

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 8<sup>TH</sup> JUNE 2016 AT 7.00PM  
IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD**

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Committee Members present:            A Cooper (Chairman)

B Collier	Mrs M Cooper
S Dhaliwal	D Matthews
C Phelps	J Talbot
Ms E Wearmouth	

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

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**59/16 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor S Hayes.

**60/16 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA**

Councillors Cooper and Mrs Cooper declared an interest in application CB/16/01941/FULL 12 Coppice Mead – a child’s play house raised above the ground with a play space and sand pit underneath, as they live next door but one and can see the play house from their property. 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.

**61/16 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None present.

**62/16 CLERK’S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

**Clerk’ Report**

CB/16/01650/FULL 25 The Avenue, Stotfold, SG5 4LY Two storey rear and first floor rear extensions and side porch – following our query about whether the proposed porch extension would leave sufficient width for off road parking for vehicles to the property, Central Beds Planning advise that the design principles outlined within their Central Bedfordshire Design Guide (014) require that a semi-detached dwelling house with 3 bedrooms have provision for a minimum of 2 on site car parking spaces. The Planning Officer believes from their site visit that the hard surface upon the forecourt of the dwelling house can still maintain a minimum of 2 on-site spaces, potentially 3 as well as an existing garage. They therefore believe that the development would not result in a significant loss of on-site parking.

The previously notified investigation by Central Beds Council’s Planning Enforcement Team into a possible breach of planning regarding 12 Coppice Mead and the erection of a child’s play house has been dropped, as a planning application for the same has now been submitted.

**63/16 DECISION NOTICES**

None to report.

**64/16 PLANNING APPLICATIONS**

**RESOLVED** that the comments made on the planning applications as listed and forming part of these minutes be forwarded to Central Bedfordshire Council Planning Department.

With regard to application CB/16/01941/FULL 12 Coppice Mead, having previously declared an interest, Councillors Cooper and Mrs Cooper left the meeting whilst discussion and voting took place. Vice-Chairman, Councillor Collier took the Chair for this item.

**65/16 EXECUTIVE ACTION – RETURNING PLANNING COMMENTS**

Members were asked to approve executive action taken by the Clerk in consultation with the Chairman in returning comments on the following applications to ensure deadlines were met (one was incorrectly sent to another Town Council and so was received late):

CB/16/01946/FULL

2 Prince Edward Way, SG5 4PU

Two storey side extension, single storey rear extension with internal alterations

Comment returned: No objections

CB/16/01148/OUT

Land adjacent to St Mary's (Stotfold) Lower School, Rook Tree Lane, SG5 4DL

Residential development of up to 15 dwellings together with ancillary works (all matters reserved except means of access)

Amendments to application: revised indicative layout – reduction of units from 17 to 15, incorporation of landscaping buffer to boundary of site and reorientation of units 13 – 15; revised design & access statement; transport statement; revised access plan; reduction of affordable housing in relation to reduction in housing numbers overall

Comment returned: (see attached objection comments)

Members discussed the reply sent regarding Land adjacent to St Mary's (Stotfold) Lower School, as it was noted that it incorrectly refers to a bus service on a Sunday. An amendment will be sent to Central Beds Council to remove reference to a Sunday bus service.

**RESOLVED** that the executive action taken by the Clerk in consultation with the Chairman in returning the above planning comments is approved.

**66/16 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE**

**RESOLVED** that it is not considered necessary to call in any applications for consideration by the Central Beds Development Management Committee.

**67/16 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**

Nothing to report.

There being no further business the meeting was closed at 7.24pm

**CHAIRMAN**

**DATED**

## PLANNING APPLICATIONS

8<sup>th</sup> June 2016

- A** CB/16/02108/FULL comments due 23/06  
Mr & Mrs R Sessions  
49 Prince Charles Avenue, Stotfold, SG5 4PN  
Two storey side extension  
**Town Council comments: No objections**
- B** CB/16/02028/FULL comments due 17/06  
Mr & Mrs Skelton  
22 Taylors Road, Stotfold, SG5 4AQ  
Single storey rear extension  
**Town Council comments: No objections**
- C** CB/16/01941/FULL comments due 15/06  
Mr O Fairhead  
12 Coppice Mead, Stotfold, SG5 4JX  
A child's play house raised above the ground with a play space and sand pit underneath  
**Town Council comments: No objections, subject to Central Beds Council checking that there will be no overlooking into living rooms of adjacent properties**
- D** CB/16/00488/FULL comments due 14/06  
Pippins Pre School, Roecroft Lower School, Buttercup Road,  
Stotfold, SG5 4PF  
Enlarged entrance canopy replacing existing, the footprint will be increased from 1.4m x 3m to 4m x 6.3m  
**Town Council comments: No objections**
- E** CB/16/02271/FULL comments due 22/06  
Mr & Mrs J Ellis  
45 Rook Tree Lane, Stotfold, SG5 4DL  
Replacement of front porch, cladding to front/side elevation with timber and extending existing garden wall  
**Town Council comments: No objections**
- F** CB/16/02274/LB (Listed Building application) comments due 22/06  
Mr & Mrs J Ellis  
45 Rook Tree Lane, Stotfold, SG5 4DL  
Replacement of front porch, cladding to front/side elevation with timber and extending existing garden wall  
**Town Council comments: No objections**