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Mark Saccoccio

Town Clerk

01525 631920

info@leightonlinslade-tc.gov.uk

www.leightonlinslade-tc.gov.uk

Friday, 13 January 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, 25 January 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) 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 4 January 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 5 - 6)

To consider Planning Applications received (**attached**). An updated list will be issued on Friday 20 January 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.

LEIGHTON-LINSLADE TOWN COUNCIL

MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 4 JANUARY 2023 AT 7.30 PM

Present: Councillors J Silverstone
 C Palmer
 D Bowater
 G Perham
 M Freeman (Chair)
 S Owen
 P Carberry
 A Gray
 B Spurr (substituting for A Dodwell)

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

Members of the public: 1

363/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor A Dodwell (substituted by Councillor B Spurr).

364/P DECLARATIONS OF INTEREST

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

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

There were no questions from members of the public.

366/P MINUTES OF PREVIOUS MEETING

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 14 December 2022.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 14 December 2022 be approved as a correct record, subject to the amendment above, and were signed accordingly.

(b) Updates from the previous meeting: none.

367/P PLANNING APPLICATIONS

The Committee considered planning applications received up until 30 December 2022.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04724 (95 Golden Riddy), subject to CBC being satisfied that parking standards would be met.

The Committee discussed application reference CB/21/01851 and felt that many of its original objections from May 2021 remained valid.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/01851 (3 Market Court, Hockliffe Street) on the following grounds:

- That the proposal represented overdevelopment of the site.
- That noise, drainage, access, fire safety and arrangements for waste collection remained a concern.
- That lack of vehicular access to the site would have a detrimental impact, given that both North Street and Hockliffe Street had limited space for traffic movement and were already subject to loading/unloading for surrounding businesses.
- Lack of privacy for occupants.
- Lack of light for occupants.
- Lack of car parking given the inevitable car ownership and loss of existing four spaces.
- That the town council would endorse the concerns raised by the conservation officer in his response

The Committee discussed application reference CB/22/04872 and felt that many of its original objections from March 2022 remained valid.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/04872 (land north of Vandyke Road) on the following grounds:

- That the Town Council had previously resolved that a green corridor should be maintained along the length of the Narrow Gauge Railway to protect the town's main tourist attraction and also to protect residents from the impact of the line (loss of privacy, noise, soot and smoke).
- Whilst recognising the amendments made to the original application, the Council remained concerned that this was beyond the scope of the 2011 consented application for the Chamberlains Barn site and was not designated for housing in the Local Plan.
- That the proposal would extend the built development closer to Vandyke Road than on neighbouring parcels of land and would set

an adverse precedent.

- That the proposal was contrary to the previously agreed requirement for a landscaped gateway into the Chamberlains Barn development from Vandyke Road.
- That parking proposals for the development did not meet recommended Central Bedfordshire parking standards with 8 spaces provided on the road.
- That the additional housing would present additional pressures on drainage on the site.

Should CBC be minded to approve the application, the town council would request consideration be given to appropriate S106 developer contributions towards cycling infrastructure, public transport and community-wide facilities such as health and the town centre.

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

- | | |
|----------------|-------------------------------|
| 1. CB/22/04651 | Collec Depot, Billington Road |
| 2. CB/22/04711 | 10 Miles Avenue |
| 3. CB/22/04587 | 9 Commerce Way |
| 4. CB/22/04761 | 36 Golden Riddy, Linslade |

REG

- | | |
|---------------------------|-----------------------------------|
| 1. CB/22/04803/REG
Way | Beaudesert Lower School, Appenine |
|---------------------------|-----------------------------------|

368/P TRANSPORT MATTERS

The issue of speeding on Derwent Road in the vicinity of Greenleas Lower School was raised, to be followed up with the highways authority.

The speed limit of 30mph on Sandhills was raised as a concern as it should be 20mph in a residential area, but this was felt to be due to non adoption of the roads by the highways authority.

Potholes across the town were a huge issue and how to report these to the highways authority should be promoted.

Parking on the stretch of Hockliffe Street between the Hockliffe Street/Leston Road roundabout and the Hockliffe Street/Beaudesert mini roundabout was raised as an ongoing concern which caused severe obstruction to traffic movements. A request would be made for parking enforcement.

Failed belisha beacons on several pedestrian crossings were noted and would be flagged up to the highways authority.

369/P INFORMATION ITEMS

There were no information items to report

The meeting closed at 8.16 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 4 JANUARY 2023.

Chair

25 JANUARY 2023

PLANNING APPLICATIONS RECEIVED UP TO 20 JANUARY 2023

- 1. CB/22/04726 120 HOCKLIFFE ROAD**
Single storey front extension.
- 2. CB/22/04629/ THE COACH HOUSE, SOUTHCOTT
CB/22/04630/LB**
Removal of existing extension and construction of new oak framed orangery kitchen and dining room.
- 3. CB/23/00038 1 HIMLEY GREEN**
Single storey front/side extension and insertion of roof lights.

RM

- 1. CB/22/04527/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).) approval of play area.

TREES

- 1. CB/TRE/22/00667 SQUIRRELS LEAP, TAYLORS RIDE**
Works to trees protected by Tree Preservation Order SB/81/00003: remove single limb to Pine Tree hanging over the conservatory and reduce overhang of remaining back by 2m

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.

