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Friday, 11 November 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, 23 November 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 2 November (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 18 November 2022 (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.

LEIGHTON-LINSLADE TOWN COUNCIL

MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 2 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

Also in attendance: M Saccoccio, Town Clerk
 S Sandiford, Deputy Town Clerk

Members of the public: 1
Members of the press 0

342/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor J Silverstone.

343/P DECLARATIONS OF INTEREST

Councillor C Palmer advised he had discussed one planning application prior to the meeting but not expressed any opinion.

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.

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

A member of the public spoke in objection to application reference CB/22/03930 (13 Wing Road, Linslade) and circulated several photographs. This revised, retrospective application failed to address the issues of the previous application and could result in smoke, noise and light pollution, as well as car parking issues in a congested area.

The member of the public also spoke to raise concerns regarding poor road surfacing at the junction of Derwent Road, Leighton Road and Soulbury Road as well as surface water flooding on Soulbury Road.

The member of the public was thanked for attending the meeting.

345/P MINUTES OF PREVIOUS MEETING

- (a) The Committee received the minutes of the Planning and Transport Committee meeting held on 12 October 2022.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 12 October 2022 be approved as a correct record and were signed accordingly.

- (b) Updates from the previous meeting:

Minute reference 340/P: councillors reiterated their concerns regarding safety on Vandyke Road – not just the new road layout near the schools but the entire stretch of road. It was understood that residents had formed a group to petition for road calming/safety measures. The Committee repeated its wish to better understand the recommendations arising from the safety audit commissioned by Central Bedfordshire Council.

346/P PLANNING APPLICATIONS

The Committee considered planning applications received up until 28 October 2022.

The Committee reviewed application CB/22/03930 (13 Wing Road) and agreed that its original objections as resolved on 31 August 2022 remained valid.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/03930 (13 Wing Road) on the following grounds:

- **The proposal by virtue of its incongruous design, bulk and use of materials would represent an unacceptable form of development which is clearly visible from the public highway thereabouts.**
- **The application fails to provide adequate fire safety egress on the grounds that emergency egress leads directly into an electricity sub-station.**
- **As a shisha bar, the proposal is incapable of meeting safe natural ventilation standards and even if it were capable of doing so, this would lead to unacceptable noise and disturbance given the concerns raised by Public Protection by virtue of its juxtaposition to neighbouring residential properties.**
- **Given its specialist nature, it is likely that the proposal would result in an increase in vehicles visiting the site which is likely to give rise to an unacceptable increase in parking pressures in an area devoid of sufficient parking provision.**
- **The proposal to reduce the canopy structure would likely**

result in a greater level of noise and light pollution to the detriment of neighbouring properties.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/03913 (65 North Street) on the following grounds:

- Overdevelopment of the site with failure to meet minimum space standards
- Loss of commercial premises
- Lack of car parking provision on a congested busy road

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04006 (35 Atterbury Avenue), subject to the planning authority being satisfied that there would be no unacceptable loss of privacy to neighbouring properties.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04149 (Aldi store, Vimy Road), subject to the planning authority being satisfied that noise levels would not be unacceptable.

RESOLVED to request additional information in respect of application CB/22/04016 (Chamberlains Barn Quarry) prior to making a recommendation on the proposed modification of S106 agreement.

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

- | | | |
|-----|-----------------|--|
| 1. | CB/22/03940 | 45 THE MALTINGS |
| 2. | CB/22/03980 | 26 DERWENT ROAD |
| 3. | CB/22/03948 | DYNAMIC METALS, EDEN WAY |
| 4. | CB/22/04066 | 4 BROWNSLEA |
| 5. | CB/22/04079 | ROSSALL, 200 HEATH ROAD |
| 6. | CB/22/04078 | THE LAWNS, 271 HEATH ROAD |
| 7. | CB/22/04126 | 24 DUDLEY STREET |
| 8. | CB/22/04136 | 34 MOWBRAY DRIVE, LINSLADE |
| 9. | CB/22/04158 | 71 WATERDELL |
| 10. | CB/22/03828/ADV | LAND AT HARMILL IND ESTATE, ADJACENT GROVEBURY ROAD |

TREES

- | | | |
|----|-----------------|----------------------------|
| 1. | CB/TRE/22/00575 | 37 MOWBRAY DRIVE, LINSLADE |
|----|-----------------|----------------------------|

347/P TRANSPORT MATTERS

The matter raised by the member of the public regarding the roundabout at the junction of Derwent Road, Leighton Road and Soulbury Road was discussed. The surface had been relaid earlier in the year but appeared to be

collapsing with little to no visible grip. It was agreed to raise this matter with the highways authority and to query whether there was any warranty on works undertaken by contractors.

