

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 24TH AUGUST 2016, AT 7.30PM IN THE MEMORIAL HALL, HALLWORTH DRIVE, STOTFOLD

Committee Members present: A Cooper (Chairman)

Mrs M Cooper	S Dhaliwal
S Hayes	D Matthews
J Talbot	Ms E Wearmouth

Also present: Councillor Mrs A Clarey, Central Beds Councillor S Dixon, two members of the public, the Assistant Clerk and Town Clerk

84/16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collier and Phelps.

85/16 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Councillor Matthews declared an interest in planning application ref CB/16/03575/FULL 73A The Green, Stotfold as the applicant is a relative. 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.

86/16 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

87/16 CLERK’S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence Received

Correspondence has been received from Central Beds Council to advise that an appeal has been lodged in respect of an Enforcement Notice relating to The Coach & Horses, 95 The Green. The Notice alleges breach of planning control on the land, namely without planning permission – unauthorised construction of play equipment in garden of a public house.

The Notice requires the persons served to remove the play equipment and any resulting materials from the land.

Reason for the Notice was:

- a) It appears to the Council (CBC) that the above breach of planning control has occurred within the last four years
- b) The raised platforms incorporated into the play equipment are an unacceptable feature and enable overlooking into the neighbouring property and thereby interfering with the privacy of adjoining neighbours. The development is therefore contrary to Policies DM3 (High Quality Development) Core Strategy and Development Management Policies 2009 and Policies contained within the National Planning Policy Framework 2012 (NPPF) in particular paragraphs 56 and 64 (requiring good design).
- c) The Council does not consider that planning permission should be granted because planning conditions could not overcome these objections to the development.

The appellants ground for appeal is that there has not been a breach of planning control.

The appeal date and venue is to be determined.



88/16 DECISION NOTICES

None to report.

89/16 PLANNING APPLICATIONS

The Chairman proposed amending the order of applications being considered to allow a member of the public to speak on an application before leaving. **Passed by Members**

Mrs M Palmer of Astwick Bury Farm, Astwick spoke for up to three minutes on application CB/16/00665, and outlined her concerns regarding the need to protect prime agricultural land from development, and that if the proposed agricultural dwelling were to be built within the curtilage of Astwick, it would be closer to the chicken sheds it is associated with. She is also pointed out that the address was incorrect – the application site is not in Langford as per the application documents, but in Astwick.

Copies of three objection letters received were circulated to Members, and regarded application CB/16/03344/OUT Gladman Developments Ltd, Land between Taylor’s Road and Astwick Road north of 51 Astwick Road, Stotfold - Outline planning for up to 78 residential dwellings (including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children’s play area, surface water mitigation and attenuation, vehicular access point from Taylor’s Road and associated ancillary works – all matters to be reserved except for main site access from Taylor’s Road.

Having declared an interest in application CB/16/03575/FULL, Councillor Matthews left the room during consideration and voting on this application only.

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

90/16 EXECUTIVE ACTION – RETURN OF PLANNING COMMENTS

Members were asked to approve executive action taken by the Clerk in consultation with the Chairman to return comments on the following application in order to meet deadlines between meetings:

CB/16/02962/16
Land at 108 Hitchin Road, Stotfold, SG5 4HT
New dwelling

Town Council comment returned: Object, on the basis that the proposed 4-bedroom property is an overdevelopment of the site, with inadequate off-road parking provision and restricted turning space for vehicles. Also, development, if allowed, reduces off-road parking provision for the existing property.

91/16 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

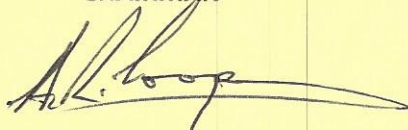
RESOLVED that applications CB/16/03344/OUT (Taylor’s Road/Astwick Road) and CB/16/02828/FULL (Coppice Mead) are called in for consideration by Central Beds Council’s Development Management Committee.

92/16 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A Member queried whether anyone had attended the public event regarding the proposed Pix Brook Academy recently. Several Members did attend, but it was not well attended by the public. A planning application will be submitted in the next few months, but the location for the proposed school has not yet been determined.

There being no further relevant business the meeting was closed at 8.06pm

CHAIRMAN



DATED

07/09/2016 Planning 24/8/16 | 2

PLANNING APPLICATIONS

24th August 2016

A CB/16/03344/OUT comments due 06/09

Gladman Developments Ltd

Land between Taylors Road and Astwick Road North of 51 Astwick Road, Astwick Road, Stotfold
Outline planning permission for up to 78 residential dwellings (including up to 35% affordable housing), introduction of structural planting and landscaping, informal public open space and children’s play area, surface water mitigation and attenuation, vehicular access point from Taylor’s Road and associated ancillary works. All matters to be reserved except for main site access from Taylor’s Road.

