

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 7<sup>TH</sup> AUGUST 2019, 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD**

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Committee Members present: A Cooper (Chairman)

Mrs M Cooper  
C Phelps

S Dhaliwal

Also present: the Town Clerk – Mrs K Elliott-Turner

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**99/19 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S Buck, B Collier, S Hayes, D Matthews and G Russell.

**100/19 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.

**101/19 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES**

None present.

**102/19 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION**

Nothing to report.

**103/19 DECISION NOTICES**

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

**104/19 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.

The executive action taken by the Assistant Clerk, in consultation with the Chairman, in returning comments on amendments to an application, to meet the comments deadline: CB/19/01805/FULL 120b Hitchin Road, Stotfold – Erection of three self-contained one-bedroom residential bungalows following the demolition of the (sic) and change of use of the existing commercial car mechanic workshop B1 Use Class. **Town Council comments:** Our previous comments concerning overdevelopment of the site and potential of contaminated (considering current long-term use) land still hold good as does the question of the proposed dwellings should be linked to the main sewer along Hitchin Road due to proximity. Regarding inadequate parking provision, the application form refers to “The construction of three self-contained two bedroom residential bungalows”. We would in this case consider parking provision inadequate. Your letter refers to one bedroom

bungalows, which is what the 'proposed plans and elevations drawing' indicates. If this is the case, then we would withdraw our objection on that matter.

**RESOLVED** that executive action taken in returning comments on amendments to planning application CB/19/01805/FULL, to meet the comments deadline, are approved.

**105/19 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. However, it was noted that application CB/19/02081/FULL Land to the north of Larksfield Surgery, Arlesey Road, Stotfold – Construction of a new 6FE secondary school with an improved access road, landscaping and associated works, is to be considered by the next Development Management Committee meeting on 14<sup>th</sup> August. Councillor Collier has been booked to speak on behalf of the Council to highlight our objections and concerns (Councillor Cooper is the reserve).

**106/19 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY**  
Nothing to report.

There being no further business, the meeting closed at 7.25pm

**CHAIRMAN**

**DATED**

**PLANNING DECISIONS**  
**7 August 2019**

<b>App No (Link to decision notice)</b>	<b>Address</b>	<b>Detail</b>	<b>Stotfold Town Council Comments</b>	<b>Central Beds Council Decision</b>
<a href="#">CB/19/01475/FULL</a>	22 Alexander Road Stotfold SG5 4NA	Proposed Single storey rear extension with new pitched roof over existing garage and porch	No Objections	Approved 17/07/19
<a href="#">CB/TRE/19/00211</a>	1 Walnut Close, Stotfold, Hitchin SG5 4PX	Works to a tree protected by a tree Preservation Order: T1 Lime tree to be pollarded to 5-7 metres. Suspected honey fungus. The tree is Protected by Tree Preservation Order Ref: MB/TPO/00/00005 listed as T1	No Objections	Approved 17/07/19
<a href="#">CB/19/00932/FULL</a>	108A Hitchin Road, Stotfold, Hitchin, SG5 4HT	(AMENDED DESCRIPTION) Removal of kitchen window, revised external finishes to windows and installation of mezzanine floor, installation of 2 no. air conditioning units on southern elevation	no objections	Approved 17/07/19
<a href="#">CB/19/01744/FULL</a>	45 The Green, Stotfold SG5 4AN	Front porch consisting of a WC & Lobby	No Objections	Approved 26/07/19

## PLANNING APPLICATIONS

7 August 2019

**A** CB/19/02081/FULL comments due 26/08/19

47 Arlesey Road, Stotfold SG5 4HB  
First Floor rear extension

**Town Council comments: no objections**

**B** CB/19/01384/REG3 comments due 12/08/19

Land to the north of Larksfield Surgery, Arlesey Road, Stotfold  
Construction of a new 6FE secondary school with an improved access road, landscaping and associated works- **amendments received**

**Town Council comments:** Further to our previous comments on this application please note our additions as follows –

Stotfold Town Council fully support the principal of providing these additional schooling facilities within the town but OBJECT to the application as submitted for the reasons given below and also ask that the observations and suggestions given at (b) be given due consideration in making your decisions.

