

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 21ST NOVEMBER 2018 AT 7.0PM 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 S Bundock and Mrs A Clarey, 4 members of the public and the Town Clerk – Mrs K Elliott-Turner

116/18 APOLOGIES FOR ABSENCE

There were none, all Committee Members were present.

117/18 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.

118/18 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

Not at this point.

119/18 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Nothing to report.

120/18 DECISION NOTICES

Nothing to report.

121/18 PLANNING APPLICATIONS

Two members of the public used their 3 minutes each to outline their concerns and objections to application CB/18/04085/FULL – 22 Church Road, New dwelling house, 4 bedroom detached. Concerns included overlooking of rear gardens, loss of light and privacy, out of keeping with neighbouring properties.

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.

The 4 members of the public then left the meeting.

With regard to application CB/18/04195/GPDE – 73 Mowbray Crescent, Prior Notification of Householder Extension, Members were advised that until 30th May 2019¹, householders will be able to build larger single-storey rear extensions under permitted development. Size limits will double from 4 metres to 8 metres for detached houses and from 3 metres to 6 metres for any other type

¹ Class A, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015

of house. Any homeowners wishing to extend as above must notify the relevant local planning authority (cannot be retrospective), and notice is served on adjoining owners or occupiers, i.e. those who share a boundary, including to the rear. We are not consulted as part of this process, and therefore no comment is required.

However, Members felt that a comment was required, and it was:

RESOLVED that the following comment is forwarded to Central Beds Planning in regard to application CB/18/04195/GPDE – We note that this application is for a proposed conservatory – the height of the side wall of the conservatory and the direction of sunlight will impact on the light amenity of the adjacent property, 71 Mowbray Crescent.

122/18 STREET NAMING & NUMBERING

Central Beds Council have received an application for street naming, and the developer has asked the Town Council to provide street name suggestions. They require seven or eight street name suggestions for the following development:

Land Rear of 43 to 91 Silver Birch Avenue, South of Alder Green and Aspen Gardens, Stotfold – 95 new dwellings.

A copy of Central Beds Council's street name and numbering guidance document was provided for information.

Members discussed this Council's previous agreement that any development in the vicinity of Silver Birch Avenue, will continue with the theme of trees.

RESOLVED that an amended list of tree names is forwarded to Central Beds Council as suggested street names for the development Land Rear of 43 to 91 Silver Birch Avenue, South of Alder Green and Aspen Gardens, Stotfold.

Members considered correspondence from a resident suggesting that future road names could be named of those from Stotfold who were killed in the First World War. It has been this Council's policy for some time not to name roads after individuals, as it could be seen as favouritism, some people may be missed out, particularly if there are less roads than names put forward, and where do you draw the line – there have been other wars too.

Although it is within the remit of the Planning Committee to put forward street names, as the policy not to name roads after individuals was originally a Council policy, a recommendation would need to go back to Council to amend this. A proposal was put forward to name roads within new developments after those killed in the First World War, but fell on votes. Therefore the policy still stands.

123/18 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.

124/18 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

Members were reminded that Planning training is available for Members (information previously circulated – hosted by LCPAS), and anyone wishing to book is to advise the Clerk.

There being no further business, the meeting was closed at 7.33pm

CHAIRMAN

DATED

PLANNING APPLICATIONS
21st November 2018

A CB/18/04085/FULL comments due 11th December
22 Church Road, Stotfold, SG5 4LZ
New dwelling house, 4 bedroom detached

Town Council comments: object – the proposed 2 ½ storey development would be out of keeping with the general street scene with bungalows adjacent and opposite, and 2 storey semi-detached adjacent. The proposed development would lie in a north/south direction to its neighbours and would therefore result in loss of light to adjacent properties, loss of privacy to their amenity spaces and overdevelopment of the application plot would result in insufficient amenity space for the proposed development. The proposal would have inadequate off-road parking space for the size of development and number of bedrooms proposed, and would be accessed via Alexander Road, not Church Road.