

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

**WEDNESDAY, 27 OCTOBER 2021 AT 7.30 PM**

Present: Councillors           A Dodwell  
  J Silverstone  
  C Palmer (Vice-Chair, in the Chair)  
  D Bowater  
  G Perham  
  S Owen  
  P Carberry  
  A Gray  
  T Morris

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

Members of the public:       4  
Members of the press         0

**243/P     APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor R Yates (substituted by Councillor T Morris) and from Councillor M Freeman. The Committee agreed to send its best wishes for a swift recovery to Cllr Freeman.

**244/P     DECLARATIONS OF INTEREST**

Councillor D Bowater declared an interest as a substitute member of the Central Bedfordshire Development Management Committee and would not vote on application CB/21/04275 (The Star, Heath Road) for this reason.

Councillors Bowater, Dodwell and Perham declared as Central Bedfordshire Councillors a non-pecuniary interest in application CB/21/04301/REG3 as Central Bedfordshire Council was the applicant.

Councillor Morris declared that he had already made his opposition to application reference CB/21/04275 (The Star, Heath Road) public and would therefore abstain from voting on this application.

No pecuniary interests were declared and no dispensations were requested.

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

Four members of the public spoke in opposition to application reference

CB/21/04275 (The Star, Heath Road) and it was noted that 38 objections had been received from nearby residents to date. Written objections had been circulated in advance to committee members.

Residents raised concerns regarding the overbearing nature of the proposed development, loss of light, noise (particularly from air conditioning and refrigeration), increased traffic movements, insufficient car parking, lack of visibility for vehicular access and egress, the design being inappropriate in terms of height, footprint and design as well as being out of keeping with the character of the locality. It was noted that there were two lower schools near by and that the road had recently been narrowed by the local authority, so any increase in on-street car parking would be detrimental to cyclists and pedestrians as well as adversely impacting the traffic flow on a busy arterial route to/from the town. Concerns were raised regarding the logistics of deliveries, the condition of the road and potential need for reinforcement and the fact that the proposal was in fact three stories high, not two as stated on the application.

A member of the public also spoke in objection to application reference CB/21/03291 (Chamberlains Barn link road) due to the potential for higher traffic volumes, existing issues with the road condition, safety for families with young children and safety concerns regarding the junction of Shenley Hill Road and Vandyke Road.

Members of the public were thanked for submitting representations and for attending the meeting.

#### 246/P **MINUTES OF PREVIOUS MEETING**

The Committee received the minutes of the Planning and Transport Committee meeting held on 4 October 2021.

Minute reference 241/P: a response was awaited from Central Bedfordshire Council regarding school travel plans but it was understood that Greenleas Lower School was currently creating a travel plan.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 4 October 2021 be approved as a correct record and were signed accordingly.**

#### 247/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up until Friday 22 October 2021.

The Committee reviewed application reference CB/21/04275 (The Star, Heath Road). The view was expressed that the growing population would require additional facilities such as this and that many residents might wish to be able to walk or cycle to a shop within a reasonable distance. However, the Committee expressed support for the concerns raised by residents,

particularly in respect of the overbearing size and scale of the proposed development and the wholly inadequate level of car parking for staff and customers. Highways concerns were raised as the Speed Watch team had identified high traffic volumes and speeding on Heath Road.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/04275 (The Star, Heath Road) on the following grounds:**

- **Loss of amenity for neighbouring properties**
- **Overbearing nature of the proposed development which represented overdevelopment of the site and would be out of character with the locality, particularly at the rear**
- **Inadequacy of car parking and poor visibility for vehicles on entry/exit to site**
- **Concerns regarding highways impact including safety for pedestrians and cyclists, particularly on a busy arterial route and a narrowed stretch of road**
- **Potential noise nuisance for neighbouring properties in respect of deliveries, air conditioning and refrigeration**
- **Potential impact on the root structure of established trees**
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**Should Central Bedfordshire Council be minded to approve the application, the Town Council would suggest consideration of a condition restricting deliveries to within store opening hours only.**

The Committee considered application CB/21/03291 (Chamberlains Barn link road) and noted again the difficulty of considering the application when insufficient detail was provided to demonstrate the bigger picture regarding proposed traffic flow/traffic management on the eastern development. The overriding concern was the safety of the Shenley Hill Road/Vandyke Road junction which had longstanding safety issues.

**RESOLVED to recommend to Central Bedfordshire Council objection to application reference CB/21/03291 (Chamberlains Barn link road) on the following grounds:**

- **The Town Council can see no purpose or justification for the proposed vehicular access from Shenley Hill Road to the new development on Chamberlains Barn**
- **The road has longstanding safety issues in respect of entry/exit to the household recycling centre and the junction with Vandyke Road and no mitigation measures were proposed to address safety matters**
- **Insufficient information was provided with the application to allow the council to consider the bigger picture in terms of traffic flow for the new development**
- **Lack of clarify regarding the one way/two way nature of the proposed spine road and how traffic flow would be safely and adequately managed**

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**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04380 (37 Regent Street), subject to parking standards being met.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04351 (53 Turnham Drive), subject to parking standards being met.**

The Committee gave consideration to application reference CB/21/04481/RM (Chamberlains Barn phase 3).

