

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 26TH OCTOBER 2016 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: B Collier (Vice-Chairman)

A Cooper	Mrs M Cooper
S Dhaliwal	S Hayes
C Phelps	J Talbot
Ms E Wearmouth	

Also present: Councillors Mrs S Bundock and B Saunders, and the Town Clerk

Councillor Collier chaired the meeting as the Chairman, Councillor Cooper, arrived late.

116/16 APOLOGIES FOR ABSENCE

There were none.

117/16 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.

118/16 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

There were none.

119/16 CLERK’S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

120/16 DECISION NOTICES

There were none.

121/16 PLANNING APPLICATIONS

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.

122/16 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/16/04522/FULL Land at 9 Coppice Mead, Stotfold, SG5 4JX, Erection of new dwelling, is called in for consideration by the Development Management Committee, if minded for approval.

123/16 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A Member queried whether the trailer parked at Fen End is permissible as it has been there for some time, and was advised that this has an order on it, for the trailer to be removed.

There being no further business the meeting was closed at 7.18pm

CHAIRMAN

DATED

PLANNING APPLICATIONS

26th October 2016

- A** CB/16/04393/FULL comments due 14/11
Mr V Marsh
2 Hitchin Road, Stotfold, SG5 4HP
Erection of 6 residential units with associated parking and landscaping
Town Council comments: No objections
- B** CB/16/04064/FULL comments due 03/11
Mr & Mrs P Brown
108 Hitchin Road, Stotfold, SG5 4HT
Erection of bungalow to rear of 108 Hitchin Road, Stotfold, including new access of highway
Town Council comments: No objections
- C** CB/16/04522/FULL comments due 07/11
Explorer Properties Ltd
Land at 9 Coppice Mead, Stotfold, SG5 4JX
Erection of new dwelling
Object, as the application constitutes an overdevelopment of the site providing inadequate parking for the two dwellings proposed. There is also an identified flooding risk to the site and properties on it.

It states in the application Design and Access Statement under 'Framework and Highway' that the existing property (no. 9) has only one parking space whereas there is actually a driveway in addition to the existing garage. Both these spaces would be lost to the new development with only three spaces then being provided for the two dwellings. This would prove inadequate on this narrow (not 'good width' as stated) and busy road already subject to much on-road parking due to other recent development nearby.

The History section of the same document states that the current use is as a side garden area for the enjoyment of the semi-detached cottage whereas it is in fact inclusive of the off-road parking for two vehicles (for the existing property) as already mentioned. In the following paragraph it says it is intended to create a car parking space to substitute the garage to be removed, there will actually be the loss of two spaces with only in replacement.

On the application form item 12 regarding the risk of flooding, the 'no' box has been ticked. Additionally, in the Design & Access Statement 'History' section, it says in relationship to the proximity of the proposal to a Brook (Pix Brook) 'although past records do not indicate cause for alarm'. In reality the property has experienced two major flooding incidents and one less major incident since 4th July 2015 alone with several further incidents prior to those, many of these have been recorded by Central Beds Council's flood management team and are common knowledge to local residents. These more recent flood events have led to the resident of no. 9, due to flood damage, having to live in hotel accommodation for the duration of that period until selling the property after the last event. There is currently an evaluation underway involving the Ivel Drainage Board and Central Bedfordshire Council together with other stakeholders to reduce the flooding threat to the area but this is some way from being finalised.

Under item 10 on the application form, it states that there is existing parking provision for one motorcycle and one cycle with proposals to increase this provision. We have no indication on existing or proposed drawings of where this provision is and would be interested to be shown details of these?

For the reasons stated above we ask that this application be refused.

- D** CB/16/04483/FULL comments due 02/11
Mr D Jenkins
3 Whitecrofts, Stotfold, SG5 4EB
Single storey rear and part side extension and extension over existing garage
Town Council comments: No objections
- E** CB/16/04531/FULL comments due 07/11
Mr M Dean
2 Old Brewery Close, Stotfold, SG5 4QT
Replacement of existing garage roof to create new first floor with dormer windows to the front and rear
Town Council comments: No objections
- F** CB/16/04462/FULL comments due 15/11
Mr A Mahoney
38 Brook Street, Stotfold, SG5 4LA
Erection of a summer house to the rear of the garden
Town Council comments: No objections, provided that the proposed summer house is subservient and ancillary to the existing property, and is not capable of being used as a dwelling
- G** CB/TRE/16/00394 comments due 01/11
Mr L Jack
Land to the front of 21 Brayes Manor, Stotfold, SG5 4DW
Works to trees protected by a Preservation Order: Prune one Turkey Oak. The tree is protected by a Preservation Order Ref: MB/TPO/07/00006 and is listed as T10
Town Council comments: No objections