



LEIGHTON-LINSLADE TOWN COUNCIL

Minutes of the **Planning and Transport Committee**
Meeting held on **Wednesday, May 17, 2023**, at **19:30** in

The White House, Hockliffe Street, Leighton Buzzard LU7 1HD.

Present: Councillors M Carter
D Goss
S Owen
N Trenor
P Carberry (substituting for Cllr Mike Bishop)

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

Members of the public: 1

MINUTES

1 / PT APOLOGIES FOR ABSENCE

Apologies for absence had been received Cllr M Bishop (substituted by Councillor C Carberry) and from Councillor M Freeman.

2 / PT DECLARATIONS OF INTEREST

Three personal interests were declared:

1. Councillor Owen declared that application reference CB/23/01194 (75 Golden Riddy) was in close proximity to his property.
2. Councillor Carberry declared that he was an employee of the Beds Fire and Rescue Service (application reference CB/23/01266).
3. Councillor Carter declared she was a member of the Leighton Buzzard Narrow Gauge Railway which operated in close proximity to the application site for CB/23/04527/RM (Chamberlains Barn Quarry).

3 / PT QUESTIONS FROM THE PUBLIC (3 MINUTES PER PERSON; MAXIMUM 15 MINUTES)

A member of the public wished to speak on planning application CB/23/01000 (Lyncarion, Sandy Lane). The Chair allowed the member of the public to address the committee but made clear that the Planning and Transport Committee had already considered this application at its previous meeting

held on 19 April 2023 and had subsequently submitted comments to Central Bedfordshire Council as the determining authority.

It was recommended that any representations the member of the public wished to make should be directed to Central Bedfordshire Council who decide the application. The member of the public spoke and set out reasons why the application should be considered favourably and made reference to mitigation measures to be undertaken during the build programme. Reference was made to plot size, condition of trees, established built form, traffic flows along the lane. Mitigation to include the use of a banksman to manage traffic movements when deliveries are to be made.

4 / PT MINUTES OF PREVIOUS MEETING

1. The Committee received the minutes of the Planning and Transport Committee meeting held on 19 April 2023.

RESOLVED to receive the minutes of the Planning and Transport Committee meeting held 19 April 2023.

2. There were no information updates on matters arising from the previous meeting.

5 / PT PLANNING APPLICATIONS

The Committee considered planning applications received up until 11 May 2023.

The Committee discussed application reference number CB/23/01170 (13 Ashburnham Crescent). In itself, the Committee agreed that the proposal was modest. However, the Committee observed that given its location at the head of a vehicular turning circle, the highways authority should be satisfied that the proposal would not meaningfully contribute toward potential on-street parking pressures hereabouts.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/01170 (13 Ashburnham Crescent) subject to the highways authority being satisfied that the proposal would not compromise the free flow of traffic around the turning circle upon which this property is located.

The Committee discussed application reference number CB/23/01194 (75 Golden Riddy). Whilst the proposed extension was considered modest and in keeping with the existing dwelling, the potential loss of a parking space in the form of the garage was noted. The rearrangement of parking spaces could represent a highway hazard with vehicles likely to have to reverse onto the highway. Accordingly, the highways authority would have to be satisfied that the proposal would not represent a highway hazard at this location given its siting on a bend where visibility splays were reduced.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/01194 (75 Golden Riddy) subject to the highways authority being satisfied that the proposal would not represent a highways hazard at this particular location.

The Committee discussed application reference number CB/23/01210 (103 Wing Road). The Committee observed that the creation of a Juliette balcony within the roof void had the propensity to result in increased overlooking of adjoining rear gardens. In addition, the Committee observed that the addition of a further bedroom would require at least three off street parking spaces.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/01210 (103 Wing Road) subject to the highways authority being satisfied that the proposal would meet parking standards and that the creation of a Juliette balcony within the roof void not lead to an increase in overlooking of neighbouring rear gardens.