**RESOLVED to submit the following comments to Central Bedfordshire Council regarding application reference CB/21/04481/RM (Chamberlains Barn phase 3):**

- That garages provided be of adequate size capable of being used for their intended purpose
- That the design and standards for affordable housing be equal to those of all other properties
- That consideration be given to more substantial tree planting as well as the future management and maintenance of any planted trees
- That future management and maintenance of the attenuation basins be given careful consideration

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**7681.PS.2.0 LEAP Play Space Plan 05.10.2021.pdf –**

(i) The proposed play area should be fenced, and entrance gates should offer sufficient contrast for children and be suitable for those who were colour blind.

(ii) The play areas were all very similar – to previous play areas associated with CB/21/02615/RM (Clipstone Park, land south of Vandyke Road and north of Stanbridge Road), and it is noted that the same supplier is used again and therefore offered limited contrasting play value.

(iii) The proposed play bark safety surfacing was the option offering the most amount of ongoing maintenance, making grounds maintenance under and around play equipment more difficult in future.

The Town Council would further comment that any intended nominee for the sites should be included in discussions for facilities which they would later manage.

**7681.Landscape Management Plan .001 05.10.2021.pdf**

(i) The period between practical completion and the end of the rectification period needs to be precise. Landscape maintenance schedule states year 1 and section 5.2.7. refers to

five years for trees meaning the potential nominee could be liable for 4 years.

(ii) Frequency of Operations listed in Appendix 1 needs to be reviewed as Removal of dog dirt from dog bins and ground listed as weekly is not enough.

(iii) It should be noted that the Landscape Contractor appointed will have to provide evidence that tasks have been undertaken.

(iv) There is no mention of a Post Installation Inspection for the play area nor an annual inspection by a competent person.

The Town Council would further comment that any intended nominee for the sites should be included in discussions for facilities which they would later manage.

**7681. Specification for Landscape & Horticultural Works 001 05.10.2021.pdf**

(l) Section 6.2 Final Inspection – Should the intended nominee not be named, approving the site is at an adoptable standard.

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

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|-----|------------------|--|
| 1.  | CB/21/04256      | 40 ROSEBERY AVENUE                         |
| 2.  | CB/21/04307      | OAKBANK, OAKBANK DRIVE                     |
| 3.  | CB/21/04347      | 426 BIDEFORD GREEN                         |
| 4.  | CB/21/04255      | THE WHITE HOUSE, LEOPOLD ROAD,<br>LINSLADE |
| 5.  | CB/21/04366      | 30 BIDEFORD GREEN                          |
| 6.  | CB/21/04367      | 15 CROSSWAY                                |
| 7.  | CB/21/04211      | 36 COOPER DRIVE                            |
| 8.  | CB/21/04027      | 22 CHELSEA GREEN                           |
| 9.  | CB/21/04374      | 41 HYDRUS DRIVE                            |
| 10. | CB/21/04463      | 21 MALVERN DRIVE                           |
| 11. | CB/21/04301/REG3 | LAND ON VANDYKE ROAD                       |

**TREES**

- |    |                 |  |
|----|-----------------|--|
| 1. | CB/TRE/21/00486 | 21 HEATH COURT                                   |
| 2. | CB/TRE/21/00395 | DELL VIEW, 1 THE GLEN,<br>PLANTATION ROAD        |
| 3. | CB/TCA/21/00468 | 5a GRANGE CLOSE, LINSLADE                        |
| 4. | CB/TRE/21/00494 | 50 CAMBERTON ROAD                                |
| 5. | CB/TRE/21/00487 | SYCAMORES, 26A SOUTH STREET                      |
| 6. | CB/TRE/21/00439 | LAND TO THE SIDE OF RANNOCH<br>GARDENS, LINSLADE |
| 7. | CB/TCA/21/00475 | CORNER OF HIGH STREET &                          |

**WATERBOURNE**

**248/P TRANSPORT MATTERS**

The Committee noted that Highways officers were due to attend the next meeting.

The Committee discussed the Central Bedfordshire Council consultation on car parking charges and that this was due for discussion at the CBC Sustainable Communities Overview & Scrutiny Committee this week.

**RESOLVED for councillors to submit individual responses to the Central Bedfordshire Council consultation on car parking charges.**

**249/P INFORMATION ITEMS**

There were no information items to report.

The meeting closed at 9.14 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 27 OCTOBER 2021.

Chair

17 NOVEMBER 2021