



Mark Saccoccio

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24 December, 2020

To: Members of the Planning & Transport Committee (Councillors M Freeman, A Dodwell, D Bowater, K Cursons, F Kharawala, G Perham, D Scott, J Silverstone and S Owen)

(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 **Wednesday, 6 January 2021** commencing at **7.30 pm** in the This will be a remote meeting held via Microsoft Teams in accordance with The Local Authorities and Crime Panels (Coronavirus)(Flexibility of Meetings)(England and Wales) Regulations 2020.

**THIS MEETING MAY
BE RECORDED ***

<https://tinyurl.com/yxpd168f> or by telephone: +44 20 3795 5672 (Conf.ID: 883 391 678#)

M Saccoccio
Town Clerk

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).

This will be a remote meeting held via Microsoft Teams in accordance with The Local Authorities and Crime Panels (Coronavirus)(Flexibility of Meetings)(England and Wales) Regulations 2020

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(f) and 3(g).

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 9 December 2020 (**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 31 December 2020 (if applicable).

6. PROPOSED CHANGES TO THE GENERAL PERMITTED DEVELOPMENT ORDER (Pages 7 - 8)

To receive a report on the above (**attached**) and to consider a formal response to the Ministry of Housing, Communities and Local Government consultation exercise on proposed new permitted development rights.

7. TRANSPORT MATTERS

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

8. INFORMATION ITEMS

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

* 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, 9 DECEMBER 2020 AT 7.30 PM

Present: Councillors M Freeman (Chair)
 A Dodwell (Vice-Chair)
 K Cursons
 F Kharawala
 G Perham
 D Scott
 J Silverstone
 S Owen
 T Morris

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

Members of the public: 1

147/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor D Bowater (substituted by Councillor T Morris).

148/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. No declarations were made.

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

A member of the public spoke regarding planning application reference CB/20/04149 (46 Hockliffe Street) to advise that the plans were incorrect, as they did not show the conservatory extensions to the rear of numbers 44 and 48, which would potentially be affected by a loss of light from the proposed extension at number 46.

150/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 11 November 2020.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 11 November 2020 be approved as a correct record and would be signed at a later date, when safe to do so.

151/P PLANNING APPLICATIONS

The Committee reviewed applications received up until December 2020.

The Committee discussed application reference CB/20/04149 (46 Hockliffe Street) and looked at online images of the application site. In view of the information provided by the member of the public about potentially incorrect plans, it was agreed that it was not possible to make comment on the application.

RESOLVED to ask Central Bedfordshire officers to investigate application reference CB/20/04149 (46 Hockliffe Street) further and to speak to neighbours if possible, to assess any potential loss of light issue.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/03991 (Oak Bank School, Sandy Lane), subject to the school creating a robust travel plan and to involve local residents in the process of doing so.

RESOLVED to recommend to Central Bedfordshire Council no objection to application reference CB/20/04038 (16 Bossard Court), but the Town Council would express concerns regarding lack of parking in the area.

RESOLVED to recommend to Central Bedfordshire Council no objection to application reference CB/20/04042 (26 Lake Street), but the Town Council would express concerns regarding lack of parking in the area.

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

- | | | |
|----|--------------|------------------------------|
| 1. | CB/20/04008 | 38 GIBSON DRIVE |
| 2. | CB/20/04005 | 13 CHURCHILL ROAD |
| 3 | CB/20/004072 | 7 HEATH COURT |
| 4. | CB/20/04071 | 6 WINDSOR AVENUE |
| 5. | CB/20/04149 | 46 HOCKLIFFE STREET |
| 6. | CB/20/03948 | 25 ROTHSCHILD ROAD, LINSLADE |
| 7. | CB/20/04021 | 24 THE PADDOCKS, LINSLADE |
| 8. | CB/20/04164 | 27 AQUILA ROAD |

