

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 18TH JULY 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
Ms B Sowinska	J Talbot

Also present: Councillors Mrs A Clarey and H Pickering, one member of the public and the Town Clerk – Mrs K Elliott-Turner

74/18 APOLOGIES FOR ABSENCE

There were none.

75/18 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.

76/18 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

77/18 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

78/18 DECISION NOTICES

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

79/18 PLANNING APPLICATIONS

A member of the public spoke against application CB/18/02232/FULL and outlined his concerns regarding traffic volume and flow, and particularly the impact on the A507 and roundabouts along it.

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.

80/18 CONSIDERATION OF APPLICATIONS BY CENTRAL BEDS DEVELOPMENT MANAGEMENT COMMITTEE

RESOLVED that application CB/18/02232/FULL – Land to the south of Arlesey Road – Erection of 161 dwellings with 35% affordable housing, including an access road, landscaping and all ancillary works on land to the south of Arlesey Road, be called in for consideration by the Development Management

Committee – it is acknowledged that due to the size of the proposal, it will automatically be considered by Committee.

81/18 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Nothing to report.

There being no further business the meeting was closed at 7.47pm

CHAIRMAN

DATED

PLANNING DECISION
18th July 2018

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/TRE/17/00570	1 The Mowbrays	Works to trees subject to a tree preservation order: Reduce Walnut tree (T1) and Silver Birch (T2) by 25-30%.	No objections	Approved 07/02/18
CB/18/00725/RM	Land rear of 43 to 91 Silver Birch Avenue, South of Alder Green and Aspen Gardens,	Reserved matters - pls see application	object, as this development remains outside the settlement envelope, and would be to the detriment of the open countryside. We query the north corner footpath which is shown leading into an adjacent field – can the developer deliver a footpath which links through into Taylors Road?	Approved 01/06/18
CB/TRE/18/00134	42 The Mixies	Works to a tree protected by a TPO: Prune 1 Sycamore tree standing in the SW corner of rear garden. Tree is registered as MB/TPO/89/00005 and listed as T1.	No objections	Approved 30/05/18
CB/18/01501/FULL	122 High Street SG5 4LH	Demolition of the existing single storey extension. The construction of a two-storey rear extension with loft conversion. The proposed works will also include creating a new door opening in the side elevation of the existing property. Thw windows and external door to the original part of the propery going to be replaced with either powder coated aluimiom or UPVC double glazed windows	No objections	Approved 21/06/18
CB/18/01643/FULL	Marlin, 6 Old Brewery Close SG5 4QT	Demolition of conservatory, erection of single storey extension and associated works	No objections	Approved 13/06/18
CB/18/01280/FULL	20a Kingsway Stotfold SG5 4EL	Single storey side extension	No objections	Approved 15/06/18

CB/18/01688/FULL	4 Roe Close	Proposed 2no Dormers to side Elevations	No objections	Approved 20/06/18
CB/18/01501/FULL	122 High Street	Demolition of existing single storey rear extension. Construction of two storey rear extension with loft conversion.	No objections	Approved 21/06/18
CB/18/01909/FULL	91 Silver Birch Avenue sg5 4BB	Proposed 2 storey extension	No objections	Approved 09/07/18
CB/18/01994/FULL	11 Vaughan Road SG5 4EH	Erection of an Ancillary Granny Annexe	no objections, however we require a condition that the annexe is to be used ancillary to the use of the main dwelling	Approved 09/07/18

APPROVAL CONDITIONS

Hard copies of Decision Notices are available in the office.

PLANNING APPLICATIONS

18th July 2018

- A CB/18/02232/FULL comments due 23/07
Land to the south of Arleseey Road
Erection of 161 dwellings with 35% affordable housing, including an access road, landscaping and all associated ancillary works on land to the south of Arleseey Road.

Town Council comments:

Although we have no objection in principle to the already designated HA12 area coming under reasonable development, we see no reason why additional development should be allowed to protrude into the open countryside beyond the defined settlement envelope of the town. The 5% forward planning requirement of CBC has already been met so there is no pressure to increase loading where large amounts of development have already occurred.

Part of the proposal is to be sited on an existing vehicle storage yard – part 14 of the application form states that there is no contamination threat, however we feel that an area where a significant number of damaged vehicles have been stored would potentially produce contamination in terms of oil, diesel, petrol and other chemicals etc.

With the increase in development in Stotfold, our infrastructure is suffering. This proposed development will place yet another burden on our GP, dental and pharmacy services which are already struggling to cope with demand. We already have an identified shortfall looming in pupil places at our local lower and middle schools – this proposal will significantly exacerbate that problem.

We have major concerns over the volume of traffic this development will produce, and in particular the cumulative effect of traffic from this development, the approved Pix Brook Academy to be sited directly across the road, users of the new Arleseey Road recreation area (football club stadium and recreation ground); ongoing or approved developments at Fairfield, Arleseey, Baldock and Letchworth bringing additional loading to the A507 and we request that Planning Officers/Development Management Committee should seriously consider the cumulative effect of all these developments on traffic flows along both the A507 by-pass and the Stotfold-Arleseey Road when taking a decision on such applications, including this one.

The Transport Assessment does refer to traffic counts, as included in the Network Diagrams (Appendix L) and the Arcady Results (Appendix N), however there appears to be an error in the data collection, as the afternoon traffic counts have used the same busy hour totals as the morning (126 east bound), 104 west bound) – despite the fact that the actual afternoon counts are included in Appendix M (pg 60). The two-way traffic count as measured at the Arleseey Road roundabout is nearly 3 times the count as measured at the access site. In the morning this may be correct, if you assume the difference is due to trips to and from Etonbury Academy, however the same difference also appears in the afternoon count for period 5pm to 6pm – well after school hours. In support of our comments to this application, we also provide a copy of errors and omissions highlighted by a local resident.

