

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 10TH JULY 2019 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: A Cooper (Chairman)

B Collier	Mrs M Cooper
D Matthews	C Phelps
S Buck	

Also present: Councillors Mrs S Bundock and Mrs A Clarey, 1 member of the public and the Town Clerk – Mrs K Elliott-Turner

82/19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Dhaliwal and S Hayes.

83/19 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.

84/19 PUBLIC PARTICIPATION - QUESTIONS, COMMENTS & RESPONSES

Not at this point.

85/19 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence

Notification has been received to advise that application CB/19/01384/REG3 Land to the north of Larksfield Surgery, Arlesey Road – construction of a new 6FE secondary school with an improved access road, landscaping and associated works – is to be considered by the Central Beds Council Development Management Committee on 15th July. As objectors to the application, we are invited to attend and speak. The application is recommended for approval.

Councillors Collier and Cooper will attend to represent the Council, with Councillor Collier to speak, putting forward our objections.

Members were advised that at a recent site meeting with Councillors Collier and Saunders, the Clerk, Planning Officer and Highways Officer our concerns regarding the roadway to the site, the access onto Arlesey Road and proposed works to Arlesey Road and the banks were discussed. Revised plans were to be drawn up accordingly. These revised plans have not yet been produced, despite being referred to in the Development Management Committee meeting report for this application. Councillor Collier advised that he had recently seen Ringway Jacobs carrying out a tree survey on the London Planes lining Arlesey Road. This tree report is also not available. Plans show 3 trees to the left of the new entrance which are marked for being felled. The

London Planes on Arlesey Road provide an attractive entrance to the town. If these three trees have to be felled, there is another large gap nearer the surgery which could take replacement trees. It is also noted that the Town Council still hasn't received the required notice, when an application affects another person's land. A previous suggestion for pedestrian access into the school site was via the rear of Vaughan Road, however it has now been confirmed that this will not be possible due to land ownership issues.

Our Ward Members are to be advised that we have not yet received the revised plans and tree survey, and these must be received before the Development Management Committee meeting on Monday 15th July. If they are not available, consideration of the application should be deferred.

86/19 DECISION NOTICES

Nothing to report.

87/19 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.

88/19 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.

89/19 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A Member advised that the field adjacent to 94 Astwick Road has allegedly been sold for development.

4-way traffic lights are today in place at the traffic lights (Arlesey Road/Regent Street/Hitchin Road/Arlesey Road) and green fencing is in place on the grassed area outside the estate agents, signed KN Networks and Open Reach.

There being no further business, the meeting closed at 7.21pm

CHAIRMAN

DATED

PLANNING APPLICATIONS
10th July 2019

- A** CB/19/01716/FULL comments due 23/07/19
18 Common Road, Stotfold SG5 4BX
Double storey side extension, part double, part single storey rear extension and front porch
Town Council comments: object, on the grounds that this is a business premises, and the proposal would result in the loss of valuable off-road business parking
- B** CB/19/01744/FULL comments due 25/07/19
45 The Green, Stotfold SG5 4AN
Front porch consisting of a WC & Lobby
Town Council comments: No objections
- C** CB/19/01805/FULL comments due 30/07/19
120B Hitchin Road, Stotfold SG5 4HT
Erection of three self-contained two-bedroom residential bungalow following the demolition of the and change of use of the existing commercial car mechanic works shop (B1 Use class).
Town Council comments: Object on the following grounds: we consider the proposal to be overdevelopment of the site and there is inadequate parking provision within the site. As this is a vehicle repair workshop, a contaminated land survey should be undertaken. The distance to the main foul sewer in Hitchin road should be checked - the proposed dwellings should be linked to the main sewer.
- D** CB/19/01692/ADV comments due 30/07/19
66-68 Regent Street, Stotfold SG5 4DX
Advertisement: Poster cases x 3 and ACM panels
Town Council comments: no objection
- E** CB/19/02104/FULL comments due 30/07/19
3 Castles Close, Stotfold SG5 4BY
Single storey rear and side extension
Town Council comments: no objection