

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 11TH DECEMBER 2019 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

Also present: Councillors Mrs S Bundock, Mrs A Clarey and J Talbot, and the Town Clerk – Mrs K Elliott-Turner

149/19 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Buck.

150/19 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.

151/19 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

152/19 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Correspondence

Notification from Central Beds Council of a Breach of Condition Notice CB/EN/18/0578. To GPS Estates, regarding Land between Taylors Road and Astwick Road North of 51 Astwick Road, Stotfold. Breach of condition: condition 3 has not been complied with – the development approved including associated landscaping shall be carried out in accordance with the document entitled 'Landscape Proposal, Specification and Maintenance Scheme' Revision B dated 23/08/17, submitted to satisfy condition 4 of LPA reference CB/17/01585/FULL. Details of steps required in order to comply were circulated. Noted by members.

Notification of a CPRE workshop on Neighbourhood Planning – Wednesday 4th March 2020, 10am to 4pm, Wilstead Village Hall. This workshop may be useful as an information gathering opportunity, prior to considering whether this council wishes to pursue producing a Neighbourhood Plan at this time.

153/19 DECISION NOTICES

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

154/19 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.

155/19 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.

156/19 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

There were none.

There being no further business, the meeting closed at 7.24pm

CHAIRMAN

DATED

PLANNING DECISIONS
11th December 2019

App No (Link to decision notice)	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/19/01805/FULL	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).	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. 30/07/19 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	Approved 31/10/19

			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.	
CB/19/02276/FULL	75 Astwick Road, Stotfold SG5 4BQ	Retrospective change of use of domestic garage to domestic annexe	no objections	Approved 15/11/19
CB/19/02992/FULL	9 and 11 Vaughan Road, Stotfold, Hitchin Herts SG5 4EH	Demolition of existing outbuilding to 9 Vaughan road and conservatory to 11 Vaughan Road. Construction of 2 Storey rear extensions and single storey front extensions to 9 and 11 Vaughan Road.	no objections	Approved 18/11/19
CB/19/00226/REG3	Land at Manor Farm, Malthouse Lane, Stotfold	Outline Planning application for the demolition of agricultural buildings and erection of up to 17 dwellings, including vehicular	No objections, but make the following comment: we request provision of street lights on Malthouse Lane to serve the proposed	Approved 13/11/19

		access and associated infrastructure, All matters reserved apart from access.	development - it should be noted that this Council used it's P3 money to put in the now existing footpath and trunking for future street lighting along the frontage of the proposed development site some years ago. With regard to pedestrian safety, we require a safer footway route around the blind bend leading to the Green and suggest that the corner is cut to join the two existing footways together. With regard to section 106 monetary gain, we request that such funds are directed towards general improvements on recreation and open space at the Riverside Playing Field (adjacent to this proposed development). Any S106 funding contributions towards education should be directed to St Marys' Academy and Roecroft Lower School.	
CB/19/02435/FULL	Recreation Ground, Stotfold Football Club, Arlesey Road, Stotfold	Erection of lighting columns	No objections	Approved 02/12/19

PLANNING APPLICATIONS

11th December 2019

- A** [CB/19/03872/RM](#) comments due 17/12/19
Land At, Astwick Road, Stotfold
Reserved Matters: following outline application 16/04161/OUT Outline planning permission for up to 100 residential dwellings (including up to 35% affordable housing), demolition of buildings, introduction of structured planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Astwick Road and associated ancillary works. All matters to be reserved except for main site access onto Astwick Road. Outline planning permission, which establishes the principle for development on the site, and has steered the evolution of the proposals, has been granted on appeal for the development on Land West of Astwick Road, Stotfold (References: APP/P0240/W/17/3176387).
Town Council comments: we object to this application, as we feel it is overdevelopment of the site, and provides insufficient infrastructure to support this level of development. However, should the application be approved, we support the Public Rights of Way Officer's comments that Bridleway 18 should be surfaced as part of the development contribution. We also request that provision is made for swift bricks and swallow nests on the proposed properties and hedgehog holes in fencing in this development, and that a toad pond is provided in the swale area.
- B** [CB/19/03848/FULL](#) comments due 17/12/19
Shawmer Farm, 122 Hitchin Road, Stotfold, Hitchin, SG5 4HT
Full planning application for the erection of 10 dwellings on Land at Shawmer Farm, Stotfold to include creation of new access following the demolition of No. 122, Hitchin Road, and all associated ancillary works
Town Council comments: No objections – we request that provision is made for swift bricks and swallow nests on the proposed properties and hedgehog holes in fencing in this development.
- C** [CB/19/03427/ADV](#) comments due 19/12/19
Land South of Arlesey Road, SG5 4HD
Advertisement: Temporary advertisements associated with sale residential homes including facade signage, 'v' board and flags
Town Council comments: no objections
- D** [CB/19/03924/FULL](#) comments due 20/12/19
24 Home Close, Stotfold, Hitchin, SG5 4DJ
Single storey side and rear extension and garage conversion.
Town Council comments: no objections

- E** [CB/19/04007/FULL](#) comments due 26/12/19
1 Queen Annes Close, Stotfold, Hitchin, SG5 4LP
Two storey side extension
Town Council comments: no objections
- F** CB/19/04036/FULL comments due 02/01/20
2 High Street, Stotfold, Hitchin, SG5 4LL
Erection of a single storey rear extension
Town Council comments: no objections