



**Mark Saccoccio**

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Friday, 2 December 2022

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, 14 December 2022** 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).

**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 23 November 2022 (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 9 December 2022 (if applicable).

**6. TRANSPORT MATTERS**

(a) S Lakin of Central Bedfordshire Council will attend the meeting as part of the community engagement process regarding the draft Local Cycling & Walking Infrastructure Plan. Councillors are asked to flag up any issues within their wards which may be holding people back from walking and cycling.

Individual comments can also be submitted via the Central Bedfordshire website: <https://centralbedfordshire.commonplace.is/en-GB/map/comment-on-leighton-linslade>

(b) To consider any other 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, 23 NOVEMBER 2022 AT 7.30 PM

Present: Councillors            A Dodwell  
   C Palmer  
   D Bowater  
   G Perham  
   M Freeman (Chair)  
   S Owen  
   P Carberry  
   A Gray  
   T Morris (substituting for R Yates)

Also in attendance:            M Saccoccio, Town Clerk (joining remotely)  
   S Sandiford, Deputy Town Clerk

Members of the public:        1  
Members of the press            0

#### **349/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor R Yates (substituted by Councillor T Morris).

#### **350/P    DECLARATIONS OF INTEREST**

Councillor D Bowater declared an interest as a permanent substitute at the Central Bedfordshire Development Management Committee and would not vote on any applications likely to come before that committee.

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

A member of the public and representative of the Leighton Buzzard Society spoke in opposition to application reference CB/22/04253 (opposite 1 Bunkers Lane, Linslade). The Society felt that the erection of a 5G telecommunications mast at that location would be totally inappropriate, especially being in the Southcott Village conservation area.

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

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 2 November 2022.

**RESOLVED that the minutes of the Planning and Transport Committee**

**meeting held 2 November 2022 be approved as a correct record and were signed accordingly.**

(b) Updates from the previous meeting:

A505 speed change consultation: this date was not known as yet.

Vandyke Road safety concerns: the local authority was following this up with the developer of the new housing at Clipstone Park/Chamberlains Barn, but the exact recommendations arising from the safety audit were not known.

The Committee was advised of correspondence between a Central Bedfordshire ward councillor and Councillor I Dalgarno regarding the trial of a timed crossing at West Street/Bridge Street and it was believed this was able to proceed at a future date.

Officers confirmed they would keep all outstanding transport queries under review with the local authority.

### **353/P PLANNING APPLICATIONS**

The Committee considered planning applications received up until 18 November 2022.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04212 (29 Wing Road), subject to the planning authority being satisfied that there would be no unacceptable overlooking due to the proposed roof height and that a condition be included such that the annexe could only be used as ancillary to the main dwelling.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/03771 (66 Gibson Drive) subject to the planning authority being satisfied that parking standards would be met, given the lack of on-street parking in this location.**

Discussion took place regarding application CB/22/04253/TD (opposite 1 Bunkers Lane, Linslade). The Committee felt that the reduction in height from 18m to 15m and the more slender design of mast did not mitigate the objections raised previously. Although the applicant had stated they felt their resubmission "robustly addressed" previous grounds for objection, the Committee did not agree that no other possible sites could be identified and felt strongly that the historic character of the Southcott Village conservation area should be preserved, along with the views from that approach to the town which dated back to Saxon times. In addition, it was understood that the planning officer had already advised that the proposed measures would not be sufficient to mitigate objections to the proposal.

**RESOLVED to recommend to Central Bedfordshire Council that**

**objection be made to application reference CB/22/04253/TD (opposite 1 Bunkers Lane, Linslade) on the following grounds:**

- **Location within the Southcott Village historic conservation area**
- **Visually intrusive and dominant in the street scene, without any camouflage to mitigate its impact on the rural character of the setting**
- **Contrary to policies HQ1, HE3 and HQ5 of the Central Bedfordshire Local Plan**

Discussion took place regarding application reference CB/22/04278 (Chamberlains Barn Quarry). It was believed that the proposed ground-source heat network would serve the new residents on Chamberlains Barn and that a series of boreholes and pipework would be underground. The Committee had previously questioned whether this would affect any kind of planting/growing regime but this was still unclear.

**RESOLVED to advise Central Bedfordshire Council that the Town Council did not feel qualified to give an opinion on application reference CB/22/04278, but would seek reassurance that the future maintenance of the ground-source heat network would not adversely impact on the access to and enjoyment of the country park.**

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

- |                          |                                      |
|--------------------------|--------------------------------------|
| <b>1. CB/22/04224</b>    | <b>5 DUDLEY STREET</b>               |
| <b>2. CB/22/04259</b>    | <b>97 CHURCHILL ROAD</b>             |
| <b>3. CB/22/03865/MW</b> | <b>STONE LANE QUARRY WOBURN ROAD</b> |
| <b>4. CB/22/04293</b>    | <b>2 PHOENIX CLOSE</b>               |
| <b>5. CB/22/04304</b>    | <b>91 LIDDELL WAY</b>                |
| <b>6. CB/22/04357</b>    | <b>84 WILLOW BANK WALK</b>           |
| <b>7. CB/22/04355</b>    | <b>34 BILLINGTON ROAD</b>            |
| <b>8. CB/22/04377</b>    | <b>9 BROOK STREET</b>                |
| <b>9. CB/22/04393</b>    | <b>6 CHILTERN GARDENS</b>            |
| <b>10. CB/22/04300</b>   | <b>GRUNDFOS PUMPS GROVEBURY ROAD</b> |
| <b>11. CB/22/04434</b>   | <b>52 ALMOND ROAD</b>                |

### **TREES**

- 1. CB/TRE/22/00598 THE GLOBE INN**
- 2. CB/TRE/22/00580 32 REDWOOD GLADE**

### **354/P TRANSPORT MATTERS**

A member of the public and representative of the Bus Users' Group spoke to advise the Committee of the group's activity to date and to thank the Council for its support in getting the initiative off the ground. There were concerns about the lack of a 150 bus service on Sundays and the rerouting of the service away from Milton Keynes Hospital, which was due to issues with the

Milton Keynes bus network.

