



Mark Saccoccio

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Friday, 4 February 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, 16 February 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 8 December 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 11 February 2022 (if applicable).

6. TRANSPORT MATTERS

(a) Traffic Orders for the High Street

To receive and consider a report from Cllr S Owen further to the Central Bedfordshire Council Traffic Management Meeting held 1 February 2022.

(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.

LEIGHTON-LINSLADE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE

WEDNESDAY 8 DECEMBER 2021 AT 1930 HOURS

Present: Councillors J M Freeman – in the Chair
 A Dodwell
 G Perham
 T Morris (substituting for J Silverstone)
 S Owen
 C Palmer
 D Bowater
 A Gray
 P Carberry
 B Spurr (substituting for R Yates)

Also in attendance: M Saccoccio (Town Clerk)
 S Sandiford (Head of Democratic and Central
 Services)
 Cllr V Harvey (joining remotely)

Members of the public: 1 (joining remotely)

258/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors R Yates (substituted by B Spurr) and J Silverstone (substituted by T Morris). Councillor Owen advised he would be leaving after the public session.

259/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.

260/P QUESTIONS FROM THE PUBLIC

A member of the public spoke to express concerns about planning application CB/21/04570 (Bluebell Court). Although the change of use was supported as it was hoped this would reduce current antisocial behaviour near the vacant retail unit, there were two areas of concern. Firstly the sewer cover was prone to lifting after heavy rain, causing flooding including sewerage. Secondly the proposed arrangements for car parking were unclear and it was felt that proposals needed to be fair and in line with the provision for existing residents.

Cllr S Owen spoke on behalf of a resident who had raised a concern regarding the speed of traffic on Soulbury Road, between Rosebery Avenue and Station Road. Although a 20mph zone, traffic speeds often exceeded this and as it was a route to schools and an area with narrow pavements, there were concerns

regarding pedestrian safety. It was asked whether anything could be done such as renewing the 20mph signage.

261/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 17 November 2021.

Minute reference 255/P (Transport Matters): the Committee was advised that an update on the queries raised was awaited from Central Bedfordshire Highways and that it was hoped that a Highways officer would be attending the next meeting on 5 January 2022. In the meantime Committee members had noted that some works had already been undertaken.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 17 November 2021 be approved as a correct record and were signed accordingly.

262/P PLANNING APPLICATIONS

The Committee reviewed applications received up until Friday 3 December 2021.

The Committee discussed application reference CB/21/04570 (Bluebell Court). It was noted that there was a previous 2017 planning consent for the change of use to one two-bedroom dwelling. Concerns were expressed about whether the units proposed were of an adequate size to meet standards and the potential for flood risk particularly if the ground floor was to be lowered. In addition, concerns were expressed about the proposed car parking arrangements as allocating four spaces from phase 2 of the development would reduce available parking for that scheme. This was an issue as the "surplus" car parking had been specifically designed to help alleviate the existing car parking issues in the locality and was in place of affordable housing provision. The Committee also acknowledged the point made by the member of the public about the need for parity of parking arrangements with the existing residents. The Committee agreed that there were no planning grounds for recommending refusal, particularly given the existing consent, but that the planning authority should be satisfied in respect of the points raised.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04570 (Bluebell Court), subject to Central Bedfordshire Council being satisfied regarding the points raised above.

The Committee discussed application reference CB/21/04833 (Corner House, Sandy Lane). It was agreed that the Committee was appalled and disappointed by the applicant's lack of compliance with many of the conditions conferred on the original planning consent.

RESOLVED to advise Central Bedfordshire Council that the Committee felt unable to comment on application reference CB/21/04833 (Corner House, Sandy Lane) due to not being qualified to ascertain which of the original conditions remained pertinent, but to express a view that the Committee was unhappy with retrospective applications generally and that Central

Bedfordshire Council should be fully satisfied that any conditions which were still relevant had been fully met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04934 (16 Heath Park Drive), subject to parking standards being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/05081 (15 Aquila Road), subject to parking standards being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04931 (24 Billington Road), subject to parking standards being met and a condition being added that the annexe be used only as ancillary to the main dwelling.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/05101 (1B Broomhills Road) on the following grounds:

- Overdevelopment of the site
- Inadequate car parking

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/05224 (1B Broomhills Road) on the grounds of overdevelopment of the site. Should the planning authority be minded to approve it, parking standards should be met.

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

- | | |
|-----------------|----------------------------|
| 1. CB/21/04909 | 35 WING ROAD |
| 2. CB/21/04928 | 14 MARDLE ROAD |
| 3. CB/21/04829 | 15 GRASMERE WAY |
| 4. CB/21/04964 | 38 WINDSOR AVENUE |
| 5. CB/21/05019 | 19 DUNNOCK DRIVE |
| 6. CB/21/04977 | 18 HYDRUS DRIVE |
| 7. CB/21/05069 | 30 MENTMORE ROAD, LINSLADE |
| 8. CB/21/05077 | 3 THE WOOD |
| 9. CB/21/04945 | 44 REDWOOD GROVE |
| 10. CB/21/04211 | 36 COOPER DRIVE |
| 11. CB/21/05144 | 4 WESTON AVENUE |
| 12. CB/21/05173 | 104 VANDYKE ROAD |
| 13. CB/21/05105 | 13 TAYLORS RIDE |
| 14. CB/21/05111 | 21 SHENLEY HILL ROAD |
| 15. CB/21/05163 | 190 STANBRIDGE ROAD |
| 16. CB/21/05156 | 2 WOODLAND AVENUE |
| 17. CB/21/04880 | ARDEN HOUSE, WEST STREET |
| 18. CB/21/05258 | 286 GRASMERE WAY |
| 19. CB/21/05036 | 2B MILEBUSH |

263/P TRANSPORT MATTERS

The Committee discussed speeding on Soulbury Road as highlighted earlier in the meeting. The Committee agreed that vehicle speeds did exceed the 20mph limit and that because the pavements were narrow, this was not an area in which Speed Watch patrols could take place.