(a) OBJECTIONS:

i) Stotfold Town Council have a 99-year lease on our Arlesey Road site, the access to which is directly affected by these plans. As such we are regarded in planning terms as owners and the applicants (Central Bedfordshire Council) should have notified us of the application by issuing Certificate B under the 2015 Order, article 14. Twenty-one days after notification has been issued, they (CBC) can re-apply for planning permission. Although a decision has already been deferred by CBC Development Committee on it's first submission this further application still does not satisfy the statutory consultation periods required with land users or neighbours, completed proposal plans have not been made available to users / tenants of the land within that period.

ii) Plans submitted show two different designs of the access road (track known locally as 'The Stone Road') to the school. The one on vehicle tracking plan FS0727.BBA-00-ZZ-DR-L-1020 shows a straight roadway with a single entrance / exit to the school parking area. The one on general arrangement plan BRJ10520-HE-HGN-DR-D-0000-0002 sheet 2, shows a triangular ending with two entrances / exits to the school grounds. Plans to be considered should agree rather than conflict with each other for them to be considered.

iii) Plans BRJ10520/1 sheet 1 & BRJ10520/3 show widening of the Arlesey Road over some considerable distance thus introducing a third central waiting lane at some junctions, including that to the school.

Although pedestrian / cyclist crossing points are introduced little or no account seems to have been given to the considerable difference in levels between that footpath and the shared footway / cycleway along this stretch of road – as illustrated by the photographs supplied with our previous objections.

The proposed pedestrian crossing points across Arlesey Road, including the Toucan crossing, are indicated as going direct from one side to the other and linking the footpath on the south to the footway / cycleway on the north. This again does not give any consideration to the differences in height shown by the photographs. On the north side it would require ramps leading off in either direction (east or west) after crossing the road to suit DDA (1 in 40).

If done as shown on the plans, then the road kerb will be at the top of the downward slope to the footway / cycleway such that any vehicle accidentally leaving the road would roll over onto that main route to the existing Etonbury School and endanger users at any time. It is suggested that protective 'ARMCO' barrier or similar will be needed on the northern side as protection from this danger.

Also, due to the steepness of this slope (see photographs) we suggest an engineering assessment on the effects of vehicle down forces and vibration should be undertaken to ensure the future stability of the banks adjacent to the footway / cycleway.

iv) Access to existing Stotfold Town Council football ground / park amenities land – (see previous photograph)

Original Access Review Technical Note JNY9440/2 shows the existing entrance to Stotfold Town Council land (forming part of their lease from Central Bedfordshire Council) – vision splays – road marking – vehicle tracking and dimensions (curves necessary for coaches and large vehicles to enter / leave) and BRJ10520/3 showed the proposed new entrance layout.

The existing entrance tarmac surfacing allows all sizes of vehicles, including articulated lorries, to access and leave the STC area safely across the footway / cycleway and to wait at 90 degrees for a clear road to allow this.

Although the revisions shown on drawing BRJ10520-00-005-005-RJ-A3 are an improvement to the original proposals the routing for larger vehicles into / out of the park / stadium area is still very tight and indicates that vehicles may have to overlap the kerbed areas.

The plans show an amount of land being taken from Stotfold Town Council to amend the route of the cycleway and some grass verges (see lease plan EM1383). This goes counter to our lease agreement with Central Bedfordshire Council which states that no land can be taken within the first 10 years and would be subject to 1-years notice being served. CBC have made no approaches regarding this.

## (b) OBSERVATIONS & SUGGESTIONS

i) BRJ10529/3 indicated the position of an existing agricultural barn where, due to the close proximity of the new road (known locally as 'The Stone Road'), there is no viable way for an agricultural vehicle to safely either wait outside for loading / unloading or to leave the new road due to the barn level being considerably lower than the road surface. This barn appears to have been omitted on the revised drawings.

ii) We support the comments made in 'officers reports' reference 188634 & 985791 where it is suggested that swales and ponds alongside the new access road (Stone Road) would support a habitat for nature much more than a large underground tank.

- C** CB/19/01931/FULL comments due 16/08/19  
24 Astwick Road, Stotfold Hitchin, SG5 4AT  
To extend the existing dropped kerb  
**Town Council comments: no objections**
- D** CB/19/01805/FULL comments due 30/07/19  
120B Hitchin Road, Stotfold SG5 4HT  
Erection of three self-contained two-bedroom residential bungalows following the demolition of the and change of use of the existing commercial car mechanic works shop (B1 Use class). **Amendments received 29/07/19.**  
**Executive action - Town Council comments:** Our previous comments concerning overdevelopment of the site and potential of contaminated (considering current long-term use) land still hold good as does the question of the proposed dwellings should be linked to the main sewer along Hitchin Road due to proximity. Regarding inadequate parking provision, the application form refers to "The construction of three self-contained two bedroom residential bungalows". We would in this case consider parking provision inadequate. Your letter refers to one bedroom bungalows, which is what the 'proposed plans and elevations drawing' indicates. If this is the case, then we would withdraw our objection on that matter.