

**LEIGHTON-LINSLADE TOWN COUNCIL**  
**MINUTES OF PLANNING & TRANSPORT COMMITTEE**

**WEDNESDAY, 8 JUNE 2022 AT 7.30 PM**

Present: Councillors           A Dodwell  
  J Silverstone  
  C Palmer  
  G Perham  
  M Freeman (Chair)  
  S Owen  
  P Carberry  
  R Goodchild  
  S Hemmings

Also in attendance:           M Saccoccio, Town Clerk  
  S Sandiford, Deputy Town Clerk

Members of the public:       1  
Members of the press         0

**305/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor Gray (substituted by Councillor Goodchild), Councillor Bowater (substituted by Councillor Hemmings) and Councillor Yates.

**306/P    DECLARATIONS OF INTEREST**

No pecuniary interests were declared and no dispensations were requested.

**307/P    QUESTIONS FROM THE PUBLIC (3 minutes per person; maximum 15 minutes)**

A member of the public and representative of Buzzcycles spoke to thank the council for adopting its recent Cycling Strategy and to seek support in a number of potential schemes to support cycling in the parish.

**308/P    APPONTMENT OF VICE CHAIR FOR 2022-23**

It was proposed and seconded that Councillor C Palmer be appointed Vice Chair of the Committee for 2022-2023. There were no further nominations.

**RESOLVED to appoint Councillor C Palmer Vice Chair of Planning and Transport Committee for the municipal year 2022-2023.**

**309/P MINUTES OF PREVIOUS MEETING**

- (a) The Committee received the minutes of the Planning and Transport Committee meeting held on 11 May 2022.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 11 May 2022 be approved as a correct record and were signed accordingly.**

- (b) There were no updates from the previous meeting.

**310/P PLANNING APPLICATIONS**

- (a) The Committee considered planning applications received up until 1 June 2022.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/01628 (77 Himley Green), but the Town Council would place on record its reservations about proposed parking arrangements given the size and gradient of the site as well as its close proximity to a busy junction.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/01944 (82 Derwent Road, Linslade), subject to parking standards being met.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/01702 (25 Springfield Road), but the Town Council would place on record its concerns regarding lack of available on-street car parking and existing parking issues at this location.**

It was noted that application CB/22/01610 (15 North Street) had been withdrawn.

The Committee discussed application reference CB/22/01491 (land rear of 72 North Street and 2 Bedford Street). Whilst keen to see improvements to the site, it was felt that the application represented overdevelopment and that it appeared that no affordable housing was included in the proposal. Further concerns included access to the site during the build process, lack of sufficient car and cycle parking, foul water supply and risk of surface water flooding and whether minimum space requirements for the proposed dwellings were being met.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/01491 (land rear of 72 North Street and 2 Bedford Street) on the following grounds:**

- **Overdevelopment of the site and concerns that minimum habitable space requirements may not be met**

- Lack of provision of affordable housing
- Potential risk of surface water flooding
- Potential issues with lack of foul water capacity
- Concerns regarding proposed access and egress, particularly during the build process
- Whilst noting the town centre location, concerns regarding adequacy of car parking due to the surrounding residents parking zone, as well as insufficient cycle parking

Should Central Bedfordshire Council be minded to approve the application, the Town Council would be keen to see S106 funds agreed towards the provision of town centre community facilities as well as community health, policing and cycling requirements. The Town Council would also request a condition ensuring no adverse impact on neighbouring established uses.

**RESOLVED** to recommend to Central Bedfordshire Council that no objection be made to the following planning applications:

- |                     |  |
|---------------------|--|
| 1. CB/22/01694      | 65 CARINA DRIVE                              |
| 2. CB/22/01724      | 52 SOUTHCOURT AVENUE,                        |
| 3. CB/22/01793      | 303 HEATH ROAD                               |
| 4. CB/22/01799      | 46 ASHWELL STREET                            |
| 5. CB/22/01810      | 106 BIDEFORD GREEN,                          |
|                     | LINSLADE                                     |
| 6. CB/22/01697      | 49 GARDEN HEDGE                              |
| 7. CB/22/01976      | 179 COTEFIELD DRIVE                          |
| 8. CB/22/01689      | 33 THE PADDOCKS, LINSLADE                    |
| 9. CB/21/04923      | 84 WILLOW BANK WALK                          |
| 10. CB/22/01981     | 19 GARDEN HEDGE                              |
| 11. CB/22/01941/RM  | CLIPSTONE PARK, LAND SOUTH                   |
|                     | OF VANDYKE ROAD AND NORTH OF STANBRIDGE ROAD |
| 12. CB/22/01725     | 12 BEDFORD STREET                            |
| 13. CB/22/01182     | 2 GEMINI CLOSE                               |
| 14. CB/22/01024     | LEIGHTON MIDDLE SCHOOL,                      |
| 15. CB/22/01880     | 26 CAMBERTON ROAD,                           |
|                     | LINSLADE                                     |
| 16. CB/22/01823     | 21 CHARTMOOR ROAD                            |
| 17. CB/22/01954/VOC | 14 MARDLE ROAD, LINSLADE                     |
| 18. CB/22/01376/VOC | 114 CLARENCE ROAD                            |

