



**Mark Saccoccio**

Town Clerk

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24 September 2021

To: Members of the Planning & Transport Committee (Councillors M Freeman, A Dodwell, D Bowater, G Perham, J Silverstone, S Owen, P Carberry, R Goodchild, C Palmer and R Yates)  
(Copies to all Town Councillors for information)

## NOTICE OF MEETING

You are hereby summoned to attend a meeting of **Planning & Transport Committee** to be held on **Monday, 4 October 2021** commencing at **7.30 pm** in the Council Chamber, The White House, Hockliffe Street, Leighton Buzzard LU7 1HD.

**THIS MEETING MAY  
BE RECORDED \***

M Saccoccio  
Town Clerk

Please do not attend this meeting if:

- You, anyone you live with or anyone in your support bubble has tested positive for Covid-19 or has symptoms of Covid-19.
- You have been advised to self-isolate by NHS Test and Trace, the NHS app or for any other reason.
- You are within the required quarantine period having returned to the UK from a non-exempt country.

## AGENDA

### 1. APOLOGIES FOR ABSENCE

Schedule 12 of the Local Government Act 1972 requires a record be kept of the Members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Town Clerk.

### 2. DECLARATIONS OF INTEREST

- (i) Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the Member's Register of Interests or if he/she has not notified the Monitoring Officer of it.

- (ii) Should any Member have a Disclosable Pecuniary Interest in an item on the agenda, the Member may not participate in consideration of that item unless a Dispensation has first been requested (in writing) and granted by the Council (see Dispensation Procedure).

**3. QUESTIONS FROM THE PUBLIC (3 MINUTES PER PERSON; MAXIMUM 15 MINUTES)**

To receive questions and statements from members of the public in respect of any item of business included in the agenda, as provided for in Standing Order Nos 3 (e), (f) (g) and (h).

Members of the public are very welcome to attend the meeting but are asked to note that attendance numbers must be limited to mitigate for Covid-19 risks. Please contact us to advise if you wish to attend before 4pm on the day of the meeting. Written representations may also be submitted before 4pm on the day of the meeting.

**4. MINUTES OF PREVIOUS MEETING (Pages 1 - 4)**

(a) To receive and approve as a correct record the minutes of the Planning and Transport Committee meeting held on 15 September 2021 (attached) in accordance with Standing Order 12.

(b) To receive information updates on matters arising from the previous meeting (if appropriate).

**5. PLANNING APPLICATIONS (Pages 5 - 6)**

To consider Planning Applications received (attached). An updated list will be issued on Friday 1 October 2021 (if applicable).

**6. TRANSPORT MATTERS**

To consider any matters relating to highways/transport (if appropriate).

**7. INFORMATION ITEMS**

To receive and consider any items of information received (if applicable).

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\* Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member, officer or member of the public. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session. The use of images or recordings arising from this is not within the Council's control.

## LEIGHTON-LINSLADE TOWN COUNCIL

### MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 15 SEPTEMBER 2021 AT 7.30 PM

Present: Councillors            M Freeman (Chair)  
    A Dodwell  
    D Bowater  
    G Perham  
    J Silverstone  
    S Owen  
    C Palmer

Also in attendance:            M Saccoccio, Town Clerk  
    S Sandiford, Deputy Town Clerk  
    S Lakin, Sustainable Transport & Active Travel  
    Manager, Central Bedfordshire Council

Members of the public:        0  
Members of the press            0

#### 228/P     **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors R Yates, R Goodchild and P Carberry.

#### 229/P     **DECLARATIONS OF INTEREST**

Councillor D Bowater declared an interest as a substitute member of the Central Bedfordshire Development Management Committee.

No pecuniary interests were declared and no dispensations were requested.

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

There were no questions from the public

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

The Committee received the minutes of the Planning and Transport Committee meeting held on 25 August 2021.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 25 August 2021 be approved as a correct record and were signed accordingly.**

Minute reference 224/P: there was no update in respect of a possible Article

4 Direction.

Minute reference 226/P: it was agreed to write to Central Bedfordshire Council to request remedial action in respect of the safety bollard damage on Vimy Road.

#### 232/P **PARTNERSHIP PROJECT LIST REVIEW**

By invitation, S Lakin of Central Bedfordshire Council attended the meeting to give information to Committee in respect of S106 developer contributions arising from housing growth to the south and east of the town and the transport schemes for which these had been allocated.

