

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 17 FEBRUARY 2021 AT 7.30 PM

Present: Councillors M Freeman (Chair)
 A Dodwell (Vice-Chair)
 D Bowater
 G Perham
 D Scott
 J Silverstone
 R Goodchild (substituting for S Owen)
 C Palmer (substituting for K Cursons)
 T Morris (substituting for F Kharawala)

Also in attendance: M Saccoccio, Town Clerk
 S Sandiford, Head of Democratic and Central
 Services

Members of the public: 0
Members of the press 0

169/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor S Owen (substituted by Councillor R Goodchild), Councillor K Cursons (substituted by Councillor C Palmer) and Councillor F Kharawala (substituted by Councillor T Morris).

170/P DECLARATIONS OF INTEREST

Members were asked to declare any interests, including the nature of those interests, which they had in any of the items under consideration at this meeting.

Councillor Palmer declared a personal interest in agenda item 7 (Information Items) due to a family member working in the Planning department at Milton Keynes Council.

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

There were no questions from the public

172/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 27 January 2021.

Minute reference 167/P: the Committee was advised that a response had been submitted to the London Luton Airport consultation on arrival flight paths.

Minute reference 168/P: the Committee was advised that the Ouzel Valley Park Steering Group had submitted an objection to Aylesbury Vale District Council regarding planning application reference 21/00143/APP.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 27 January 2021 be approved as a correct record and would be signed at a later date, when safe to do so.

173/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up until 12 February 2021

RESOLVED to recommend to Central Bedfordshire Council that objection be made to planning application reference CB/21/00244 (14 Market Square) on the grounds that

- **The proposed roller shutter was contrary to Central Bedfordshire shop front policy, given its Grade II Listed status and location within a conservation area**

Given the insufficient information provided in support of the application, the Town Council held concerns on the grounds

- **That the hours of operation had not been specified with the potential that given the nature of the operation, the unit may well be closed for the greater part of the working day thereby contributing little to the vitality and viability of the Town Centre**
- **That no detail on internal works had been provided and that these might have an impact on surrounding properties (smell, noise).**

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/00245/ADV (14 Market Square) on the grounds that internally illuminated signage was contrary to Design Supplement 6 – Shopfront and Signage which seeks to protect historically sensitive buildings and Conservation Areas from inappropriate development.

The Town Council also wished to raise awareness with the planning authority that a feature which formed part of the town centre Children's Literary Trail was located on the shop front at 14 Market Square. Should the planning authority be minded to grant consent that the public art feature be safeguarded by way of a condition.

RESOLVED to recommend to Central Bedfordshire Council that no

objection be made to application reference CB/20/04719 (40 St. Andrew's Street), as long as parking standards could be met, particularly given the location on a bend in the road and opposite a junction.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/00387 (4 Cygnus Drive), provided that Central Bedfordshire Council officers were satisfied that the creation of a Juliet balcony would not lead to an unacceptable level of overlooking/loss of privacy for neighbouring properties.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/00178 (Land at Billington Road) on the grounds that the site is identified as a Main Employment Area within the emerging Central Bedfordshire Local Plan and that no improvement measures are proposed to address what is an already busy road junction particularly for right turning vehicles heading toward the bypass. The Town Council would therefore object on highways safety and loss of employment land grounds. The Town Council would also agree that concerns raised by other parties must be addressed, including: the Tree Officer's concerns about the oak tree, confirmation of adequate noise and odour mitigation, incomplete ecological information, lack of clarity as to how Billington Road will be connected by intended cycle and pedestrian way to the public footpath which forms part of the Leighton-Linslade Green Wheel, confirmation of adequate separation of buildings from the Anglian Water sewage pumping station and issues to do with runoff and flooding risk.

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

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|-----|-------------|---|
| 1. | CB/21/00301 | 16 MONTGOMERY CLOSE |
| 2. | CB/21/00158 | CH2 WAREHOUSE, BILLINGTON ROAD |
| 3. | CB/21/00214 | 13 HEATH PARK DRIVE |
| 4. | CB/21/00189 | 55 TAYLORS RIDE |
| 5. | CB/21/00165 | 9 GOLDEN RIDDY |
| 6. | CB/20/04776 | 6 OSPREY DRIVE |
| 7. | CB/21/00102 | 1 PINE TREE CLOSE |
| 8. | CB/21/00322 | 32 KEMSLEY DRIVE |
| 9. | CB/21/00301 | 16 MONTGOMERY CLOSE |
| 10. | CB/21/00359 | 25 RUSSELL WAY |
| 11. | CB/21/00436 | LAND R/O GEORGE BROWNS , GROVEBURY ROAD |
| 12. | CB/21/00413 | 28 NORTH COURT |
| 13. | CB/21/00360 | 43 WYNGATES, LINSLADE |
| 14. | CB/20/03256 | WATERBOURNE WALK |

The Committee received a report regarding parking matters. The report summarised a presentation given to the Partnership Committee in December 2020 in respect of a car parking study undertaken by the local authority for east and west of Leighton Buzzard. It was noted that concerns had been raised at that meeting regarding a perceived lack of enforcement of car parking restrictions, resulting in possible issues for pedestrian safety or access by emergency vehicles.

The Committee expressed disappointment at the lack of inclusion of Linslade in the car parking study as this had long been promised to address known issues in the area. The Committee also expressed disappointment that no proposals had been identified as yet to address longstanding issues in the area of Albany Road, Hartwell Grove and Hartwell Crescent. A comment was made about addressing shortage of short stay car parking in the town centre and it was noted that there was a greater than average number of town centre disabled car parking spaces.

RESOLVED to write to Central Bedfordshire Council to express disappointment about the areas not included in the car parking study and to seek clarification as to when these areas might be reviewed.

The Committee noted that a response was awaited from the local authority regarding enforcement of parking restrictions and recognised that the current Covid-19 national lockdown would have an impact, with most people confined to their homes.

RESOLVED to ask Central Bedfordshire Council to enforce, where possible and practicable, parking restrictions on arterial routes to/from the town to ensure emergency vehicle access was possible and to press for wider enforcement once Covid-19 restrictions had been lifted.

175/P INFORMATION ITEMS

- (a) The Committee received correspondence dated 3 February 2021 from Central Bedfordshire Council regarding a new postal address for 8 industrial units on Grovebury Road as the Ouzel Industrial Estate.
- (b) The Committee received correspondence dated 8 February 2021 from Milton Keynes Council regarding a 10-week public consultation on the Draft South East Milton Keynes - Strategic Urban Extension Development Framework Supplementary Planning Document.

RESOLVED to note the correspondence and to write to Milton Keynes Council to advise them of concerns regarding potential coalescence between this parish and an ever-expanding Milton Keynes.

The meeting closed at 8.45 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 17 FEBRUARY 2021.

Chair

10 MARCH 2021