9.	CB/20/04086	5 CARNATION CLOSE
10.	CB/20/04041	UNIT B, GROVEBURY RETAIL PK
11.	CB/20/04010	13 WING ROAD, LINSLADE
12.	CB/20/04289	6 ST LEONARDS CLOSE
13.	CB/20/04297	33 SHENLEY HILL ROAD
14.	CB/20/04262	32 THE PADDOCKS, LINSLADE
15.	CB/20/04348	30 KITELEYS CREEN
16.	CB/20/04136	46 CHESTNUT HILL, LINSLADE
17.	CB/20/04273	28 NORTH COURT
18.	CB/20/04248	2 LEVEN CLOSE, LINSLADE
19.	CB/20/04381	23 CHURCH STREET
20.	CB/20/04350	103 STOKE ROAD, LINSLADE
21.	CB/04331/ADV	ALDI FOODSTORE, VIMY ROAD
22.	CB/20/03963/DOC	LAND REAR OF 25 BAKER ST
23.	CB/20/04019/DOC	CHAMBERLAINS BARN QUARRY
24.	CB/20/04017/NMA	CHAMBERLAINS BARN QUARRY
25.	CB/20/04069/LDCP	113 CAMBERTON ROAD
26.	CB/20/04183/LDCP	95 CHURCHILL ROAD
27.	CB/20/04193/LDCP	16 GOLDFINCH ROAD
28.	CB/20/04147/LDCP	KINGFISHER, PLANTATION ROAD
29.	CB/20/04298/LDCP	104 SOUTH STREET
30.	CB/20/04233/CB/20/04234/LB	THE RED LION 1 NORTH STREET
31.	CB/20/03912/GPDE	151 CAMBERTON ROAD
32.	CB/20/04097/GPDE	96 PLANTATION ROAD

The Committee received a report outlining all the applications to which objection had been recommended between February 2020 – November 2020 and the outcomes of those applications.

RESOLVED to note the report.

152/P TRANSPORT MATTERS

The Committee received the minutes of the Ouzel Valley Park steering group meeting held in November 2020 and noted the comments regarding cycling and routes to schools from the eastern urban extension. Councillor Harvey

gave an update from Central Bedfordshire Council in respect of travel planning and bus services for the eastern development. It was noted that any discussion regarding infrastructure and S106 developer contributions would take place at Partnership Committee.

It was noted that information would be presented to Partnership Committee on 10 December about the Schools for the Future programme and also on the Leighton-Linslade car parking study.

RESOLVED to note the information.

153/P INFORMATION ITEMS

The Town Clerk reported that he had attended a virtual exhibition in respect of proposals at London Luton airport. The exhibition presented the potential creation of a new aircraft holding stack above Huntingdon with 2 flightpath options on the easterly approach to London Luton Airport that would fly over the parish and its hinterland. The preferred option as set out within the exhibition is for option 2 that would see aircraft track to the south of the parish at an approximate height of 5,000ft which in noise terms is comparable to a "busy, bustling office". The link to the information would be circulated to committee members.

The Town Clerk reported that as requested at the previous meeting, a request had been made to speak at the Central Bedfordshire Local Plan hearing, but this had been refused on the grounds that the Inspector was not seeking any points of clarification on the site over which the Town Council held objections.

RESOLVED to note the information.

The meeting closed at 8.36 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 9 DECEMBER 2020.

Chair

6 JANUARY 2021

PLANNING APPLICATIONS RECEIVED UP 24 DECEMBER 2020
All applications are FULL applications unless marked otherwise

FULL

1. **CB/20/04451** **15 THE HEATH**
Single storey rear extension.
2. **CB/20/04400** **89 STANBRIDGE ROAD**
Single storey rear extension
3. **CB/20/04399** **33 POPLAR CLOSE**
Single storey rear extension and two obscure light windows on side elevation. Demolish existing extension.
4. **CB/20/04018** **FORTICRETE, BOSS AVENUE**
Prefabricated portakabin to provide 24hr security and admin facility for transport and goods in movements.
5. **CB/20/04574** **2 HEATH COURT**
Two storey rear and first floor side extension

LDCP

6. **CB/20/04440/LDCP** **45 SOUTH STREET**
Loft conversion
7. **CB/20/04631/LDCP** **28 CHELSEA GREEN**
Lawful Development Certificate Proposed: Loft conversion with front roof lights and rear roof slopes
8. **CB/20/04551/LDCP** **23 FORTUNA MEAD**
Lawful Development Certificate Proposed: Loft conversion with dormer to rear roof slope & rooflight to front slope

