

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 27TH APRIL 2016 AT 7.00PM
IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD**

Committee Members present: A Cooper (Vice-Chairman)

Mrs M Cooper	S Dhaliwal
D Matthews	C Phelps
J Talbot	

Also present: Councillors Mrs S Bundock and B Saunders, the Town Clerk and 22 members of the public

41/16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Clarey, Collier and Hayes.

42/16 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Talbot declared an interest in planning application CB/16/01138/FULL, 49 Hitchin Road as he is a neighbour. Councillors Cooper and Mrs Cooper declared an interest in the item of correspondence regarding 12 Coppice Mead as they are both neighbours. 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.

43/16 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

44/16 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Central Beds Council's Planning Enforcement Officer has forwarded notification that a breach of planning has been confirmed for:

Location: 12 Coppice Mead, Stotfold, SG5 4JX

Subject: Unauthorised development – erection of a playhouse in rear garden of dwelling

45/16 DECISION NOTICES

None to report.

46/16 PLANNING APPLICATIONS

With regard to application CB/16/01148/OUT Landcrest Developments Ltd, Land adjacent to St Mary's (Stotfold) Lower School, Rook Tree Lane, Stotfold, SG5 4DL, Outline application: residential development of up to 17 dwellings together with ancillary works (all matters reserved except means of access), a copy of objections from a local resident were previously circulated to Members, and residents of Brayes Manor – Helen Wightwick, David McIver and Sharon Powell spoke for 3 minutes each outlining their objections. Comments included:

- The amount of vehicles currently using Rook Tree Lane and not travelling at the 20mph speed limit and concerns about the increase of vehicles using this road should the application be approved.
- Damage to verges caused by vehicles parking due to high numbers of vehicles already using this road, and the increase resulting from the proposed development.
- The application is contrary to the Central Bedfordshire development Local Plan which looks to ensure local infrastructure is in place to support new homes.
- Concerns regarding the current issues with road drainage in the area and damage being caused to the road surface, which will be exacerbated with an increase in vehicles.
- The proposed development is not within Stotfold's settlement envelope.
- Concerns that the proposed development would reduce the green fields and wildlife in this area.

- Safety concerns for people crossing Rook Tree Lane with increase vehicle movements, and request pedestrian crossings at both ends of the school safety zone.

Members considered the applications before them and where Members had declared an interest in an application they left the meeting whilst voting took place.

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.

47/16 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/16/01148/OUT Land adjacent to St Mary's (Stotfold) Lower School, Rook Tree Lane, Stotfold: residential development of up to 17 dwellings together with ancillary works (all matters reserved except means of access) is called in for consideration by the Central Beds Council Development Management Committee, and that representatives of this Council speak against the application at that meeting.

48/16 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business the meeting was closed at 7.36pm

CHAIRMAN

DATED

PLANNING APPLICATIONS

27th April 2016

A CB/16/01148/OUT comments due 03/05
Landcrest Developments Ltd
Land adjacent to St Mary's (Stotfold) Lower School, Rook Tree Lane, Stotfold, SG5 4DL
Outline: residential development of up to 17 dwellings together with ancillary works (all matters reserved except means of access)

Town Council comments:

The proposed development falls outside of the defined Settlement Envelope of the town.

There should therefore be a presumption for refusal?

The 'Planning Support Statement' by Woods Hardwick Planning Ltd states under 2.5 "There is no planning history for the site that is relevant to this planning application."

This is not true –

The most recent application, for a single bungalow on the site, was **CB/12/03191/FULL** which was refused by CBC as 1) The proposed development, **by nature of its location outside the Stotfold Settlement Envelope**, would have a detrimental impact on the visual appearance and rural character of the locality contrary to the objectives of Policies DM3, DM4 of the Central Bedfordshire Core Strategy and the National Planning Policy Framework.

The CBC Refusal Notice for this application lists on page 2 the Planning History for this site as:

MB/90/01193 Erection of one dwelling house. Refused 04/01/91. Appeal dismissed.

MB/83/00793 Erection of 10 dwellings on infill between existing dwellings. Refused 31/07/84. Appeal dismissed.

MB/75/01051A Outline: Erection of dwelling. Refused 2/03/79.

MB/75/01051/OA Outline: Residential development. Refused 23/09/75. Appeal dismissed.

The Refusal Notice for CB/12/03191/FULL, under 1. **Considerations** confirms that under Policy DM4 "only particular types of new development will be permitted in accordance with National guidance (PPS7, Sustainable Development in Rural Areas. – now replaced by NPPF). Section 55 of the NPPF states that "local planning authorities should avoid new homes in the countryside unless there are special circumstances." – **This proposal does not fall under any of the exceptions listed!**

The Support Statement puts forward the site as 'scrub land'.

It is in fact paddock land and in use as such to the present day.

The Refusal Notice for CB/12/03191/FULL, under 2. **Character and Appearance of the Area** states; Nevertheless, the proposed dwelling (*singular!*) would alter the character and openness of this part of Rook Tree Lane. The paddock currently provides an important area of open space within an otherwise built up area on the edge of the settlement. As such it is considered that the proposal, if permitted, would result in an increase in the built up area resulting in an adverse impact upon the character and appearance of the area to the detriment of the street scene and the locality in general. This is considered to be unacceptable and contrary to the aims and objectives of Policy DM4 of the Core Strategy and the NPPF.

Traffic Impact (pedestrian safety)

No 'Traffic Impact Assessment' has been submitted with this application?

This should be done before CBC Councillors consider this application – Such an assessment must include moving and stationary traffic during timespans when pupils are going to and from the school. Similarly, when CBC Councillors pay a site visit this should be during a school day including morning or afternoon periods when the school is at its most active.

The proposed site is adjacent to St Mary's CofE Academy in Rook Tree Lane and therefore on a main 'route to school' as well as being on a main bus route through the town.

The school was doubled in size in 2015 and is not yet operating at full capacity but there is already a problem with stationary and moving traffic on this narrow road causing congestion and difficulty of access to nearby residential properties along with associated safety concerns for both motorists and pedestrians.

The pupil intake will be increasing rapidly over the next few years and these problems will grow!
This problem was recognised by CBC Highways Department, within the limitations of the existing road and pavements layout, carrying out modifications to the School Safety Zone (SSZ) outside the school in 2015 to improve but not cure the situation.

As part of the proposal there is a new entrance road shown within the SSZ area and virtually opposite Brayes Manor entrance on a bend in the road where visibility is already 'difficult' in both directions.

Archaeological survey

The preliminary survey reported found quite a number of historic remains which may be of significance to local records. It is noted however that the exploratory trenches were dug some distance from Rook Tree Lane itself. Historically this road was one of the main routes through Stotfold between the market towns of Baldock and Biggleswade and, as such, could be expected to have most domestic or other buildings fronting on to the road itself rather than at such a distance back. A fuller exploration should be required covering a larger and possibly more viable part of the plot prior to any development being considered?

We request that CBC Development Committee REJECT this application in its entirety.

B CB/16/01137/FULL comments due 03/05
Mr & Mrs Church
49 Hitchin Road, Stotfold, SG5 4HT
Detached outbuilding
Town Council comments: No objections

C CB/16/01106/FULL comments due 16/05
Miss T Hall
7 St Mary's Avenue, Stotfold, SG5 4NF
Rear conservatory
Town Council comments: No objections