

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 23 JUNE 2021 AT 7.30 PM

Present: Councillors M Freeman (Chair)
 A Dodwell (Vice-Chair)
 D Bowater
 J Silverstone
 C Palmer
 F Kharawala

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

Members of the public: 3

199/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors K Cursons, D Scott, S Owen and G Perham (substituted by Councillor C Palmer).

200/P DECLARATIONS OF INTEREST

Councillor D Bowater advised he would not speak or vote on application reference CB/21/02650 in case this was brought to Central Bedfordshire's Development Management Committee and he was required to participate in that meeting.

No dispensations were requested.

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

Two members of the public spoke in objection to planning application reference CB/21/02650 (Old Linslade Manor). In addition, correspondence received from several residents objecting to the same application had been circulated to Committee members in advance of the meeting.

Members of the public raised objections on the grounds that the application was significantly different than the original application for a change of use of a barn, with a larger and taller dwelling proposed. The height of the building meant it would be very visible in the Green Belt landscape and would overlook neighbouring properties. Concerns were also raised about the proposed access route – an existing single dirt track which ran along unfenced gardens and included blind spots. The access track would not be

adequate for construction traffic or the increase in traffic the proposed new dwelling would bring. Residents questioned why the applicant had not sought to construct a new access route across its own land.

202/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 21 April 2021.

Minute reference 196/P and 197/P – it was confirmed that both matters had been raised with Central Bedfordshire Council.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 21 April 2021 be approved as a correct record and were signed accordingly.

203/P PLANNING APPLICATIONS

The Committee received a summary of the decisions made on applications received during the period in which the Committee had not been able to meet, in accordance with the Council's delegated decision making process. This included comments in applications received until 7 May 2021 and until 28 May 2021, plus the decision to request the Town Clerk write to Central Bedfordshire Council seeking its position in respects of the potential introduction of an Article 4 Direction that would remove permitted development rights that would otherwise allow buildings that provide a place of service to our community to be lost to residential uses without greater control in place.

RESOLVED to formally note the comments made to the Planning Authority since the previous meeting on 21 April 2021 and the decision in respect of an Article 4 Direction.

The Committee reviewed applications received up until 17 June 2021.

The Committee discussed the objections received in respect of application reference CB/21/02650 (Old Linslade Manor). It was noted that this proposed development on Green Belt land was contrary to policy SP4 and that no exceptional circumstances had been demonstrated to justify this. The size and nature of the proposed dwelling was agreed to be out of keeping with the character of the surrounding area and it was further agreed that access was a concern, particularly for construction traffic and emergency vehicles. It was proposed and agreed to recommend objection to the application (5 in favour, 1 abstention).

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/02650 (Old Linslade Manor) on the following grounds:

The applicant has failed to demonstrate very special circumstances

sufficient to override established Green Belt policy. The proposal by virtue of its siting and height (some 38% taller) would have a greater impact upon the openness of the Green Belt when compared to the ancillary agricultural building the subject of the planning application. The proposal by virtue of the inclusion of bulky dormer windows to both the front and rear elevations is not representative of a traditional ancillary agricultural building and would do little to positively contribute to the rural setting of this part of the South West Bedfordshire Green Belt.

The Town Council maintains its highway concerns on the grounds that the narrow restrictive vehicular access would in its opinion compromise the ability for emergency and service vehicles to access the site safely to the potential detriment of other highway users and thereafter, for vehicles to access the site by virtue of the narrow carriageway width.

The remainder of the applications on the non-delegated list were discussed.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/02189 (40 St Andrews Street) as long as the highways authority was satisfied with proposed parking arrangements given the existing parking issues in that area.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/02720/VOC (Oakbank School); the Town Council would support the wider community use of the facilities.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/02442 (82 Hockliffe Street), subject to the planning authority being satisfied with arrangements for fire escape and ventilation, but the Town Council would raise concerns about lack of on-street car parking given the location near a roundabout, the existing parking issues in the area and likely implementation of additional parking restrictions in future.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/02392/RM (Phase 3 Clipstone Park), subject to the highways authority being satisfied that proposed road widths met national standards.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/02393/DOC (Clipstone Park), subject to the highways authority being satisfied that the proposed variable width roads would slow traffic enough to safeguard pedestrians using the shared space routes.

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

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|----|-------------|----------------------|
| 1. | CB/21/02458 | 29 GOLDEN RIDDY |
| 2. | CB/21/02454 | 6 BEWDLEY DRIVE |
| 3. | CB/21/02576 | 23 ST ANDREWS STREET |
| 4. | CB/21/02402 | 30 SOUTHCOURT AVENUE |
| 5. | CB/21/02367 | 19 GREBE AVENUE |
| 6. | CB/21/02654 | 46 WINDSOR AVENUE |
| 7. | CB/21/02702 | 8 WELLINGTON WAY |
| 8. | CB/21/02715 | 41 LOMOND DRIVE |
| 9. | CB/21/02564 | 24 PENNIVALE CLOSE |

VOC

- | | | |
|-----|-----------------|----------------------|
| 11. | CB/21/02343/VOC | 3 WING ROAD |
| 12. | CB/21/02681/VOC | VANDYKE UPPER SCHOOL |

LB

- | | | |
|-----|----------------|----------------|
| 13. | CB/21/02341/LB | 26 LAKE STREET |
|-----|----------------|----------------|

TD

- | | | |
|-----|----------------|---|
| 14. | CB/21/02663/TD | JUNCTION OF BUNKERS LANE AND
SOUTHCOTT VILLAGE |
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RESOLVED to note planning application reference CB/21/01962 (PARSONS CLOSE RECREATION GROUND).

The Committee noted that the Town Council had been asked by Central Bedfordshire Council whether it had any objection to the continued use of land opposite Leighton Buzzard railway station for a mobile catering van.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/01407/VOC (Vernons Van Hire, Station Approach, Station Road, Linslade).

TREES

- | | | |
|----|-----------------|-------------------|
| 1. | CB/TRE/21/00266 | 5 DINGLE DELL |
| 2. | CB/TRE/21/00179 | 2 HEATHWOOD CLOSE |
| 3. | CB/TRE/21/00280 | HEATH LODGE |

204/P TRANSPORT MATTERS

The issue of continued poor car parking on Sandhills was raised although it was noted that some recent enforcement had taken place near Greenleas School, Kestrel Way.

The Committee noted that consultation was being undertaken by Central Bedfordshire Council on the introduction of possible measures on Derwent Road.

The Committee was asked to consider installation of some additional wooden bollards to prevent car parking on amenity land on Soulbury Road, further to the original work which had taken place following Committee resolution in January 2019 (Minute Reference 446/P).

RESOLVED to endorse the installation of additional wooden bollards on Soulbury Road with costs to be met from the Highways Schemes earmarked reserve (9056/920).

205/P INFORMATION ITEMS

The Committee received correspondence from WHP Telecoms in respect of the possible installation of a 5G mast on land at Southcott Village, Linslade.

RESOLVED to note the correspondence from WHP Telecoms and to ask for clarification on alternative sites considered, proposals for consultation with residents and clarification of what the “Amber rating” referred to in the letter meant.

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, 23 JUNE 2021.

Chair

14 JULY 2021