The anticipated pan-Bedfordshire bus user meeting had not yet taken place but concerns had been raised with the Leader of Central Bedfordshire Council and the Member of Parliament for South-West Bedfordshire. Some positive outcomes had been achieved such as the provision of bus timetables in the Library. The representative was thanked for his report and it was agreed that it was positive to see progress being made.

The Committee noted that there had been some concerns raised by residents on social media recently, in relation to scheduled roadworks. It was clarified that the A505 bypass would only be partially closed, between Grovebury Road and Billington Road. Works scheduled by National Highways would see the A5 closed between Hockliffe and Brickhill overnight during the same period, but Central Bedfordshire Council had now advised them of the A505 closure. It was agreed to publish a brief social media post and direct residents to the online map of agreed roadworks.

The Committee was advised of a proposal from Central Bedfordshire Council to install a bicycle maintenance stand near to the Flypast Memorial on Bridge Street. Whilst there were no objections to the design of the unit, concerns were expressed about any possible impediment to pedestrians as this was a busy route to and from the town centre and schools. It was suggested that this be discussed further and that Buzzcycles be invited to comment on the proposal.

It was noted that an invitation had been circulated from Central Bedfordshire Council to a discussion regarding parking standards for new homes and also that an engagement event was being held at the Library on 26 November regarding the draft Local Cycling and Walking Infrastructure Plan.

### **355/P INFORMATION ITEMS**

There were no information items to report.

The meeting closed at 8.55 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 23 NOVEMBER 2022.

Chair

14 DECEMBER 2022

**PLANNING APPLICATIONS RECEIVED UP TO 9 DECEMBER 2022****All applications are FULL applications unless marked otherwise**

1. **CB/22/04492** **51 HEATH COURT**  
Single storey front and rear extensions, two storey side extension and single storey bay window extension to front.
2. **CB/22/04497** **5 THE MARTINS DRIVE, LINSLADE**  
Two-storey side and single-storey rear extensions
3. **CB/22/04521** **24 MOWBRAY DRIVE, LINSLADE**  
First floor side and single-storey rear extensions.
4. **CB/22/03882** **101A SOUTH STREET**  
Erection of 2.6M high fence and pergola. Retrospective
5. **CB/22/04532** **29 MALVERN DRIVE, LINSLADE**  
Single storey rear extension and partial garage conversion to habitable Space
6. **CB/22/04513** **44 ROSEBERY AVENUE, LINSLADE**  
Single storey side/rear and first floor rear extension
7. **CB/22/04489** **TREETOPS, BOSSINGTON LANE**  
Single storey front extension
8. **CB/22/04510** **104 SOULBURY ROAD, LINSLADE**  
Single storey rear extension

**OUT**

1. **CB/22/04298/OUT** **ASTRAL GREEN, LAND SOUTH OF LEIGHTON ROAD**  
Hybrid planning application comprising: Part A: Full planning permission for an Energy Park development comprising: a wind turbine with access track, a solar array, land for a new connection from existing National Grid electrical infrastructure along with a battery energy storage system, an electric vehicle charging station; and associated infrastructure. Part B: Outline planning permission with all matters reserved except for principal points of access, for a mixed-use scheme including employment land for a 'Smart Park;' land for a Health Hub; up to 243 residential dwellings; a Mobility Hub; parking; new vehicular, cycle and pedestrian accesses; and green infrastructure including publicly accessible woodland, an orchard, community allotments, wildflower meadows, landscaping and open space. EIA development accompanied by an Environmental Statement.

**RM**

**1. CB/21/05691/RM CHAMBERLAINS BARN QUARRY**  
 Reserved Matters: following Outline Application CB/11/01937/OUT Mixed development including up to 950 dwellings; a site for a lower school; a local centre comprising retail and community uses; informal open space and country park, incorporating allotments, orchards, new tree and shrub planting, and play areas; and a new halt for the Narrow Gauge Railway (NGR).) phase 2 for 195 dwellings and associated works including, layout, scale, appearance and landscape.

**2. CB/22/04558/RM COUNTRY PARK, CHAMBERLAINS BARN**  
 Reserved Matters: following Outline Application CB/11/01937/OUT (Mixed development comprising up to 950 dwellings, lower school, local retail and community centre with associated landscaping and new halt for the Narrow Gauge Railway) approval of appearance, landscaping and layout to discharge the relevant obligations in the S106 agreement.

**TREES**

**1. CB/TRE/22/00570 31 TAYLORS RIDE**  
 Works to a trees protected by a Tree Preservation Order SB/64/00001: remove deadwood and prune back branches to side sweet Chestnut Tree T1. Reduce lateral branch by 3m, remove deadwood and prune back branches to rear Sweet Chestnut Tree T2

**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.