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Friday, 26 November 2021

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 December 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

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 3(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 17 November 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 - 8)

To consider Planning Applications received (attached). An updated list will be issued on Friday 3 December 2021 (if applicable).

6. TRANSPORT MATTERS

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

7. INFORMATION ITEMS (Pages 9 - 10)

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, 17 NOVEMBER 2021 AT 7.30 PM

Present: Councillors A Dodwell
 C Palmer (Chair)
 D Bowater
 G Perham
 R Yates
 P Carberry

Also in attendance: M Saccoccio, Town Clerk
 S Sandiford, Deputy Town Clerk
 B Callender (Highways, Central Bedfordshire
 council)
 Cllr M Freeman (joining remotely)

Members of the public: 0
Members of the press 0

250/P **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors A Gray, J Silverstone and S Owen.

251/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.

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

There were no questions from the public.

253/P **MINUTES OF PREVIOUS MEETING**

The Committee received the minutes of the Planning and Transport Committee meeting held on 27 October 2021.

Minute reference 247/P: it was understood that the application for The Star, Heath Road (CB/21/04275) had now been withdrawn. It was agreed to follow up the status of applications for Chamberlains Barn (CB/21/04481/RM) and the Shenley Hill link road (CB/21/03291)

RESOLVED that the minutes of the Planning and Transport Committee meeting held 27 October 2021 be approved as a correct record and were signed accordingly.

254/P **APPLICATIONS**

The Committee reviewed applications received up until Friday 12 November 2021.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04402 (43 Melfort Drive) subject to parking standards being met, no concerns raised by Highways and no objections from neighbours in respect of the proposed balcony.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/04760 (83 Plantation Road) on the grounds of lack of car parking (in a very congested area) and potential privacy issues due to overlooking of neighbouring properties.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04753 (11 Plover Road) subject to car parking standards being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04819 (8 Albany Road) but that the town council would raise serious concerns regarding lack of adequate car parking in a very congested area as well as potential issues with privacy and overlooking of neighbouring properties.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/04814 (11 Miles Avenue) as this new application was clearly a change from the previous application and indicated an intention to use the roof terrace, resulting in loss of privacy and overlooking; in addition, parking standards would not be met.

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

- | | | |
|----|--------------|------------------------------------|
| 1. | CB/21/046402 | 45 STOKE ROAD |
| 2. | CB/21/04679 | 18 CONISTON ROAD |
| 3. | CB/21/04670 | MINI CLIPPER SITE, BILLINGTON ROAD |
| 4. | CB/21/04681 | 468 BIDEFORD GREEN, LINSLADE |
| 5. | CB/21/04810 | 75 WATERDELL |
| 6. | CB/21/03920 | ST HELIER, BOSSINGTON LANE |
| 7. | CB/21/04103 | 26 LAKE STREET |
| 8. | CB/21/04881 | SHEPHERDS LAW, HILLSIDE ROAD |
| 9. | CB/21/04722 | 87B SOUTH STREET |

TREES

1. **CB/TRE/21/00518** **15 ST ANDREWS STREET**
2. **CB/TCA/21/00525** **17 CHURCH AVENUE**
3. **CB/TCA/21/00383** **17-21 ROPA COURT**
4. **CB/TRE/21/00537** **CLAREMONT HOUSE, LOVENT DRIVE**
5. **CB/TRE/21/00570** **10 REDWOOD GLADE**
6. **CB/TRE/21/00532** **44 REDWOOD GROVE**

255/P **TRANSPORT MATTERS**

By invitation, Ben Callender of Central Bedfordshire Highways attended the meeting. Following concerns raised by the Committee, it was agreed to further investigate and report back on:

- (i) Any potential traffic calming measures proposed for Vandyke Road to enhance safety for residents and for children attending the local schools;
- (ii) Overgrown vegetation on the footpath between Parson's Close Recreation Ground and Grovebury Road;
- (iii) The process for quality control of patching work done by contractors (e.g. Station Road repair);
- (iv) Replacement of bollards/railings on Vimy Road to protect the high volume of pedestrians;
- (v) Uneven slabs and lack of colour matching of repairs in the High Street, particularly around the Market Cross;
- (vi) Cracking of the road surface and potential for re-surfacing work on Brooklands Avenue, although it was noted that there was generally a four-year lead time for resurfacing works.

It was confirmed that colleagues in street lighting had been made aware of issues on the footpath between Parson's Close Recreation Ground and Grovebury Road and had also been asked to provide more descriptive information when updating reports logged on Fix My Street. It was noted that from a backlog of 150 outstanding jobs reported via Fix My Street, this was now reduced to around 30 remaining. It was confirmed that uneven paving at the North Street roundabout was scheduled to be re-set.

In response to a query about lack of dropped kerbs in some areas, it was noted that this was the case on some older roads and it was anticipated that where required, dropped kerbs could start to be installed in the next financial year.

Mr Callender was thanked for attending the meeting.

256/P **STREET NAMING**

The Committee considered correspondence dated 27 October 2021 from Central Bedfordshire Council regarding street naming for new dwellings at

The Brambles, Vandyke Road. The names Jeffery and Neal had been suggested.

RESOLVED to note the correspondence and express a preference for Neal.

257/P **INFORMATION ITEMS**

The Committee received and noted correspondence from Central Bedfordshire Council dated 1 November 2021 regarding the dismissal of an appeal for planning application CB/20/02885/FULL (7 Harcourt Close).

The meeting closed at 8.33 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 17 NOVEMBER 2021.