A key focus would be the delivery of wider sustainable transport measures in response to Central Bedfordshire Council's Sustainability Plan, with three new Sustainable Transport officers recruited to focus on driving down transport related carbon emissions. The approach would focus on electric vehicle charging provision, encouraging changing behaviour to increase walking and cycling for shorter journeys and planning regulations. Two Travel Plan Co-ordinators would be working with partners in all communities and a new steering group had recently been set up to focus on sustainable transport measures for the development to the east of Leighton Buzzard.

In response to a question, it was clarified that there would be significant investment by Central Bedfordshire Council but the electric vehicle Chargepoint programme would be private sector led.

Mr Lakin was thanked for attending the meeting.

The Committee discussed the request from Partnership Committee to review the Partnership Project List and agreed the suggestion arising at the Cultural and Economic Committee meeting held on 13 September: that the review be deferred until the meeting of Council in November 2021.

**RECOMMENDED to the Policy and Finance Committee to endorse the suggestion arising at the Cultural and Economic Committee meeting held on 13 September: that the Partnership Project List review be deferred until the meeting of Council in November 2021.**

#### 233/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up until Thursday 9 September 2021.

**RESOLVED to recommend to Central Bedfordshire Council objection to applications CB/21/03711 & CB/21/03712/LB (46 THE HIGH STREET) on the following grounds:**

- **No car parking and insufficient cycle parking**
- **Lack of amenity space for residents**

- **Concern regarding the reference to potentially not meeting space standards**
- **Concern regarding lack of vehicular access for contractors, deliveries, waste collection vehicles and emergency vehicles**
- **Concern regarding noise and odour from pre-existing neighbouring business premises and that businesses not be adversely affected by complaints from incoming residents.**

**Should Central Bedfordshire Council be minded to approve the application, the town council would seek a condition that the granting of this permission would not prejudice any future regeneration/development to be proposed on the land known as land south of the High Street.**

**RESOLVED to recommend to Central Bedfordshire Council objection to planning application reference CB/21/03798 (11 MILES AVENUE) on the grounds of loss of car parking meaning parking standards would not be met. Should Central Bedfordshire Council be minded to approve the application, the town council would seek a condition preventing use of the flat roof section of the extension for any purpose other than maintenance.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/03898 (11 MELFORT DRIVE), subject to parking standards being met, particularly given the location of the property on a junction.**

Committee reviewed three applications pertaining to the eastern urban extension but agreed it was extremely difficult to comment on piecemeal applications without sufficient understanding of the bigger picture. A number of comments were made, in particular in relation to application reference CB/17/05971/OUT (land at Northern Chamberlains Barn), but it was hoped that full comment could be deferred until 4 October 2021 when the Planning and Transport Committee would next meet.

**RESOLVED to defer comment on applications CB/17/06062 (LAND AT NORTHERN CHAMBERLAINS BARN BETWEEN SHENLEY ROAD AND HEATH ROAD), CB/21/03850/RM (PHASE THREE CLIPSTONE PARK) and CB/17/05971/OUT ( LAND AT NORTHERN CHAMBERLAINS BARN), subject to consent from Central Bedfordshire Council that town council comment could wait until 4 October 2021 and that if this was not the case, the Town Clerk was delegated authority to submit comments based on the discussion which had taken place.**

**RESOLVED to recommend to Central Bedfordshire Council objection to application reference CB/21/03819 (214 Grasmere Way) on the grounds of inadequate car parking and objection to the proposal to enclose amenity land, which would adversely affect the character and appearance of the street scene.**

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

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- |     |                    |   |
|-----|--------------------|---|
| 1.  | <b>CB/21/03675</b> | <b>TELEPHONE EXCHANGE,<br/>DUNCOMBE DRIVE</b> |
| 2.  | <b>CB/21/03752</b> | <b>10 FYNE DRIVE, LINSLADE</b>                |
| 3.  | <b>CB/20/02885</b> | <b>7 HARCOURT CLOSE</b>                       |
| 4.  | <b>CB/21/03764</b> | <b>15 GARDEN LEYS</b>                         |
| 5.  | <b>CB/21/02981</b> | <b>11 MILLBANK</b>                            |
| 6.  | <b>CB/21/00702</b> | <b>57 PALMER CRESCENT</b>                     |
| 7.  | <b>CB/21/03783</b> | <b>35 STOKE ROAD</b>                          |
| 8.  | <b>CB/21/03809</b> | <b>79 CAMBERTON ROAD</b>                      |
| 9.  | <b>CB/21/03799</b> | <b>116 HEATH ROAD</b>                         |
| 10. | <b>CB/21/03841</b> | <b>ARDEN HOUSE WEST STREET</b>                |
| 11. | <b>CB/21/03826</b> | <b>9 BLENHEIM ROAD</b>                        |
| 12. | <b>CB/21/03640</b> | <b>46 ROTHSCHILD ROAD</b>                     |
| 13. | <b>CB/21/03922</b> | <b>55 TAYLORS RIDE</b>                        |

**234/P TRANSPORT MATTERS**

The Committee received a Public Notice from Central Bedfordshire Council regarding proposed traffic calming measures on Derwent Road, Linslade.

