



**Mark Saccoccio**

Town Clerk

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Friday, 24 February 2023

To: Members of the Planning & Transport Committee (Councillors A Dodwell, J Silverstone, C Palmer, D Bowater, G Perham, R Yates, M Freeman, S Owen, P Carberry and A Gray)  
(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, 8 March 2023** 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

## 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) The Localism Act 2011 and the Code of Conduct requires Councillors to declare any pecuniary interests, other registrable interests or sensitive interests in items on the meeting agenda, which are not already included in the Register of Interests. Members may choose to declare interests already listed in the Register for clarity and transparency.

(ii) For disclosable pecuniary interests, Members must leave the room and not participate in discussion or voting, unless a dispensation has been granted.

(iii) For other registrable or non-registrable interests which directly relate to the financial interest of a Member, a relative or close associate, councillors may speak on the matter **only** if members of the public may also speak at the meeting. Thereafter, Members should leave the room and not participate in discussion or voting, unless a dispensation has been granted.

(iv) The Council/Committee/Sub-Committee is asked to consider approving

any requests for dispensations to speak/vote on any agenda item in accordance with the Dispensations 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 3(h).

**4. MINUTES OF PREVIOUS MEETING (Pages 1 - 6)**

(a) To receive and approve as a correct record the minutes of the Planning and Transport Committee meeting held on 15 February 2023 (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 7 - 8)**

To consider Planning Applications received (**attached**). An updated list will be issued on Friday 3 March 2023 (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).

\* 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.

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## LEIGHTON-LINSLADE TOWN COUNCIL

### MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 15 FEBRUARY 2023 AT 7.30 PM

Present: Councillors            A Dodwell  
   C Palmer (in the Chair)  
   G Perham  
   S Owen  
   P Carberry

Also in attendance:            M Saccoccio, Town Clerk

Members of the public:        1

#### **377/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllrs J M Freeman, A Gray, D Bowater and the Deputy Town Clerk.

#### **378/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.

#### **379/P    QUESTIONS FROM THE PUBLIC**

There were no questions from members of the public.

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

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 25 January 2023.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 25 January 2023 be approved as a correct record, and were signed accordingly.**

(b) Updates from the previous meeting: none.

#### **381/P    PLANNING APPLICATIONS**

The Committee considered planning applications received up until 10 February 2023.

The Committee discussed application reference CB/23/00146 (1 Heath Park

Drive) in respect of a single storey side extension. Members considered that in itself, the proposal was modest and in keeping with the existing dwelling. Concern was however raised that the extension has the propensity to be used in isolation as a self-contained residential unit. To this end, it was agreed that a condition should be attached to ensure that the proposal remains ancillary to the main dwelling house.

Given that the site falls within a designated area of special character, the town council would insist that should planning permission be granted, all new materials that are used be sympathetic to the existing dwelling and the general street scene.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/00146 (1 Heath Park Drive) subject to conditions being attached requiring the extension to remain ancillary to the main dwelling house and materials to be used to be sympathetic to the dwelling house and in keeping with the street scene.**

The Committee discussed application reference CB/22/04897 (Corbetts Hill Farm, Taylors Ride) in respect of the conversion of barns to form 1 dwelling, including a link extension between the two barns. Whilst there is a policy presumption in favour of the re-use of buildings within the South Bedfordshire Green Belt, the town council wishes to object to the size of the proposed link extension and the perceived impact the proposed use as a residential home would have on the local distinctiveness and local tranquillity of this sensitive location.