### TREES

- |                     |                                  |
|---------------------|----------------------------------|
| 19. CB/TRE/22/00260 | VERGE OUTSIDE 3 REDWOOD<br>GLADE |
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### 311/P TRANSPORT MATTERS

- a) Buzzcycles Cycling Strategy

Further to the recent approval by Council of the Buzzcycles Cycling Strategy, the committee received proposals in respect of how the town council could support Buzzcycles in taking the strategy forward.

The Committee expressed support for the proposals but noted there was no revenue budget provision for this purpose and that external sources of funding might need to be sought.

A request was made for Buzzcycles to give proposals a numerical order of priority as this would be helpful. Proposals might be referenced when submitting comments and requests for S106 developer contributions on larger planning applications.

It was noted that most proposals were linked to town council owned parks or open spaces and therefore the Grounds & Environmental Committee would be best placed to take these forward.

**RESOLVED:**

- (i) to note the proposals from Buzzcycles.**
- (ii) to thank the group for its work.**
- (iii) to retain the list for reference in future requests for S106 developer monies.**
- (iv) To ask officers to explore potential sources of funding for cycling initiatives and to bring to the relevant committee as appropriate.**

**RECOMMENDED to the Grounds and Environmental Services Committee:**

- i) To note the list of proposals from Buzzcycles in support of its Cycling Strategy.**
  - ii) To work towards starting to implement proposals where possible.**
- b) Matters arising from discussion at Council on 4 April 2022
- i) Bus user liaison: the Committee received a report regarding the possible creation of a bus user group, which would collect and collate user feedback to pass on to the pan-Bedfordshire bus user group being established by the three Bedfordshire local authorities. This was agreed to be a good starting point and thanks were expressed to the LB Society Transport Officer for his assistance.

**RESOLVED:**

- **To note the report:**
- **To agree to and encourage the creation of a stand-alone bus user group whose purpose would be to raise local issues with the pan-Bedfordshire user group which includes representation from Local Authorities other user groups as well as public transport**

**providers.**

- **To work with the Leighton Buzzard Society Transport Officer and up to 3 councillors to encourage and create a stand-alone bus user group.**
  - **That the Town Clerk liaises with the Central Bedfordshire Council Public Transport Manager to understand what support it can offer in the encouragement and creation of local user groups as well as the frequency of the pan-Bedfordshire forum meetings.**
  - **To use town council social media platforms as well as its bi-monthly parish magazine to raise awareness and encourage bus users to participate in the creation and thereafter participation of a bus user group.**
- ii) A505 safety review: the Committee noted that the local authority had been unable to act on the recently submitted resident petition due to the petitioner remaining anonymous. Significant efforts had been made to reach the petitioner to explain the issue but without success. To ensure this was taken forward, town councillors were in agreement to submit a further petition to ensure that the voices of the 3,500 signatories to the original petition could be taken into account. It was hoped that the additional petition could be submitted to the local authority next week. In the meantime, it was understood that some works had been undertaken to reduce the surface water flooding issue.
- iii) High Street traffic: there had been no contact made by Central Bedfordshire Council to advance discussions on future traffic arrangements in the High Street. The committee agreed this was disappointing given that the clock was now ticking on the current ETRO. Central Bedfordshire Councillors advised committee of a report taken to the CBC Executive regarding the potential use of Automatic Number Plate Recognition technology to prevent parking issues in a number of locations including the High Street on market days.
- c) Other transport matters

The committee requested that a number of items be followed up with Central Bedfordshire Council, including: the trial of a timed crossing at the Lake Street/Bridge Street junction, poor visibility of road signs due to foliage, potential for introducing a 20mph speed limit on Vandyke Road, a very large pothole on Wing Road near The Ship and the collapse of a crossing by Lindler Court. The generally poor condition of roads and lack of visible white lines in Linslade was noted.

A councillor reported witnessing a recent near-miss accident at the towpath exit onto the canal bridge and it was noted that a report was awaited from the Canal & Rivers Trust on what action could be taken there to improve safety.

312/P **INFORMATION ITEMS**

The Committee received an extract of information from the Central Bedfordshire Council website in respect of development in the Chilterns Beechwoods Special Area of Conservation zone of influence.

**RESOLVED to note the information.**

The meeting closed at 9.16 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 8 JUNE 2022.

Chair

29 JUNE 2022