISION NOTICES

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

22/16 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.

23/16 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.

24/16 ITEMS FOR INFORMATION PURPOSES ONLY

Nothing to report.

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

CHAIRMAN

DATED

PLANNING DECISIONS – 9th March 2016

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/15/04552/FULL	4 Kingsway	Conversion of existing dwelling to create two dwellings	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	Approved 27/01/16
CB/15/04521/FULL	The Coach & Horses	Extension to rear of public house to provide covered seating area. Extension to first floor flat, internal alterations and refurbishment of external finishes and windows	No objections	Approved 21/01/16
CB/15/04428/FULL	4 Trinity Road	Erection of single storey rear extension	No objections	Approved 11/01/16
CB/15/04066/FULL	Land adj to 1 Prince Charles Avenue	Dwelling with side garage	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 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	Approved 21/12/15

			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.	
CB/15/04375/FULL	20 Baldock Road	Two storey side extension, first floor rear extension and single storey rear extension including changing rear flat roof to pitched roof	No objections, however the windows above the garage should match the existing style of windows to maintain the street scene.	Approved 05/01/16
CB/15/02999/FULL	Conservative Club	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	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.	Approved 11/01/16
CB/15/03158/VOC	The Pig & Whistle	Variation of conditions to planning application CB/14/01589/FULL.	No objections, however we request that Highways check and confirm that the proposed entrance island meets with their approval.	Approved 18/01/16
CB/15/04599/FULL	15 Mill Close	Single storey side and rear extension	No objections	Approved 10/02/16
CB/15/04631/FULL	35 Mowbray Crescent	Two storey rear extension	No objections	Approved 08/02/16

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS

9th March 2016

- A** CB/16/00753/FULL comments due 23/03
Mr S Mesher
75 Astwick Road, Stotfold, SG5 4BQ
Ground floor extension to rear and 1st floor extension with roof terrace & glass balcony to rear
Town Council comments: No objections
- B** CB/16/00704/VOC comments due 18/03
Ms Z Burton
7 Murrell Lane, Stotfold, SG5 4PP
Variation of condition 8 to planning MB/09/00004/FULL (dwelling): garage conversion
Town Council comments: We object to this current proposal and maintain our original objections to application MB/09/00004/FULL regarding use of the garage and therefore request that condition 8 remains. We have concerns that use of the garage other than for garage accommodation would result in an increase in on-street parking which would be to the detriment of the safety and convenience of adjacent and neighbouring properties in a cul-de-sac which has access and exit traffic.