**RESOLVED to note and welcome the proposed measures on Derwent Road.**

The Committee was advised of the current consultation being run by Central Bedfordshire Council on its Bus Service Improvement Plan. The Committee agreed there were inconsistencies in the document but agreed it would like early involvement in the review of local bus services. Individual councillors would be encouraged to submit their own responses in order to meet the deadline of 22 September.

**RESOLVED to note the consultation and encourage individual town councillors to submit their own responses via the Central Bedfordshire website.**

**235/P INFORMATION ITEMS**

There were no information items to report.

The meeting closed at 9.38 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 15 SEPTEMBER 2021.

Chair

4 OCTOBER 2021

**PLANNING APPLICATIONS RECEIVED UP 3 September 2021**  
**All applications are FULL applications unless marked otherwise**

1. **CB/21/04035** **64 SOUTH STREET**  
 Single storey side/rear extension and summerhouse
2. **CB/21/04077/CB/21/04078/LB** **8 CHURCH SQUARE**  
 Change of Use: From B1 office to C3 residential to form 5no 1bed flats
3. **CB/21/03944** **37 LINWOOD DRIVE**  
 Conversion of existing garage to a habitable room - Removal & replacement of existing flat roof over garage/porch for pitched roof
4. **CB/21/04103** **26 LAKE STREET**  
 Change of use from Class E to dwellinghouse
5. **CB/21/04062** **29 ATTERBURY AVENUE**  
 Retention of existing timber balcony to the rear (retrospective) and installation of proposed french doors onto balcony
6. **CB/21/04127** **74 COOPER DRIVE**  
 Retrospective: Single storey rear extension
7. **CB/21/04134** **55 KESTREL WAY**  
 Conversion of garage
8. **CB/21/04146** **73 WING ROAD**  
 Loft conversion with rear facing dormer incorporating a Juliet balcony
9. **CB/21/04090** **21 TAYLORS RIDE**  
 Replacement flat roof to pitched roof to single storey elements of the house and garage. New french doors replacing rear window to ground floor
10. **CB/21/04075/CB/21/04076/LB** **4-6 CHURCH SQUARE**  
 Conversion of B1 office use to C3 residential; 8 x 1-bed flats and 1 x 2-bed flat
11. **CB/21/04175** **81 CHURCH STREET**  
 Loft conversion with dormer to rear
12. **CB/21/04217** **95 HIGHFIELD ROAD**  
 Two storey side and single storey rear extensions

- 13. CB/21/04215** **6 OXENDON COURT**  
Garage conversion and internal alterations

**ADV**

- 1. CB/21/03318/ADV** **TAYWOOD HOUSE, CLIPSTONE**  
**BROOK LOWER SCHOOL**  
Advertisement: Pre-school entrance signs x 2 to be attached to the current school signs.

**SECM**

- 1. CB/21/04152/CB/21/04154/SECM** **CHAMBERLAINS BARN**  
Modification of Section 106 Agreement attached to planning permission CB/11/01937/OUT & CB/11/01940/FULL to modify the original S106 Agreement

**LB**

- 1. CB/21/03694/LB** **2B OLD ROAD, LINSLADE**  
Conversion of basement cellar into habitable Accommodation

**TREES**

- 1. CB/TRE/21/00443** **22 MARTINS DRIVE, LINSLADE**  
Works to Trees Protected by Tree Preservation Order TPO/61/00005:  
Beech Tree to be reduced by 2.5 - 3m all round  
Location: 22 The Martins Drive, Linslade, Leighton Buzzard, LU7 2TQ

ality who will then consult the adjoining neighbours to advise them of your proposals. If your neighbour raises any concerns, the local authority will be required to determine the likely impact and whether it can go ahead.

**NMA** means Non Material Amendment: amendments to the proposals which were originally approved. The local planning authority will determine whether amendments are "material" or not.

**TD** means telecommunications development.

**RM** means Reserved Matters. Where outline permission has been granted, you may, within three years of the outline approval, make an application for the outstanding reserved matters, i.e. the information excluded from the initial outline planning application. This will typically include information about the layout, access, scale and appearance of the development.