

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 28TH SEPTEMBER 2016 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: A Cooper (Chairman)

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

Also present: Councillors Mrs S Bundock, Mrs A Clarey, B Saunders, 2 members of the public and the Town Clerk

101/16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Hayes and Ms E Wearmouth.

102/16 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.

103/16 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

104/16 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

105/16 DECISION NOTICES

None to report.

106/16 PLANNING APPLICATIONS

Residents Michael Flitney of Saxon Avenue and Lorraine Cooper of Dane Close spoke for three minutes each, outlining their objections to application CB/16/04161/OUT Gladman Developments Ltd, Land West of Astwick Road, Stotfold, SG5 4BG. A copy of an objection letter from a resident of Silverbirch Avenue was also circulated to Members. Objections and concerns raised by the residents included: the area is frequently subject to flooding, particularly in the winter; this is greenfield arable land and should be preserved as such; Stotfold already has insufficient infrastructure to support the community, and increasing development will add further pressure; displacement of wildlife.

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.

With regard to application CB/16/03967/FULL Co-operative Food Store, High Street, Stotfold, a letter is to be sent to the Co-operative store to ask that the public, and Town Council, is notified as to when they intend on taking the ATM temporarily out of action and request that this period is kept to a minimum. Also query whether their work will affect the two Town Council owned notice boards which are fixed to the building frontage.

107/16 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS COUNCIL DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that there is no requirement to 'call-in' any applications being considered by this Committee; it was noted that application CB/16/04161/OUT Gladman Developments Ltd, Land West of Astwick Road, Stotfold, SG5 4BG will automatically be

considered by the Development Management Committee due to its size. Representatives of our Planning Committee will speak against the application when being considered by Central Beds Council.

108/16 ITEMS FOR INFORMATION PURPOSES ONLY

Nothing to report.

There being no further business, the meeting was closed at 7.49pm

CHAIRMAN

DATED

PLANNING APPLICATIONS

28th September 2016

- A CB/16/04161/OUT comments due 10/10
Gladman Developments Ltd
Land West of Astwick Road, Stotfold, Hitchin, SG5 4BG
100 residential dwellings (including up to 35% affordable housing), demolition of buildings, introduction of structured planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Astwick Road and associated ancillary works. All matters to be reserved except for main site access onto Astwick Road.
Town Council comments: Object – this is an opportunistic application, 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.

The suggested density of development on that area of land would suggest an overdevelopment of the site, leading to substandard road widths to accommodate realistic potential vehicle ownership, leading to on-road parking with its associated problems.

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. The junctions of both Astwick Road and Taylors Road with the A1 trunk road do not have adequate slip roads for safe joining of the road, and permit egress only in a northerly direction. 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.

Should the proposed development be permitted, then suitable sound attenuation between the Fen End industrial area and adjacent dwellings should be provided as part of the overall design and at the cost of the developers.

The whole area of the site has a high water table and is prone to flooding, which seasonally attracts large flocks of lapwings (peewits) as an essential feeding ground, historically as the Fen End title insinuates, this was actually the extent of the Cambridgeshire Fens.

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/16/03967/FULL comments due 18/10
 Co Operative Food Store, High Street, Stotfold
 Various external works including, shop-front replacements, installation of new external lighting, alterations to the car park, installation of new extract Louvre's and AC plant equipment, extension to the Goods canopy and erection of new trolley shelter.
Town Council comments: No objections
- C** CB/16/04066/ADV comments due 14/10
 Co-op Food Store, High Street, Stotfold
 Advertisement: 2 non illuminated projectors, 1 non illuminated aluminium fascia sign, 7 non illuminated wall mounted, 2 fence mounted, 7 post mounted aluminium panels and 1 non illuminated vinyl. 4 internally illuminated logos and 1 internally illuminated totem.
Town Council comments: No objections
- D** CB/16/03865/FULL comments due 04/10
 39 Arlesey Road, Stotfold, Hitchin, SG5 4HB
 New Detached Dwelling
Town Council comments: No objections

- E** CB/16/03997/FULL comments due 11/10
66 Astwick Road, Stotfold, Hitchin, SG5 4BG
Loft Conversion to include rear and side dormers and rear terrace
Town Council comments: No objections, provided that this does not become a further bedroom on a site which already has limited off-street parking.
- F** CB/16/04024 comments due 12/10
5 Home Close, Stotfold, Hitchin, SG5 4DJ
Loft Conversion with front dormers
Town Council comments: Object as the proposed front dormers are considered to be overbearing on the streetscene and will be against the amenity interest of neighbouring properties and may also set a precedent in the area.
- G** CB/TCA/16/00345
Notification of works to trees in a conservation area: Removal of Robinia Tree (T1) from rear garden
Old Mill Cottage, Astwick Road, Stotfold, Hitchin, SG5 4BJ
Town Council comments: Object as the tree concerned is not diseased. However, if approval is given for the tree to be removed, it should be replaced within the garden by another suitable tree, by agreement of the Central Beds Council Trees & Landscape Officer. A TPO should then be placed on the replacement tree.