Surface water flooding on Soulbury Road following resurfacing works was discussed. It was noted there had also been surface water flooding on Wing Road and on Heath Road by Chamberlains Gardens and opposite Adams Bottom park. A query was raised regarding gully clearance and how often this was undertaken.

It was reported that the closure of the top of South Street and Hockliffe Street was causing problems, in particular with the diversion of cars down George Street. Both George Street and Regent Street were unsuited to two-way traffic. It was agreed to raise this with the highways authority.

It was queried whether there were any updates in respect of the proposed timed crossing trial on West Street/Bridge Street, the A505 safety review or the possible installation of a speed indicator device on Derwent Road. There were no updates to report.

The Committee received the notes of the bus user group meetings held on 13 September 2022 and on 1 November 2022.

348/P INFORMATION ITEMS

There were no information items to report.

The meeting closed at 8.45 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 2 NOVEMBER 2022.

Chair

23 NOVEMBER 2022

PLANNING APPLICATIONS RECEIVED UP TO 18 NOVEMBER 2022

All applications are FULL applications unless marked otherwise

1. **CB/22/04224** **5 DUDLEY STREET**
Re-building of existing side walls due poor conditions, and ground and first-floor side extension to the existing dwelling. Retrospective application
2. **CB/22/04212** **29 WING ROAD**
Demolition of existing garage & erection of annexe ancillary to main Dwelling
3. **CB/22/03771** **66 GIBSON DRIVE**
Single storey rear extension, conversion of garage to form kitchen/study and internal alterations
4. **CB/22/04259** **97 CHURCHILL ROAD**
Remove existing rear extension and construct a new single storey rear Extension
5. **CB/22/04293** **2 PHOENIX CLOSE**
Ground floor rear extension
- 6 **CB/22/04304** **91 LIDDELL WAY**
Proposed extension to garage with vaulted roof
7. **CB/22/04357** **84 WILLOW BANK WALK**
Single storey side and rear extension

SECM

1. **CB/22/04278/SECM** **CHAMBERLAINS BARN QUARRY**
Modification of Section 106 Agreement attached to planning permission CB/11/01937/OUT and CB/11/01940/FULL changes in relation to the installation, ownership, operation and use of a ground-source heat network under the Shenley Hill Country Park at Chamberlains Barn.

TD

1. **CB/22/04253/TD** **OPPOSITE 1 ORCHARD DRIVE BUNKERS LANE**
Prior Notification of Telecommunications Development: Proposed 15.0m Slimline Phase 9 Monopole and associated ancillary works

MW

- 1. CB/22/03865/MW STONE LANE QUARRY WOBURN ROAD**
to permit cleaning servicing and repair of the site's wheel shaker, wheel wash, wheel bath and associated drainage system on twelve Saturdays per year between 8am and 2pm – Variation of Condition 3 of Planning Permission ref. CB/16/00663/MW to extend the approved time period for waste operations to take place.

TREES

- 1. CB/TRE/22/00598 THE GLOBE INN**
Works to a trees protected by a Tree Preservation Order SB/96/00014/G1: to complete a full pollard of the Willow Tree T7 to aid both the health and new growth and remove the two lower stems so that they are not liable to rest on the roof causing any structural damage. Re-pollard Willow Tree T6 to aid the health of the tree and new growth.
- 2. CB/TRE/22/00580 32 REDWOOD GLADE**
Works to trees protected by Tree Preservation Order SB/53/00001: selective limb reduction to front Sweet Chestnut Tree T1 cut back protruding limbs from canopy

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.