



**Mark Saccoccio**

Town Clerk

01525 631920

info@leightonlinslade-tc.gov.uk

www.leightonlinslade-tc.gov.uk

---

Friday, 15 January 2021

To: Members of the Planning & Transport Committee (Councillors M Freeman, A Dodwell, D Bowater, K Cursons, F Kharawala, G Perham, D Scott, J Silverstone and S Owen)

(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, 27 January 2021** commencing at **7.30 pm** in the This will be a remote meeting held via Microsoft Teams in accordance with The Local Authorities and Crime Panels (Coronavirus)(Flexibility of Meetings)(England and Wales) Regulations 2020.

**THIS MEETING MAY  
BE RECORDED \***

<https://tinyurl.com/ya2c5u3q> or by telephone: +44 20 3795 5672 (Conf.ID: 505 596 561#)

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

---

This will be a remote meeting held via Microsoft Teams in accordance with The Local Authorities and Crime Panels (Coronavirus)(Flexibility of Meetings)(England and Wales) Regulations 2020

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(f) and 3(g).

**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 6 January 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 - 6)**

To consider Planning Applications received (**attached**). An updated list will be issued on 22 January 2020 (if applicable).

**6. TRANSPORT MATTERS**

(a) To consider a response to the London Luton Airport consultation on changes to the arrivals airspace. Information can be found here: [https://consultations.airspacechange.co.uk/london-luton-airport/ad6\\_luton\\_arrivals/](https://consultations.airspacechange.co.uk/london-luton-airport/ad6_luton_arrivals/)

(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

### MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 6 JANUARY 2021 AT 7.30 PM

Present: Councillors            M Freeman (Chair)  
    A Dodwell (Vice-Chair)  
    D Bowater  
    F Kharawala  
    G Perham  
    D Scott  
    C Palmer  
    T Morris

Also in attendance:            M Saccoccio, Town Clerk  
    S Sandiford, Head of Democratic and Central  
    Services  
    I Haynes, Head of Grounds and Environmental  
    Services

Members of the public:        2  
Members of the press            0

#### 154/P    **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor J Silverstone (substituted by Councillor T Morris), Councillor K Cursons (substituted by Councillor C Palmer) and Councillor S Owen.

#### 155/P    **DECLARATIONS OF INTEREST**

Members were asked to declare any interests, including the nature of those interests, which they had in any of the items under consideration at this meeting.

No declarations were made although Councillors Dodwell and Bowater noted that they had been approached by two residents regarding planning application CB/20/04647 (land to the rear of 19 Dudley Street).

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

Two members of the public spoke in opposition to application reference CB/20/04647 (land to the rear of 19 Dudley Street). The immediate vicinity was already subject to significant car parking issues including parking by those working in or visiting the town centre. The highways officer had recognised the local issue in their report. It was suggested that objection be made to the application unless some form of mitigation was put in place to

protect residents from further parking issues.

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

The Committee received the minutes of the Planning and Transport Committee meeting held on 9 December 2020.

**RESOLVED** that the minutes of the Planning and Transport Committee meeting held 9 December 2020 be approved as a correct record and would be signed at a later date, when safe to do so.

#### 158/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up until 31 December 2020,

**RESOLVED** to recommend to Central Bedfordshire Council that objection be made to application reference CB/20/04647 (land rear of 19 Dudley Street) on the following grounds:

- i) Taken with limited on-street parking provision within Hartwell Crescent, Hartwell Grove, Albany Road and Dudley Street, the potential net loss of parking spaces through the demolition of the existing garage block would add to an already chronic on-street parking situation to the detriment of existing residents within adjoining roads.
- ii) Given the narrow width and circuitous design of the proposed access road, service and delivery vehicles would be forced to carry out a considerable number of manoeuvres in order to exit the site in forward gear to the highway detriment of other vehicles and pedestrians alike.
- iii) The proposed siting of the amenity area adjoining the proposed access road represents a highway safety danger given the likelihood that it will be used by children from the proposed development and neighbouring flats for informal play including ball games.
- iv) The proposal would set a precedent which is likely to result in the further loss of adjoining gardens to further development.

