

PLANNING DECISIONS
4th May 2020

App No (Link to decision notice)	Address	Detail	Stotfold Town Council Comments	Central Beds Council Decision
CB/19/04325/VOC	Fairfield Gardens, Fairfield Park	Variation of Condition 16 to planning permission CB/18/03182/FULL Erection of 131 dwellings with access, parking, landscaping, open space and associated works	we object to the proposed removal of condition 16, as it was intended to encourage a mixed demographics, in terms of age, for the whole settlement of Fairfield.	Refused 30/03/20
CB/19/04293/FULL	166 Hitchin Road, SG5 4JE	Single storey rear extension, outbuilding conversion and roof alteration	No objections	Approved 05/02/20
CB/19/03737/LDCE	Spring Time Nurseries, Great North Road, Stotfold, SG5 4BL	Lawful Development Certificate Existing: Single Storey extension: The retention of two mobile homes for employees of Springtime Nurseries	No objections	Withdrawn 02/04/20
CB/20/00224/FULL	80 Norton Road, SG5 4PG	Proposed demolition of existing garage and replace with linked single storey extension and new front porch	No objections, property next door has similar extension.	Approved 20/03/20
CB/20/00351/FULL	2 Rook Tree Close, SG5 4DN	First floor side extension over rebuilt linked garage	No objections	Approved 08/04/20
CB/20/00373/FULL	33 Heron Way, SG5 4QB	Single Storey Front and Rear Extension and First Floor Rear Extension	No Objections	Approved 17/04/20
CB/20/00460/FULL	15 The Coppens, SG5 4PJ	Single storey front extension, Garage Conversion Including raising the flat roof and insertion of roof lanterns, alterations to openings	No objections	Approved 20/03/20

		to rear elevation		
CB/20/00513/FULL	38A Common Road, SG5 4DB	Retention of a 3 bedroom two storey detached house with accommodation within roof with rear facing dormer (to address details of conditions to approval CB/15/02591/FULL dated 10/09/2015)	Object to this application over concerns raised in the memorandum dated 9th March 2020 from Michelle Edwards, Senior Highways Officer to Nicola Stevens, Planning Officer. We share those concerns: There are issues with both the size and layout of the four parking spaces plus lack of manoeuvring area for vehicles to enter/exit (turning circle). It also questions the width of the access from the road. It additionally points out the lack of definition of the parking areas which comprises loose aggregate only, suggesting the access area should be hard surfaced. While the officer's suggestion of aligning the bays, rather than being off set and giving the minimum 6.0m between bays would alleviate some of this problem, we would alternatively suggest that a separate entrance for each property with 2 correctly sized parking bays side by side and entered squarely from Common Road would be more workable, particularly for longer vehicles such as estate cars or commercial vehicles, which will otherwise encourage on-road parking.	Approved 09/04/20

CB/20/00161/FULL	18 Common Road, SG5 4BX	Re-submission of CB/19/01716/FULL single and double storey rear and side extension	No objections	Withdrawn 07/04/20
CB/19/03848/FULL	Shawmer Farm, 122 Hitchin Road, 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.	<p>Submission 1) 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.</p> <p>Submission 2) Object - we request that the decision on this application be deferred until updated plans showing the proposed changes are sent to the local planning authority and the town council, in order that an informed decision and comment can be made</p> <p>Submission 3 – revised plans) The Town Council express their concerns under planning guidance on the sustainability of this scheme in that: There is encouragement for plot 6 to park outside their rear gate</p>	Approved 27/03/20

			causing partial blockage of the road; some of the parking bays interpose into the footway and are narrower than the driveway spaces leading to partial blockage of the carriageway thus obstructing larger vehicles from performing reversing manoeuvres. In addition we ask you to note that although the amended plans were claimed to be posted on the website 2nd March, they were not available on that site at 24th March so full and proper consultation by the public may not have been available?	
CB/20/00643/FULL	18 Saxon Avenue, SG5 4DD	Single storey side extension	no objections	Approved 01/04/20
CB/20/00820/FULL	Outside Dentist, corner of High Street, SG5 4LQ	Prior Approval application: Proposed installation of a 15m slim-line column supporting 6 no. shrouded antennas, 2 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development including a GPS module	No objections	Approved 27/04/20
CB/20/00888/FULL	12 Alder Green, SG5 4RX	single storey rear/side extension	No objections	Approved 14/04/20
CB/20/00981/FULL	23 The Gardens, SG5 4HD	single storey rear extension, front porch and associated alteration works	No objections	Approved 01/05/20
CB/20/00988/FULL	2 The Green, SG5 4AN	Proposed single storey rear extension and extension to garage to form annexe	Object on the grounds of over development of the site and inadequate provision for off-road parking of vehicles. The existing 4-bedroom house has a double garage built to old	Approved 01/05/20

			<p>standards whereby it is not of a size adequate to be used for the garaging of most modern motor vehicles. The 'courtyard' area around the garage and to the front of the property can presently be seen to accommodate three vehicles within the confines of the property. Should the annexe extension to the garage be allowed it would take away one of the existing garage spaces and potentially create the need for one additional parking space. It would also dramatically reduce the area available for parking to the front of the property and around the annexe such that there is inadequate space for vehicles to either park or turn within the confines of the property. The approach road is not of suitable width or length for regular use of on-road parking. If Central Beds Council grants permission for the annexe, it must be ancillary to the main dwelling for the use of its occupants only. We have no objections to the proposed single storey rear extension to the existing property.</p>	
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