

Planning Decisions

Committee meeting: 14th June 2023

CB/22/04787/FULL

St Marys (Stotfold) Lower School, Rook Tree Lane, Stotfold, Hitchin, SG5 4DL

Installation of a ground source heat pump with new plant room and boreholes in the school field with underground connection to the new plant room

Town Council Comments: No objections, It was noted that the area concerned behind the new development on Rook Tree Lane has a clause attached to it. It was gifted to the school by Stotfold small holding Farming co-op, for playing fields and garden area use only.

Central Bedfordshire Council Decision: Approved 17/04/23

CB/23/00790/FULL

14 Meadow Way, Stotfold, Hitchin, SG5 4EE

Proposed two storey rear extension

Town Council Comments: No Objections

Central Bedfordshire Council Decision: Approved 14/04/23

CB/23/00250/FULL

5 The Avenue, Stotfold, Hitchin, SG5 4LY

Single storey front extension and associated ramp for Disabled access

Town Council Comments: No Objections – Committee members noted that Highways had suggested refusal of this application, due to parking on ground and placement of disabled ramp and reversing onto the Avenue. No access onto The Avenue? Plenty of room for off street parking in the area, 52 spaces in Co-op car park. Opticians over the road has less parking than the dentist. Re Bus stop outside dentist – only 3 buses per week stop there. The building extension is round to the side of The Avenue, as recommended. Doesn't interfere with Parking. No double yellow lines in the area. As town council wish to promote facilities and businesses in the town, access to a local dentist is vital to the community.

Central Bedfordshire Council Decision: Approved 03/05/23

CB/23/00697/FULL

27 Hitchin Road, Stotfold, Hitchin, SG5 4HP

Part conversion, part re-build of outbuilding with infill extension to the house.

Town Council Comments: No Objections, But add the note that part of their garden borders the Pix Brook therefore they are riparian owners.

Central Bedfordshire Council Decision: Approved 26/04/23

CB/23/00924/FULL

20 Saxon Avenue, Stotfold, Hitchin, SG5 4DD

Convert garage to kitchen, alterations to fenestration, and side garden store extension.

Town Council Comments: No Objections

Central Bedfordshire Council Decision: Approved 12/05/23

CB/23/01033/FULL

49 Brook Street, Stotfold, Hitchin, SG5 4JT

Construction of ground floor rear single storey extension to replace the existing aging conservatory.

Town Council Comments: No Objections, Note neighbours have not been consulted!

Central Bedfordshire Council Decision: Approved 17/05/23

[CB/23/00360/FULL](#)

12 The Gardens, Stotfold, Hitchin, SG5 4HD

Single storey rear extension and raising of roof ridge to accommodate loft conversion. 3 dormers to rear roof slope, 2 small pitched roof dormers to front roof slope, insertion of skylight and raised roof to porch. Alterations to fenestration and new external materials.

Town Council Comments: no objections, subject to highways officer's comments

Central Bedfordshire Council Decision: Approved 24/04//23

[CB/23/00982/FULL](#)

108A Hitchin Road, Stotfold, Hitchin, SG5 4HT

Retrospective application for a garage and carport to provide vehicular protection from birds nesting in large willow tree in neighbouring garden

Town Council Comments: no objections

Central Bedfordshire Council Decision: Approved 27/04//23