Whilst not considered an objection, the Town Council maintains that the proposal would by virtue of its size and siting result in an unacceptable level of overlooking and loss of privacy to the adjoining residential properties within this part of Dudley Street.

**RESOLVED** to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/04628 (17B Market Square), subject to the proposed conversion meeting current parking standards. In addition, the Town Council raises no objection subject to the residential amenity of future occupiers not being compromised

given its town centre location adjoining uses considered appropriate hereabouts.

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

- |                |                         |
|----------------|-------------------------|
| 1. CB/20/04451 | 15 THE HEATH            |
| 2. CB/20/04400 | 89 STANBRIDGE ROAD      |
| 3. CB/20/04399 | 33 POPLAR CLOSE         |
| 4. CB/20/04018 | FORTICRETE, BOSS AVENUE |
| 5. CB/20/04574 | 2 HEATH COURT           |
| 6. CB/20/04668 | 3 FIELDFARE             |

**LDCP**

- |                     |                  |
|---------------------|------------------|
| 7. CB/20/04440/LDCP | 45 SOUTH STREET  |
| 8. CB/20/04631/LDCP | 28 CHELSEA GREEN |
| 9. CB/20/04551/LDCP | 23 FORTUNA MEAD  |

**DOC**

- |                     |                        |
|---------------------|------------------------|
| 10. CB/20/04422/DOC | CHAMBERLAINS BARN      |
| 11. CB/20/04636/DOC | REAR 20-22 LAKE STREET |
| 12. CB/20/04707/DOC | LAND REAR 20-22 LAKE   |

**GPDE**

- |                      |                 |
|----------------------|-----------------|
| 13. CB/20/04664/GPDE | 55 TAYLORS RIDE |
|----------------------|-----------------|

**NMA**

- |                     |                       |
|---------------------|-----------------------|
| 14. CB/20/04574/NMA | REAR 11B-29 WING ROAD |
|---------------------|-----------------------|

159/P **PROPOSED CHANGES TO THE GENERAL PERMITTED DEVELOPMENT ORDER**

The Committee received a report regarding proposed changes to the General Permitted Development Order. The proposal was for a new right allowing buildings to change use from Class E to Residential Class C3 without the need for planning permission. Should the proposals come into effect, it would significantly broaden the scope of the existing residential conversion rights as it would not only apply to offices, light industrial, and retail, but also to restaurants, cafes, gyms, medical facilities and creches.

Several committee members expressed their reservations with the proposals and the change of direction away from localised decision making following consultation.

**RESOLVED** to request that Officers respond to the Ministry of Housing, Communities and Local Government consultation exercise on proposed new permitted development rights for the change of use from commercial business and service use to residential, and to provide a copy of the response to the local Member of Parliament for information.

**160/P TRANSPORT MATTERS**

There were no transport matters to report.

**161/P INFORMATION ITEMS**

The Committee noted that there was no provision for Highways Schemes in the draft 2021-22 revenue budget. The Highways Scheme earmarked reserve totalled £64,080 of which £45,500 was allocated and £12,000 had been spent, leaving £6,580 available.

The Committee was advised that £30,000 of the allocated spend dated back to 2013 and in accordance with the statute of limitations, the ability to lodge a claim is no longer possible as this will be deemed out of time (statute barred).

**RECOMMENDED to Council that £30,000 of allocated expenditure from the Highways Schemes earmarked reserve, dating back to commitments made in 2013 and thus subject to the statute of limitations, now be released to become available for future expenditure from that earmarked reserve (9056/920).**

The meeting closed at 8.31 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 6 JANUARY 2021.

Chair

27 JANUARY 2021



**LDCE**

1. **CB/21/00013/LDCE**                      **82 GIBSON DRIVE**  
Lawful Development Certificate Existing: Outbuilding for garden tools & domestic items.

**PADO**

1. **CB/20/03644/PADO**                      **67B NORTH STREET**  
Prior notification of change of use from office to 1 no dwelling house with the provision of adequate natural light

**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”.

**LDCEP** 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.