

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 27TH JUNE 2018 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: A Cooper (Chairman)

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

Also present: Councillors Mrs A Clarey and B Saunders, and the Town Clerk – Mrs K Elliott-Turner

66/18 APOLOGIES FOR ABSENCE

There were none as all Members were present.

67/18 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

Nothing to declare. 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.

68/18 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

69/18 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

A copy of an open letter from an Arlesey resident regarding the roundabouts on the A507 in relation to forthcoming approved and proposed developments along this corridor was circulated to Members. The resident is concerned that when planning for proposed developments and undertaking traffic impact assessments, the developers are using 'an over simplified method of calculating congestion on the roundabouts'. The software used, Arcady, is part of the Junctions software suite from the UK's Transport Research Laboratory, and is acknowledged to be likely to overestimate the capacity of a roundabout where the highway splits into two lanes entering a roundabout, but only has a single lane exiting. The concern is that all roundabouts along the A507 from Flitwick to the A1 have this characteristic, and therefore the resulting data from this software will not aid mitigation measures to reduce congestion from proposed developments.

Members considered and discussed the content of the letter, and supported the views expressed.

A letter is to be sent to Alistair Burt MP, with a copy to Central Beds Council Planning and Highways teams, supporting the resident's points in his letter.

70/18 DECISION NOTICES

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

71/18 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.

With regard to the application for 91 Silver Birch Avenue, a request is to be made for the Internal Drainage Board to make a site visit, as we are concerned about the condition of the adjacent culvert (i.e. flow from the River Ivel to The Green). We suggest that they carry out a physical survey to ascertain that the watercourse is not being interfered with.

72/18 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.

73/18 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Councillor Talbot queried the re-painted yellow lines on Grange Drive, which he felt were not back as previously with their full length. He was advised that this is a Recreation Grounds, Public Lands & Lighting Committee matter, which will be referred to them for consideration.

Although also a Recreation Grounds, Public Lands & Lighting Committee matter, the Chairman advised for information that the requested bus stop is now being installed on The Green, and may require electricity supply from an adjacent Town Council street light.

The Clerk advised that following a request from a Member as to what was happening with the vacant plot of land in Grange Drive, between the old houses and the new houses, Ward Member Steve Dixon advises that the land is owned by Taylor Wimpey. A sale has been agreed and the prospective owner is likely to make an application for a two bedroomed house on the plot.

There being no further business, the meeting was closed at 7.30pm

CHAIRMAN

DATED

PLANNING DECISION
27th June 2018

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/17/02039/OUT	Shawmer Farm, 122 Hitchin Road, Stotfold	Outline planning for a residential development of 58 dwellings.	Object – please see application on file for full info	The appeal has been Dismissed 7 th June 2018
CB/18/01018/FULL	34 The Mixies	Demolition of existing garage and conservatory, rear two storey extension and single and part two storey side extension	no objections	Approved 29/05/18
CB/18/00981/OUT	Land at 157 and 159 Hitchin Road, Stotfold, Hitchin, SG5 4JH	Outline: Residential Development consisting of 4 No. new dwellings and access and new detached garage for no. 159	no objections	Approved 30/05/18
CB/18/01616/FULL	74 Norton Road SG5 4PG	Proposed single storey rear extension	No objections	Approved 05/06/18
CB/18/00908/FULL	26 Astwick Rd Stotfold, Hitchin, SG5 4AT	Erection of single storey front extension	object – we feel that off street parking would be compromised by the erection of this single storey extension, which is sited on a road which is already congested with on-street parking	Approved 11/06/18
CB/18/01336/FULL	24 Highbush Road Stotfold SG5 4JA	Erection of single storey rear extension	No objections	Approved 07/06/18
CB/TRE/17/00560	21 Brayes Manor	Works to tree protected by TPO	No objections	Approved 07/02/2018

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS

27th June 2018

- A** CB/18/02054/VOC comments due 05/07
Land between Taylors Road and Astwick road North of 51 Astwick Road, Stotfold
Variation of condition of planning permission CB/17/05038/VOC to omit drawings/documents: 2017/899/200A Replace with drawings/documents: 2017/899/200B and 3115 Stotfold GPS LS RevD & Landscape proposal, spec and maintenance scheme Rev D for new additional access.
Town Council comments: no objection, we note this is a retrospective application. Since no public consultation following approval is apparent, we would query who instigated the change, and whether Building Control used was Central Beds Council in-house or external.
- B** CB/18/01982/FULL comments due 04/07
10 Meadow Way, Stotfold SG5 4EE
Rear dormer window and roof lights to front roof to form rooms in roof space
Town Council comments: no objections
- C** CB/18/ 01994/FULL comments due 04/07
11 Vaughan Road Stotfold SG5 4EH
Erection of an Ancillary Granny Annexe
Town Council comments: no objections, however we require a condition that the annexe is to be used ancillary to the use of the main dwelling
- D** CB/18/01909/FULL comments due 26/06
91 Silverbirch Avenue, Stotfold, SG5 4BB *extension granted to 28/06*
Proposed 2 storey side extension
Town Council comments: No objections
- E** CB/18/ 01983/FULL comments due 03/07
26 Angelica Avenue, Stotfold SG5 4HH
Erection of rear extension with partial side extension to house new garage
Town Council comments: No objections
- F** CB/18/02021/FULL comments due 06/07
133 Vaughan Rd Stotfold SG5 4EW
Proposed two storey side and single storey front & rear extensions
Town Council comments: no objections
- G** CB/18/01985/FULL comments due 17/07
120 Hitchin Road, Stotfold, Hitchin, SG5 4HT
Proposed single storey one bed unit in existing rear garden (120 Hitchin Road)
Town Council comments: no objections