Chair

8 DECEMBER 2021

PLANNING APPLICATIONS RECEIVED UP 8 DECEMBER 2021
All applications are FULL applications unless marked otherwise

1. **CB/21/04570** **BLUEBELL COURT LEIGHTON ROAD**
To convert part of the existing lower ground floor of a commercial unit to three residential apartments.

2. **CB/21/04909** **35 WING ROAD**
Two storey rear extension and installation of timber pergola/ carport in rear garden.

3. **CB/21/04928** **14 MARDLE ROAD**
Two storey rear extension. Garage conversion and form cover internal area between house and garage.

4. **CB/21/04829** **15 GRASMERE WAY**
Raise height of garage roof, erect pitched roof to front and convert garage into habitable rooms

5. **CB/21/04833** **CORNER HOUSE, SANDY LANE**
Retention of existing dwelling and associated works (Retrospective)

6. **CB/21/04934** **16 HEATH PARK DRIVE**
Part single, part two storey side and rear extensions

7. **CB/21/04964** **38 WINDSOR AVENUE**
Replacement of bay window with box window.

8. **CB/21/05019** **19 DUNNOCK DRIVE**
New front porch

9. **CB/21/04977** **18 HYDRUS DRIVE**
Single storey side and rear extensions

10. **CB/21/05069** **30 MENTMORE ROAD, LINSLADE**
Single storey side extension and porch

11. **CB/21/05077** **3 THE WOOD**
Single storey rear extension

12. **CB/21/04945** **44 REDWOOD GROVE**
First floor side extension

- 13. CB/21/04211 36 COOPER DRIVE**
Erection of single storey side extension
- 14. CB/21/05081 15 AQUILA ROAD**
Part single, part two storey side extension and single storey rear extension.
- 15. CB/21/05144 4 WESTON AVENUE**
Single storey front extension
- 16. CB/21/05101 1B BROOMHILLS**
Demolition of existing ground floor side infill extension. Construction of new 1 bed dwelling with associated car parking and private amenity
- 17. CB/21/04931 24 BILLINGTON ROAD**
Construction of detached annexe
- 18. CB/21/05173 104 VANDYKE ROAD**
Single storey side extension
- 19. CB/21/05105 13 TAYLORS RIDE**
Erection of a single-storey rear extension to the existing annexe, extend and convert the existing garage to provide habitable accommodation and split the existing bungalow into two detached, self-contained dwellings.
- 20. CB/21/05111 21 SHENLEY HILL ROAD**
Loft Conversion with side and rear dormers.

TREES

- 1. CB/TCA/21/00579 47 GROVE ROAD**
Works to trees within a conservation area: Reduce the Cherry Tree (T1) to approximately the height of the gutter and thin the remaining tree. Reduce the height of the Magnolia Tree (T2) by approximately 25% and trim sides.
- 2. CB/TRE/21/00594 47 HEATH ROAD**
Works to a trees protected by Tree Preservation Order SB/76/00004/W1: fell Conifer Tree (1) and reduce height to Conifer Trees (2&3)
- 3. CB/TRE/21/00522 29 MENTMORE ROAD**
Works to a tree protected by a Tree Preservation Order:(03/1993) The removal of a Horse Chestnut tree
- 4. CB/TRE/21/00615 136A PLANTATION ROAD**

Works to a tree protected by a Tree Preservation Order: Raise crown of Silver Birch (T1) to 3.5m, reduce overall crown by 2.5m to re-shape crown and clear telephone lines. (Previously reduced) Tree protected by TPO 1/1994 and listed as T1.

5. CB/TCA/21/00583 ST BARNABAS CHURCH

Works to trees in a conservation area:

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.

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Development Management

Central Bedfordshire Council

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Chicksands, Shefford
Bedfordshire SG17 5TQ
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Mr Mark Saccoccio
Leighton-Linslade Town Council
The White House
Hockliffe Street
Leighton Buzzard
Beds
LU7 1HD

Contact Planning Appeals Team
Email planning.appeals@centralbedfordshire.gov.uk
Your Ref APP/P0240/W/21/3280185
Date 26 November 2021

Dear Mr Saccoccio,

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site address: 112 Vandyke Road, Leighton Buzzard, LU7 3HA
Description of development: Demolition of existing garage and erection of detached dwelling in rear garden.
Appellant's name: Mr & Mrs Trebisacce
Appeal reference: APP/P0240/W/21/3280185
Application reference: CB/21/00696/FULL

A Planning Application Ref No: CB/21/00696/FULL received on 24 February 2021, for Demolition of existing garage and erection of detached dwelling in rear garden. at 112 Vandyke Road, Leighton Buzzard, LU7 3HA was submitted on behalf of Mr & Mrs Trebisacce.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

I have forwarded all the representations made to us on the application to The Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://www.gov.uk/appeal-planning-decision/comment-on-an-appeal>. If you do not have access to the internet you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. **All representations must be received by 30 December 2021.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference which is APP/P0240/W/21/3280185. Please do not write to me.**

Please note that any representations you submit to the Planning inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in an appeal" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Appeal documents are available on our website following receipt of the questionnaire submission from the Planning Inspectorate. <http://www.centralbedfordshire.gov.uk/planning-register> enter the application reference **CB/21/00696/FULL** into the application quick search box, click on the Case Reference to show more details – click on View Documents / Legal folder.

You can find out appeal deadlines and details of the decision on the Planning Inspectorate's website <http://www.gov.uk/appeal-planning-inspectorate>.

Yours sincerely,

A handwritten signature in black ink that reads "Andrew Davie". The signature is written in a cursive, slightly slanted style.

Andrew Davie
Assistant Director - Development Infrastructure