

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 14TH NOVEMBER 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 S Bundock, B Saunders, David Mead – Partners in Planning & Architecture Ltd and the Town Clerk – Mrs K Elliott-Turner

107/18 APOLOGIES FOR ABSENCE

There were none. All Committee Members were present.

108/18 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.

109/18 PRESENTATION FROM PARTNERS IN PLANNING & ARCHITECTURE LTD

David Mead explained that he was working for the landowner who has instructed him to obtain planning permission for housing, which will then be marketed to house buildings – regional and national. He circulated a plan showing an indicative outline of a proposed development on land between the A507 and Norton Road. The site is under 7 acres and consists of approximately 60 dwellings. They propose building 2 storey dwellings, with access off Norton Road, with additional pedestrian and cycle access from Norton Road and near the existing underpass. Open space and play space would be provided, together with the required balancing pond for surface water drainage. An ecological statement and design and access statement will be supplied with the planning application, which they hope to have registered by January/February next year.

Members asked questions as follows:

- *Which organisation will they be using for social housing?*
Once the site has obtained planning permission and it has been sold to a developer, the developer will work with housing associations. The allocation for social housing should be around 35%.
- Query about access road into and out of the development
A single point of access can serve up to 200 houses, so the one access point serving around 60 dwellings would be more than adequate
- *Have any pre-application discussions with Central Beds Planners taken place?*
No, they will only be consulting the Town Council and other third party consultees, such as Highways

David Mead was thanked for his presentation, he left his plans with the Clerk, and then left the meeting.

110/18 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

111/18 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

112/18 DECISION NOTICES

The Planning Decision Notices as listed and forming part of these minutes, were noted.

113/18 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.

114/18 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.

115/18 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Members were advised that with the recently completed houses in Stotfold, plus those with planning permission, the total of recent new houses is 737. If the proposed development for Norton Road/A507 goes ahead, this will increase to just under 800.

Members were reminded that a request has been made through Ward Member Councillor Brian Saunders for a presentation from a Planning Officer to explain the workings of the planning system. A date is yet to be confirmed.

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

CHAIRMAN

DATED

PLANNING DECISIONS
14th November 2018

App No	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/18/02072/FULL	66 Astwick Road SG5 4BG	Conversion of outbuilding to rear of property into 4 no. individual small office accommodation units.	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.	Approved 15/10/18
CB/18/02940/FULL	6 Mill Close SG5 4Ab	Proposed Front Garden Office	Object: as we feel the proposal would be over development of the site, its location within a front garden would be out of keeping with the street scene and as there are covenants attached to this property, we request that these are adhered to. Refer to letter from resident dated 13th August to Mark Spragg, detailing relevant covenants.	Approved 25/09/18
CB/18/03026/FULL	10 The Green SG5 4AN	Two storey side & single storey rear extensions and replacement porch	No objections	Approved 14/09/18
CB/18/03066/FULL	91 Silver Birch Avenue SG5 4BB	First floor rear extension over existing ground floor accommodation	No objections	Approved 10/10/18
CB/18/03203/FULL	98 Vaughan Rd SG5 4EW	Single storey front rear and first floor extensions	No objections	Approved 10/10/18

CB/18/03255/FULL	71 Astwick Rd, Stotfold	First floor rear bedroom extension	No objections	Approved 18/10/18
CB/18/03050/FULL	16A Church Rd	Single storey rear extension	No objections	Approved 16/10/18

PLANNING APPLICATIONS

14th November 2018

- A** CB/18/03808/FULL comments due 15th November
12 Sorrel Drive, Stotfold SG5 4JS
Demolition of conservatory, erection of single storey rear extension.
Town Council comments: no objections
- B** CB/18/03858/FULL comments due 13th November
73 Astwick Road, Stotfold SG5 4BQ
Lounge and first floor bedroom extension over garage
Town Council comments: no objections
- C** CB/18/03825/FULL comments due 15th November
49 The Green Stotfold SG5 4AN
Erection of detached garden room, external alterations to windows of existing dwelling and new timber cladding to front elevation.
Town Council comments: no objections, providing proposed development of detached garden room remains ancillary to the main dwelling
- D** CB/18/03771/FULL comments due 22nd November
6 Hawthorn Croft, Stotfold SG5 4RT
Partial conversion of detached garage to form home office
Town Council comments: no objections
- E** CB/18/04020/FULL comments due 3rd December
10 Queen Annes Close SG5 4LP
Proposed demolition of conservatory and proposed double storey part rear extension with internal alterations
Town Council comments: no objections
- F** CB/18/04007/FULL comments due 30th November
16b Baldock Road SG5 4NZ
Conversion of two garage buildings to form a new 2 bedroom dwelling
Town Council comments: object – we consider this proposal to be overdevelopment of the site. To note – we believe that the proposed development would be within 90m of two possible sewers, therefore according to 2015 regulations, the development should be connected to the main sewerage system, rather than the proposed septic tank so as to comply with current building regulations.