Town Council comments: Object – the site is confirmed as falling outside of the recognised development envelope for Stotfold on previously undeveloped and predominantly high grade agricultural land. This would fail to qualify as making the most efficient use of land under NPPF.

It is not demonstrated in the application documents that this applicant has pursued other, more appropriate sites within the defined Settlement Envelope.

The 5 year housing land supply requirements for the whole of the Central Bedfordshire Council area are close to being met at the current time and to use this as a reason for allowing this proposed development towards that target would seem wholly inappropriate. There are many outstanding identified potential development sites across that area and within development envelopes that would suffice without ‘stretching’ existing Central Beds Council guidelines.

Below is an extract from the NPPF:

2.2 National Planning Policy Framework (NPPF) March 2012

The NPPF includes policy guidance on ‘Conserving and Enhancing the Natural Environment’ (Section 1.1). Paragraphs 109 (page 25) and 112 (page 26) are of relevance to this assessment of agricultural land quality and soil and state that:

‘109...The planning system should contribute to and enhance the natural and local environment by ... protecting and enhancing valued landscapes, geological conservation interests and soils’... and

‘112...Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poor quality land in preference to that of a higher quality...

Sustainability

The entire access road system to this site in the form of Astwick Road, Taylors Road, Regent Street and Rook Tree Lane is already overloaded, narrow and dangerous. Further loading without a major restructuring of the road and pavement systems would create a dangerous and undesirable environment for residents.

- Lower schools in Stotfold are at capacity with some children having to be accommodated in schools outside of Stotfold in recent times.
- Health care is extremely stretched, the local surgery has difficulty in retaining sufficient doctors to meet the health care needs of an ever expanding population.
- NHS dentistry is limited in Stotfold.
- There is no bank in Stotfold, simply ATM services in three places.

- Some of the public houses shown have been demolished and replaced with housing.
- The café has become a small shop.
- The development will be at the furthest extremity of the town placing it some distance from the library, surgery, the Co op and other very limited shops all of which is likely to induce travel by car rather than as a pedestrian.
- Bus services for the most part are extremely sparse, stopping at most times when people would be likely to use them.

Traffic impact assessments are dated and simply to adjust the nearby junctions by a growth factor is not good enough. There could have been impacts from other significant developments in Stotfold and elsewhere including impacts on the A507, A1 and A1M junction. The application should be rejected until a new traffic impact assessment has been made.

B CB/16/02828/FULL comments due 08/09
 Explorer Properties Ltd
 9 Coppice Mead, Stotfold, SG5 4JX
 Erection of new dwelling
Town Council comments: Object. We feel that there is insufficient off-road parking in practice, and that devoting the full frontage to off-road parking seriously curtails pedestrian access to the dwellings. The history section of the application documents state that 'past records do not indicate any cause for alarm' with regard to flooding, however records from 2015 and 2016 report significant flooding to this and other adjacent properties – in fact this property has flooded 5 times in 2 years.

C CB/16/03299/FULL comments due 01/09
 Mr A Syme
 Stotfold Conservative Club, 93 Regent Street, Stotfold, SG5 4DZ
 External staircase to first floor flat. Internal alterations to form additional bar area.
Town Council comments: No objections

D CB/16/03558/FULL comments due 07/09
 Mr & Mrs Hammond
 14 Whitecrofts, Stotfold, SG5 4EB
 Single storey side extension, single garage and cycle store following demolition of existing garage
Town Council comments: No objections – members felt that this would improve site

E CB/16/03575/FULL comments due 08/09
 Mr & Mrs Hyde
 73A The Green, Stotfold, SG5 4AN
 Loft conversion with 5 no. dormers
Town Council comments: No objections, similar work has been carried out on other properties.

F CB/16/03480/FULL comments due 07/09
 Mrs C Davison
 32 Grange Drive, Stotfold, SG5 4NJ
 Two storey rear extension
Town Council comments: No objections, Good size Garden, no parking Space Loss

G CB/16/03229/FULL comments due 02/09
 Mr A Prior – Etonbury Academy
 Etonbury Academy, Stotfold Road, Arlesey, SG15 6XS
 Single storey school principals office extension. Overall new build area 15m2
Town Council comments: No objections

H CB/16/00665/FULL
 Mr E Farr
 Land at Vine Farm, Edworth Road, Langford
 Erection of one detached agriculture dwelling
 Although not in Stotfold and not directly affecting Stotfold, we have been asked by Astwick Parish Meeting to consider making a comment on this application
Town Council comments: Object – this is prime agricultural land, outside the settlement envelope of Astwick and the proposed dwelling is considered out of character to the agricultural use of the land. It is felt that more suitable sites within the curtilage of Astwick are available to avoid urban creep. If the application were to be approved, we request that a covenant is placed on the proposed dwelling to ensure that it is used by employees of the farm only, thus avoiding sublet or selling.

ARC 07/09/2016.