Errors and omissions

- *Junction number in Table 7.1 is incorrect. Junction numbers in the following comments refer to the junction numbers as used in the various Annex and model runs*
- *Manual Classified Counts for Junction 1 are missing from Annex O. The data used in the network diagrams and Junction 1 model is incorrect (by a factor of about 3). AM data has been used for the PM runs*
- *The A507/Norton Road roundabout has been omitted from the assessment, despite the fact that more than half the both-way trips from the development to and from the East are predicated to use that roundabout (after passing through Junction 2 B-D)*

- *The existing local congestion due to parked cars blocking Stotfold Road near Etonbury Schools has not been recognised. This problem will get worse once the additional capacity at the school is in use.*
- *At least 2 additional time segments (7.30 – 7.45 – 8.00 and 4.30 – 4.45 – 5.00) should have been included in the model runs, to ensure that realistic queue lengths at the start of the busy hour are included*
- *The use of Arcady 9 software without the lane simulation option is acknowledged to underestimate congestion and queuing in most cases, when applied to roundabouts with under-used right turn entry lanes. The results presented are not fit for purpose*

In terms of road and footway infrastructure, any large emergency vehicle visiting the proposed development, with the road widths proposed and the potential for on-street parking, will have difficulty in traversing through the site. Road widths in this proposed development must be investigated and amended to accommodate large vehicles, which would also include delivery and refuse lorries as well as emergency vehicles, it is suggested that ‘arterial’ roads should be 5.5m in width and two-way access roads to houses a minimum of 4m in width? Much of the on-street parking will be as a result of the proposed remote grouped parking areas, which are situated away from their associated front doors – it is an acknowledged and common problem across the country that people will park closest to their front door, particularly in bad weather or when transporting children or shopping. In terms of number of parking spaces provided, we feel there is a shortfall, as although there are 411 proposed parking spaces in total (45 allocated for visitors), there is in excess of 480 bedrooms, with a potential to significantly increase the number of parking spaces required by residents in real terms. When approaching or leaving the development on foot onto Arlesey Road, the footway in either direction is below the required 2m path width. This footway also forms a route to school but is very narrow and presents a potential danger to pupils and other users.

In terms of the layout of the development, we note the small play area near Pix Brook. Guidance states that such play areas should be centrally placed within a development, so that it is overlooked by as many properties as possible, for child safety. We also feel that it is a very small play area for the number of properties proposed. We note that there are 2 storey dwellings proposed, backing onto the bottom end of The Gardens. Properties at this point in The Gardens are bungalows and so would have their amenity compromised by development of 2 storey buildings – these should be amended to also be bungalows.

Finally, should this proposed development be approved, we request part of any S106 contribution should be to provide a new skate park within the town for the community of Stotfold.

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| B | CB/18/01870/FULL
34 Trinity Road SG5 4EG
Conversion of existing garage into kitchen shower room to form a new linking corridor with back door entrance, loft conversion to create an additional bedroom.
Town Council comments: no objections | comments due 01/08 |
| C | CB/18/02249/FULL
16 Fennel Avenue SG5 4LJ
Single storey front extension and insertion of window to existing side elevation
Town Council comments: no objections | comments due 19/07 |
| D | CB/18/02108/FULL
85 High Street Sg5 4LH
Loft conversion and changing bedroom layouts ie bed 3 & 4 into one bedroom with ensuite
Town Council comments: no objections, however we believe the site may be approaching over development, taking into account additional living accommodation already in the garden | comments due 19/07 |

- E** CB/18/01950/FULL comments due 25/07
 8 Willowherb Way SG5 4GR
 Erection of large wooden shed/summerhouse on the land adjacent to the garages for number 8,10 and 12 Willowherb Way, SG5 4GR
Town Council comments: no objections, subject to the proposed wooden shed/summerhouse remaining ancillary to the main dwelling, and is not capable of being converted to a separate dwelling
- F** CB/18/ 02072/FULL comments due 31/07
 66 Astwick Road SG5 4BG
 Conversion of outbuilding to rear of property into 4 no. individual small office accommodation units.
Town Council comments: object – we consider there to be insufficient visitor parking spaces, and feel that B1 is an inappropriate use of garden space in a residential property, as has been proven on at least 3 other developments
- G** CB/18/002388/FULL comments due 30/07
 40a Baldock Road SG5 4PR
 Ground floor extension. 1st floor front extensions and conversion of loft space.
Town Council comments: no objections, subject to the privacy of adjoining properties (namely 40 Baldock Road) being retained
- H** CB/18/02385/FULL comments due 30/07
 63 Trinity Road, SG5 4EQ
 Demolition of existing out building & porch. Construction of single storey rear extension and single storey side extension
Town Council comments: no objections
- I** CB/18/02531/FULL comments due 03/08
 32a Astwick Road SG5 4AT
 Proposed two storey side extension
Town Council comments: no objections – but question whether there is sufficient off-road parking provision to accommodate an additional bedroom
- J** CB/18/02187/FULL comments due 01/08
 15 The Green, SG5 4AH
 Part Two storey rear and Part Single storey rear extension.
Town Council comments: insufficient information on plans and application documents to be able to provide a comment