

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 25TH FEBRUARY 2015 AT 7.00PM IN THE COUNCIL CHAMBER, SIMPSON CENTRE, STOTFOLD

Committee Members present: S Hayes (Vice-Chairman)

Mrs M Cooper	S Dhaliwal
C Phelps	L Stoter
J Talbot	

Also present: two members of the public, Councillors Mrs Bundock and Saunders, and the Town Clerk

18/15 APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors Collier and Cooper.

19/15 DISCLOSURE OF MEMBERS INTERESTS

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.

20/15 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None.

21/15 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

22/15 DECISION NOTICES

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

23/15 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.

24/15 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

Resolved that it is not necessary for any of the applications considered at this meeting to be considered by the Development Management Committee, or for a representative of this Committee to attend the next Development Management Meeting at Central Bedfordshire Council on behalf of the Town Council.

25/15 ITEMS FOR INFORMATION PURPOSES RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business the meeting was closed at 7.12pm

CHAIRMAN

DATED

PLANNING DECISIONS – Planning 25th February 2015

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/14/04019/FULL	River Ivel Nursery, Taylors Road	Retention of use of ancillary horticultural nursery office/kiosk as an unrelated B1 office	No objections	Approved 09/12/14
CB/14/04038/FULL	53 Vaughan Road	Single storey front extension	No objections	Approved 08/12/14
CB/14/03569/FULL	The Crown, 39 The Green	Erection of two detached 4 bed dwellings	Revised plans now received: - Floor plans updated to show increase size of garage - Elevations updated to show increase size of garage - Site layout plan updated to show increased size of garages and critical dimensions of the driveway in front of the garage and the parking bay to the front of the house. Members considered that their previous comments concerning this application are still valid. Members would request that there is an onsite visit to view the site and the traffic flow around the area due to the large residential development at Taylors Road and the garage with breakdown lorries using the road. They would request that if the committee is minded to approve the revised application that double yellow lines are put in front of the houses to ensure that there will be no on street parking.	Approved 07/11/14

APPROVAL CONDITIONS

River Ivel Nursery, Taylors Road

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14-01, 14-02, 14-03.

Reason: To identify the approved plan/s and to avoid doubt.

53 Vaughan Road

1. The development hereby permitted shall begin not later than three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building
Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match the existing building in the interests of the visual amenities of the locality in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).
3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CBC/001 (location plan), CBC/002, CBC/003, CBC/004, CBC/005, DD880.
Reason: To identify the approved plan/s and to avoid doubt.

NOTES TO APPLICANT

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

The Crown, 39 The Green

1. The development hereby permitted shall begin not later than three years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. **No development shall commence until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**
Reason: To control the appearance of the building in the interests of the visual amenities of the locality.
3. **No development shall commence until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**
Reason: To ensure that an acceptable relationship results between the new development and adjacent buildings and public areas.

4. **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**
Reason: To ensure an acceptable standard of landscaping.
5. All boundary treatment shall be completed in accordance with the approved plan (DP(9)901 rev C before the buildings are occupied and be thereafter retained.
Reason: To safeguard the appearance of the completed development and the amenities of the future and neighbouring occupants.
6. **No development shall commence until a scheme for protecting the proposed dwellings from noise from the adjacent public house has been submitted and approved by the Local Planning Authority. The scheme shall include details of window glazing and room ventilation provisions. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied.**
Reason: To protect the amenity of future occupiers of the dwellings hereby approved.
7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.
Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.
8. All on-site vehicle areas shall be surfaced in tarmacadam or similar durable, porous but bound material and arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.
Reason: To avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.
9. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers DE(9)900, DP(9)901 rev C, DP(0)001 rev B, DP(0)050 rev B, Archaeological assessment and Heritage Report, Highways Statement October 2014, Arboricultural Impact Assessment may 2014, Environmental SiteCheck ref SAS_5693933_1_1 and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.
Reason: To identify the approved plan/s and to avoid doubt.

This permission relates only to that required under the Town & Country Planning act and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

The Council does not accept materials at their offices. Where there is a requirement for materials to be submitted to and approved in writing by the Local Planning Authority, please contact the Case Officer to arrange for them to be viewed, usually this will be on site.

The applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.

PLANNING APPLICATIONS
25th February 2015

- A** CB/15/00322/FULL comments due 09/03
The Crown, 39 The Green, SG5 4AL
Mr R Fryer
Erection of two detached four bedroom dwellings
Town Council comment: Object to this proposal, as Members feel that their previous comments concerning applications for this site are still valid. We doubt the validity of the access statement as we do not believe it is possible to drive in forward gear on and off the proposed driveways as there is insufficient room. Therefore our previous concerns regarding the close proximity of the proposed dwellings to the blind corner of Astwick Road/The Green and the inability to have a clear view around this corner still stand, despite the traffic speed report stating that the speeds of vehicles on this corner are acceptable.
- B** CB/15/00187/VOC comments due 11/03
The Crown, 39 The Green, SG5 4AL
Mr R Fryer
Removal of conditions 2, 3, 4, 5, 6, 8 & 9 to planning permission CB/14/03569/FULL (erection of two dwellings)
Town Council comment: Object as we see no reason to remove any of these conditions, which are standard conditions applied by the local planning authority. They have been imposed on the approval notice to protect the use of the road and local residents.
- C** CB/15/00464/FULL comments due 11/03
38 Hitchin Road
Mr G Grist
Two storey rear extension & re-build single storey garage to side
Town Council comment: No objections
- D** CB/15/00360/FULL comments due 18/03
52 Hitchin Road, SG5 4HP
Mr D Parker
Improvement of vehicular access
Town Council comment: No objections