

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 9TH SEPTEMBER 2015 AT 6.45PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD

Committee Members present: S Hayes (Chairman)

B Collier
S Dhaliwal
L Stoter

Mrs M Cooper
D Matthews
J Talbot

Also present: Councillors Mrs S Bundock, Mrs J Hyde and B Saunders, two representatives of DLP Planning, Hannah Pattinson of Taylor Wimpey and the Town Clerk

77/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Cooper.

78/15 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 item being discussed, they should declare it at that point.

79/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

There were no members of the public present.

80/15 PRESENTATION BY TAYLOR WIMPEY – LAND OFF ASPEN GARDENS

Hannah Pattinson of Taylor Wimpey explained that developers are looking for land, going through the planning process even if the land is not yet allocated for development. They are currently preparing an outline planning application.

They are looking to build up to 100 dwellings over half the site, with the remainder being open grassland. It would be a high quality, low density development, and not extending beyond the Beauchamp Mill boundary. They would like to provide some connection from their development through to the Riverside Playing Field, if the Town Council agrees.

With regard to drainage, there is sufficient capacity to deal with the number of dwellings proposed.

They are looking to obtain views of residents next week regarding housing requirements and open spaces at their public consultation event.

A copy of draft proposals for development was displayed to the Committee. An individual Councillor felt that there were issues that should be addressed as follows:

- requirement for properties for older people
- there are currently insufficient school places
- there are not enough spaces at the Doctors surgery
- access via Taylors Road – a country lane style access

Questions raised by Members were answered by the developer's agents as follows:

- Hannah Pattinson of Taylor Wimpey will find an answer as to what is happening with the employment land planned for Aspen Gardens, which has not yet been built.
- They are willing to consider offering the open space within the proposed development to the Town Council.

81/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

82/15 DECISION NOTICES

RESOLVED that the Planning Decision Notices as listed and forming part of these minutes be noted.

83/15 PLANNING APPLICATIONS

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.

84/15 EXECUTIVE ACTION – RETURN OF COMMENTS ON PLANNING APPLICATIONS RECEIVED

Members considered the executive action taken by the Clerk and Chairman to return the following comments on applications received, to meet deadlines over the August sabbatical:

CB/15/02866/FULL 129 Hitchin Road, SG5 4JE, Proposed single storey rear extension. Comments returned: no objections

CB/15/02591/FULL 38 Common Road, SG5 4DB, Erection of a three bedroom two storey detached house with accommodation within roof & rear facing dormer. Comments returned: no objections

Copies of both application packs are available to view online (www.centralbedfordshire.gov.uk) or in the Town Council office.

RESOLVED that the executive action taken by the Clerk and Chairman to return the above comments on applications CB/15/02866/FULL and CB/15/02591/FULL is approved.

85/15 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

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

86/15 ITEMS FOR INFORMATION PURPOSES RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business the meeting was closed at 7.28pm

CHAIRMAN

DATED

PLANNING DECISIONS – 9th September 2015

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/15/01810/FULL	20 The Avenue	Two storey side extension, single storey front and rear extensions	No objections	Approved 08/07/15
CB/15/01859/FULL	132 Hitchin Road	Single storey rear extension	No objections	Approved 09/07/15
CB/15/01741/FULL	Conservative Club	Erection of 3 no. 4 bedroom dwellings and change of use of land from A3 to C3	No objections. Councillors would like the houses to be adequately soundproofed against any noise from the Conservative Club. Due to the proximity of this development to the junction of Regent Street/Common Road/The Green it is important that garages are retained for parking and that onsite parking in the development is also retained to prevent parking on Regent Street. Councillors would like double yellow lines to be put around the junction.	Withdrawn 03/08/15
CB/15/01998/FULL	46 High Street	Single storey rear extension and two storey side extension following demolition of existing rear conservatory and two storey side extension	No objections	Approved 22/07/15
CB/15/02315/FULL	21 Arlesey Road	Erection of 2 No. 3 bedroom single storey dwellings with detached garages	No objections	Approved 17/08/15

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS
9th September 2015

- A** CB/15/02999/FULL comments due 18/09
Conservative Club, 93 Regent Street, SG5 4DZ
Mrs J Loftus
Erection of 6 no. 3 bedroom dwellings and change of use of land from A3 to C3 and relocation of access to 90 Regent Street
Town Council comments: we object to this proposal as we consider it to be overdevelopment of the site. Vehicles entering and leaving each dwelling will cause increased traffic and pedestrian safety issues – multiple vehicles crossing a well-used footway, emergence of traffic onto an already busy road, adjacent to a cross-road junction (Regent Street/Common Road/The Green). Should the proposal be approved, we revert to our previous comment for this site, requiring that double yellow lines are placed on Regent Street outside the proposed dwellings to preserve the vision splay.
- B** CB/15/02973/FULL comments due 09/15
(extension granted)
1 Prince Charles Avenue, SG5 4PN
Mr D Hunt – H&W Property
Erection of a detached 4 bedroom dwelling with side garage
Town Council comments: Object on the following grounds: the proposed dwelling would constitute overdevelopment of the site, it would exceed the site quota of dwellings for the site as permitted by the Inspector at the planning enquiry, it would result in loss of amenity space, is an undesirable addition to the site and an unacceptable bulk for adjoining neighbouring properties in Queen Street and the entrance to this estate.
- C** CB/15/03069/FULL comments due 14/09
5 Pix Road, SG5 4HU
Mr D Deards
Single storey front extension. Single and two storey rear extension
Town Council comments: No objections
- D** CB/15/02727/FULL comments due 08/09
(extension granted)
101 Silver Birch Avenue, SG5 4BB
Mr D Saunders
Single storey extension
Town Council comments: No objections

- E** CB/15/02784/VOC comments due 16/09
Land South of Stotfold, Norton Road
Taylor Wimpey (South Midlands)/Persimmon Homes (Thames Valley)
Variation of Condition 8 to: the ventilation of the main hall, to include the provision of air conditioning and fixed shut windows (Reserved Matter application 12/00728) Land South of Stotfold
Town Council comments: No objections
- F** CB/15/03158/VOC comments due 23/09
The Pig & Whistle, 40 Brook Street, SG5 4LA
Mr D Gill - GPS Estates Ltd
Variation of conditions to planning application CB/14/01589/FULL (7 dwellings after demolition of PH) Condition 9: replace drawings 825.001P revision E with 2015/832/02A
Condition 19: replace ALL drawings EXCEPT CBC/001 with the following set of drawings: 2015/832/02A, 03, 04, 05, 06, 07, 08
Town Council comments: No objections, however we request that Highways check and confirm that the proposed entrance island meets with their approval
- G** CB/15/03105/FULL comments due 24/09
46 High Street, SG5 4LL
Mr D Shields
Part change of use of dwellinghouse (side workshop only) to bicycle repair and servicing business (retrospective application)
Town Council comments: No objections