**RESOLVED to recommend to Central Bedfordshire Council objection to application reference CB/22/04897 (Corbetts Hill Farm, Taylors Ride) on the grounds that the proposed link extension, by virtue of its footprint, height and scale would have a detrimental impact upon the openness of the Green Belt and that the proposed use as a residential home would compromise the local distinctive character of the countryside and its tranquillity.**

The Committee discussed application reference CB/23/00167 (15 Roosevelt Avenue) in respect of the installation of an air source heat pump with addition of taller boundary fence to help with noise levels. As a principle the town council is supportive of the decarbonisation agenda and the positive impact such a proposal would have on reducing greenhouse gases. In this case however, concern was raised that the proposed installation falls outside of permitted development noise tolerances and on this basis, the town council would wish to seek assurance that should permission be granted, Public Protection is satisfied that any likely noise generated when the appliance was in operation is within acceptable standard tolerance.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/00167 (15 Roosevelt Avenue), subject to Public Protection being satisfied that when in**

**operation, the air source heat system will operate within acceptable standards of tolerance.**

The Committee discussed application reference CB/23/00204 (Car Park North of Waterborne Walk Shopping Centre) in respect of the installation of 6no. kiosk units for commercial use and or takeaway (Sui Generis), installation of 19no. benches and landscaping. The town council raised concerns regarding the proposal. The loss of 16 parking spaces was considered material. The fact that the proposal is expected to operate outside the operating hours of the multi-storey car park was also raised as a concern. It is highly likely that take away uses will generate increased traffic movements. Given the parking restrictions which operate along this part of West Street and the fact that greatest demand for food will occur once the multi-storey car park is closed, highways need to be satisfied that the proposal would not compromise highway safety and patterns of traffic movement along a busy main road.

Local Plan Policy R1 is clear that any re-development proposal should support the vitality of the town centre by enhancing the range of facilities offered and/or stimulating activity outside of normal shopping hours. The town council believes that the proposal would not contribute and safeguard the vitality of the town centre but will represent a threat to those existing uses and should therefore be refused.

The lack of information and detail regarding those future users was of further concern to the town council. Without knowledge on those future uses, the town council is not able to offer its considered opinion on the likely impact (or otherwise) they may have on existing residents thereabouts.

**RESOLVED to recommend to Central Bedfordshire Council objection to application reference CB/23/00204 (car park north of Waterborne Walk shopping centre) on the following grounds:**

- **that the proposal would not meaningfully contribute to the vitality and viability of the town centre at a time when unit vacancies are rising and would therefore fail Local Plan Policy R1.**
- **The proposal would at peak operating times likely lead to indiscriminate parking given the operating hours of the multi-storey car park and the anticipated nature of the businesses to occupy the said units. This would compromise highway safety and the free flow of traffic along a main road.**
- **The stark appearance, design and finish of the storage containers would do little in design terms to enhance the edge of the town centre.**

Should Central Bedfordshire Council be minded to recommend approval, a litter management plan should be requested together with details of noise and odour attenuation in the common interests of the neighbouring residential properties. Any commuted sum derived from the development should be ringfenced to safeguard the delivery of the important town centre

brownfield site known as Land South of the High Street.

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

- |    |             |                               |
|----|-------------|-------------------------------|
| 1. | CB/23/00153 | 51 WATERDELL                  |
| 2. | CB/23/00234 | 71A WESTON AVENUE             |
| 3. | CB/23/00225 | 47 HEATH COURT                |
| 4. | CB/23/00228 | 9 PAYNE CLOSE                 |
| 5. | CB/23/00239 | 5 THE MARTINS DRIVE, LINSLADE |
| 6. | CB/23/00341 | 2 MANOR COURT, OLD LINSLADE   |
| 7. | CB/23/00377 | 45 GROVE ROAD                 |
| 8. | CB/22/03882 | 101A SOUTH STREET             |

### TREES

- |    |                 |                  |
|----|-----------------|------------------|
| 1. | CB/TRE/23/00036 | 13 REDWOOD GLADE |
| 2. | CB/TRE/22/00641 | 5 PINE CLOSE     |

### **382/P TRANSPORT MATTERS**

On behalf of Buzz Cycles, Chris Stevenson provided the committee with an update on walking and cycling infrastructure planning. Whilst it was recognised that over 1,000 comments had been received to the recent consultation Central Bedfordshire Council had run on walking and cycling (LCWIP), Buzz Cycles was dismayed at the perceived slow progress being made in the delivery of important cycle and walking links. Of particular concern was the perceived lack of linkages between the new estates in the east and the town centre. The lack of connectivity to the proposed new leisure centre scheme to the east was also raised. Mr Stevenson was thanked for his attendance and the update offered which the committee was keen to keep under review.