DOC

9. **CB/20/04422/DOC** **CHAMBERLAINS BARN**
Discharge of Condition 5 against Planning Permission CB/20/01074/RM (Reserved Matters: following Outline Application CB/11/01937/OUT - Details of access, appearance, landscaping, layout and scale for 76 dwellings. The Outline Application was an EIA Application, and was accompanied by an Environmental Statement.
10. **CB/20/04636/DOC** **REAR 20-22 LAKE STREET**
Discharge of condition 2 against planning permission CB/20/03449/FULL (Works to existing boundary wall, consisting of the addition of a coping stone or other agreed capping)

GPDE**11. CB/20/04664/GPDE****55 TAYLORS RIDE**

Prior Notification of Householder Extension - Single storey rear extension to extend 8m from the original rear elevation

NMA**12. CB/20/04574/NMA****REAR 11B-29 WING ROAD**

Non-material amendment to planning permission CB/18/00943/Full-Proposed residential scheme of 34 x 1 and 2 bedroom apartments amendment sought -Addition of electricity substation and car parking adjusted to suit Change of surface finish to sloping road down to lower ground floor.

Glossary:

PAAD:- This allows prior approval to be sought for a change of use. For example, if you can demonstrate that what you are doing does not require planning permission within the meaning of the General Permitted Development Order".

LDCP means Lawful Development Certificate:- If you want to be certain that the existing use of a building is lawful for planning purposes or that your proposal does not require planning permission, you can apply for this.

DOC means Discharge of Conditions:- When planning permission is granted conditions, will be attached which will need to be addressed before the development is usually first occupied.

GDPE means Prior Approval for larger single storey rear extensions that extend beyond the rear wall of the house by over 4 metres and up to 8 metres for a detached house and over 3 metres and up to 6 metres for all other houses. You must apply to the local authority 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.



Planning and Transport Committee

Date:	6th January 2021
Title:	Proposed Changes to the General Permitted Development Order.
Purpose of the Report:	To seek Member Direction in respects of the current consultation exercise being carried out by the Ministry of Housing, Communities and Local Government (MHCLG) on proposed new permitted development rights for the change of use from Commercial Business and Service Use to Residential.
Contact Officers:	Mark Saccoccio, Town Clerk.

1.0 RECOMMENDATION

Should Members be minded, the proposal is:

- 1.1 That the Planning and Transport Committee request that Officers respond to the Ministry of Housing, Communities and Local Government consultation exercise on proposed new permitted development rights for the change of use from commercial business and service use to residential.**

2.0 CONTEXT

- 2.1** The Ministry of Housing, Communities and Local Government has launched a consultation exercise on substantial changes to the general permitted order. The proposal is for a new right allowing buildings to change use from Class E to Residential without the need for planning permission. Should the proposals come into effect, it would significantly broaden the scope of the existing residential conversion rights as it would not only apply to offices, light industrial, and retail, but also to restaurants, cafes, gyms, medical facilities and creches.
- 2.2** The new right is intended to apply to all Class E buildings, regardless of the size of property in question. It is also intended to apply in Conservation Areas. Therefore, the High Street (Leighton Buzzard) as well as New Road (Linslade) would qualify with both being found within their respective Conservation Areas.

What will be the impact should the proposals come into effect?

- 2.3 The proposed changes are radical and will have a deep and profound impact upon the fabric of society. The rights extend to all businesses be it GP's surgery, retail park, business park, gyms, creche, nursery, light industrial unit, shops, restaurants and cafes in England that existed and was in use on 1st September 2020.
- 2.4 Given the impact that Covid-19 and the associated restrictions have had on the economy, there will be a real temptation for commercial landlords to flip vacant units to residential before considering more traditional uses for them. Unless the Local Authority is to introduce Article 4 Directions which would remove permitted development rights (the ability to change use without the need for planning permission), there is every likelihood that the High Street will change in purpose and character to the detriment of remaining businesses and the public who rely on them for their goods and services.
- 2.5 The public consultation exercise runs from 3rd December 2020 to 28th January 2021. Should Members be minded, it is considered that there is every reason to object to the proposal by virtue of safeguarding the future prosperity of the traditional high street. The reduction in choice be it in retail, food offer or business functions will have a profound impact on footfall as consumers will look elsewhere to meet need. In turn, the future prosperity of the twice weekly market will also be called into question.
- 2.6 A further consideration is the living standards of those occupying the said conversions. In most cases, it is highly unlikely that the conversion of a typical business unit would be able to provide the level of amenities that would reasonably be expected.

END