RESOLVED to advise Central Bedfordshire Council of the issue and to request the refreshing of 20mph signage/road markings.

The Committee noted that the announcement made earlier that evening by the Government was likely to result in a higher number of residents returning to home working over the coming days and weeks.

RESOLVED to contact Central Bedfordshire Council to request that consideration be given to appropriate relaxation of parking restrictions in residential areas, given the Government guidance encouraging home working.

264/P INFORMATION ITEMS

The Committee received correspondence from Central Bedfordshire Council dated 26 November 2021 regarding a planning appeal at 112 Vandyke Road in respect of planning application CB/21/00696/FULL

RESOLVED to note the correspondence.

The meeting closed at 2051 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 8 DECEMBER 2021.

Chair

5 JANUARY 2022

PLANNING APPLICATIONS RECEIVED UP 4 FEBRUARY 2022
All applications are FULL applications unless marked otherwise

- 1. CB/22/00066 7A OLD ROAD, LINSLADE**
Change of Use: Class Ea (A1) to Sui Generis – hot food takeaway with internal fit-out, including mechanical extraction.
- 2. CB/22/00086 5 ALBANY ROAD**
Proposed extension to existing rear dormer window
- 3. CB/22/00096 LAND ADJACENT HEATHLEA SANDY LANE**
Proposed detached dwellinghouse
- 4. CB/22/00099 54 SPRINGFIELD ROAD, LINSLADE**
Single storey rear extension with flat roof and roof lights. First floor roof rear remodelling to flat roof. Loft conversion with rear facing dormer window
- 5. CB/22/00271 13 TAYLORS RIDE**
Erection of a single-storey rear extension to the existing anexe, extend and convert the existing garage to provide habitable accommodation and split the existing bungalow into two detached, self-contained dwellings. (Revised application following CB/21/05105/FULL), alternative scheme to CB/21/05479/FULL
- 6. CB/22/00111 125 MARLEY FIELDS**
Single storey rear extension
- 7. CB/22/00173 LAND EAST AND CORNER OF STOKE ROAD AND OLD LINSLADE ROAD**
Change of Use: Continued use of the field for weekly car boot sales from 1st April until 30th September 2022
- 8. CB/22/00259 27 ASHBURNHAM CRESCENT, LINSLADE**
Single storey front and two storey side extension
- 9. CB/22/00350 24 BILLINGTON ROAD**
Demolition of existing outbuilding and erection of a detached annexe, ancillary to main dwelling
- 10. CB/22/00281 17 WING ROAD**
Conversion and extension of existing building to form 4 new flats, including partial demolition, and construction of three new dwellings together with associated works including car parking, bicycle storage, bin storage and hard landscaping.

TREES

1. **CB/TCA/22/00019** **2 VICARAGE GARDENS, LINSLADE**
Works to trees in a Conservation Area: reduce lower limbs by approx 1/3 in length (to remove overhang to neighbouring property). Reduction to be carried out around all lower limbs and graduated to top to restore "conical" crown outline to Spruce Tree (T1)
2. **CB/TRE/22/00035** **49 STOKE ROAD, LINSLADE**
Works to trees protected by Tree Preservation Order CB/17/00003: shape to improve appearance of Holly Tree T1. Reduce crown and canopies by 30% to Copper Beech Tree T2 and Flowering Cherry Tree T3
3. **CB/TCA/22/00034** **49 GROVE ROAD**
Works to trees within a Conservation Area: (T1) Cherry reduce height by approx 3m and reduce sides approx 25% (T2) Apple reduce height to approx 3- 3.5m and reduce sides by approx 25% and thin crown
4. **CB/TRE/22/00051** **HILLVIEW BUNKERS LANE, LINSLADE**
Works to trees protected by a Tree Preservation Order SB/83/00013: 15% crown reduction and removal of crossing/dead branches to Sycamore Tree T15. 15%- 20% crown reduction to alleviate encroachment over the property and thin excessive growth and crossing/damaged branches and balance the remainder of the crown to Field Maple Tree T17
5. **CB/TCA/22/00040** **LEIGHTON MIDDLE SCHOOL**
Works to trees within a Conservation Area: Prune to give 1.5m clearance to adjacent buildings to Norway Maple (T1), Sycamore (T5), and two Yews (G3). Prune to give 1m clearance to adjacent buildings two Strawberry Trees (G1) and Norway Maple (T6). Fell Horse Chestnut (T2) and Juniper (T7). Remove North tagged stem growing towards building to Norway Maple (T3). Prune back 1m from path to With Hazel (T8). Re-pollard to previous points to Lime (T4). Remove low branches overhanging walkways to three Norway Maples (G2).
6. **CB/TRE/21/00391** **90 CAMBERTON ROAD, LINSLADE**
Works to a tree protected by a tree preservation order: (SB/TPO/93/00003/T104) Fell Wild Cherry tree
7. **CB/TRE/22/00029** **97 COTEFIELD DRIVE**
Works to a tree protected by a Tree Preservation Order (3/1963): Significant pruning to lime tree (T31) in rear garden.
8. **CB/TRE/22/00057** **2 TAYLORS RIDE**
Works to trees protected by Tree Preservation Order SB/81/00003/T27: prune crown and balance Sweet Chestnut Tree T1

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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