The issue of the future of the town centre ETRO was raised. It came as a surprise to the committee that Central Bedfordshire Council had yet to inform the town council that an internal consultation on the future of the ETRO was being undertaken only. News of this was provided in this week's Leighton Buzzard Observer only. As a stakeholder and market operator, the town council considered it appropriate for the views of this council to be taken into consideration. Given that any proposed changes to the existing ETRO would have to be made before the end of March, time was a critical factor and engagement was needed as soon as possible.

**RESOLVED that the Town Clerk write to the Central Bedfordshire Council Portfolio Holder for Highways requesting a timely meeting to discuss the existing ETRO in the current way it operates.**

### **383/P INFORMATION ITEMS**

No information items were raised or considered

The meeting closed at 8.25 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 15 FEBRUARY 2023.

Chair

8 MARCH 2023

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**PLANNING APPLICATIONS RECEIVED UP TO 3 MARCH 2023**

1. **CB/23/00396**    **24 CETUS CRESCENT**  
Single storey rear extension
2. **CB/23/00324**    **54 SOUTHCOURT AVENUE, LINSLADE**  
Retention of grey weatherboard cladding.
3. **CB/23/00350**    **58 CAMBERTON ROAD, LINSLADE**  
Part single part two storey front extension.
4. **CB/23/00488**    **26 DERWENT ROAD, LINSLADE**  
Enlargement of existing conservatory, amendment to conservatory roof and erection of veranda.
5. **CB/23/00498**    **2 HIGHFIELD ROAD**  
Two-storey rear extension and internal alterations
6. **CB/23/00478**    **11 POPLAR CLOSE**  
Single storey rear extension and replace flat roof with pitched roof
7. **CB/23/00503**    **LAND UNDER PYLON ON SITE 17a**  
**ADJ AURORA RISE**  
Erection of two commercial units Class E with associated parking, Landscaping and amenities.
8. **CB/23/00532**    **8 WINDERMERE GARDENS,**  
**LINSLADE**  
Single Storey side extension.
9. **CB/23/00566**    **46 GOLDEN RIDDY, LINSLADE**  
Loft conversion with rear dormer and single storey rear extension
10. **CB/22/04897**    **LAND AT CORBETTS HILL FARM**  
Conversion of barns to form 1 dwelling, including a link extension between the two barns
11. **CB/23/00455/LB**    **COSTA COFFEE 23A-23B HIGH**  
**STREET**  
Listed Building: Internal fit-out works to form a Costa Coffee with the relocation of the existing BOH into rear storage area
12. **CB/23/00511**    **3 MENTMORE ROAD, LINSLADE**  
Loft conversation with rear facing dormer with Juliette balcony

**TREES**

1. **CB/TRE/23/00066**                      **THE CEDARS, HEATH PARK ROAD**  
Works to a tree protected by a Tree Preservation Order  
SB/TPO/71/00004/T3: remove rear Cypress Tree T1 to ground level &  
replant in alternative location
  
2. **CB/TRE/23/00048**                      **122 BROOKLANDS DRIVE**  
Works to a tree protected by a Tree Preservation Order: Fell Flowering  
Cherry Tree (T1), due to having grown beyond the height of the  
property, restricting light to neighbour's property and creating debris.  
Tree protected by TPO SB/94/00008 and listed as (T1)
  
3. **CB/TRE/22/00653**                      **26 HEATH COURT**  
Work to a tree subject of a Tree Preservation Order No. 4/1976 (W1):  
Fell Silver Birch (T6), test results show internal decay.

**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.

**GPDE** 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.

**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.