The Committee discussed application reference number CB/23/01288 (16 Windsor Avenue). The Committee observed that proposal would result in the loss of a parking space in the form of the existing garage. Accordingly, the highways authority would need to be satisfied that the site was still capable of meeting parking standards, which required a minimum of three spaces for a detached dwelling.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/01288 (16 Windsor Avenue) subject to the highways authority being satisfied that the proposal would meet parking standards.

The Committee discussed application reference CB/23/01270 (land rear of 72 North Street and 2 Bedford Street) and agreed that its objections previously made on 8 June 2022 and 10 August 2022 remained valid. In addition, concerns were raised regarding the proposed net floor area and size of the communal areas.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/23/01270 (land rear of 72 North Street and 2 Bedford Street) on the following grounds:

- **Overdevelopment of the site and concerns that minimum habitable space requirements may not be met**
- **Lack of provision of affordable housing**
- **Potential risk of surface water flooding**
- **Potential issues with lack of foul water capacity**
- **Concerns regarding proposed access and egress, particularly during the build process**
- **Whilst noting the town centre location, concerns regarding adequacy of car parking due to the surrounding residents parking zone, as well as insufficient cycle parking**

- **Inadequate net floor areas and communal areas.**

Should Central Bedfordshire Council be minded to approve the application, the Town Council would be keen to see S106 funds agreed towards the provision of town centre community facilities as well as community health, policing and cycling requirements. The Town Council would also request a condition ensuring no adverse impact on neighbouring established uses.

The Committee discussed application reference CB/22/04527/RM (CHAMBERLAINS BARN QUARRY) in respect of approval of a new play area.

Whilst the Town Council welcomed the provision of additional play facilities in the parish, it would make the following comments in respect of this application:

The proposed play area is located in a highly inaccessible and inappropriate location. It is physically divorced from the country park and situated hard up against the common boundary shared with established residential properties. In case of an emergency, it is unlikely that a rescue vehicle could attend site as there is no vehicular access or parking at the site. The site is considered too small for an adventure playground and is located within very close proximity (a few minutes' walk) to a long-established play area at Adams Bottom, Heath Road which is owned and managed by the town council. What added play value a site this close to an existing play facility will provide is one for the principal authority to agree and accept.

The proposal should be re-located and included within a more accessible location as part of the wider country park offer.

The following officer observations, as submitted previously, were also agreed to be re-submitted:

- The design proposal does not consider disabled users with no inclusive equipment in the proposed play space. The How We work statement on page three of the design proposal, "We Create a place for everyone", is not represented in this proposal. Please provide a revised proposal, including inclusive equipment.
- The Supporting design proposal EW_CHAMERLAINS BARN_ADVENTURE PLAY_14022020 22.11.22.pdf does not match the EW Chamberlains Barn_Planning Drawings 03.01.23.pdf. Please confirm which is correct.
- Please provide detailed surfacing specifications, especially on how the tigermulch and grassmat safer surfaces will be joined together under the Cantilever Swing.
- There are no proposed paths to access the site. Please provide plans for access, including inclusive access around the proposed play space. All paths should be upgraded to be 1.2m wide with 1.8m wide passing places at junctions and regular intervals to allow for two-way traffic.

- To be considered for potential adoption by LLTC, we will require the play company to be directly registered with API. Please confirm that this is the case.
- To be considered for potential adoption by LLTC, we will require a Post Installation Inspection to be provided. Please confirm that a Post Installation Inspection will be made available.
- The proposed adventure play area doesn't appear to be fenced with play area fencing or have play safety gates included. Please provide details of the proposed site boundary fence.
- Sustainable drainage systems (SuDS) appear near the proposed play space. Please provide details of the distance. Play area fencing will be required if the distance is less than 30m.
- There are no details on the number, size or species of the shade trees mentioned. Please provide information and the specifications on the number, size and proposed species of trees.
- There are no details on the number, size or species of the robust native planting mentioned. Please provide information and the specifications on the number, size and proposed robust native planting.
- The proposed picnic benches do not appear to be inclusive and do not have accessible access. Please provide inclusive picnic benches for wheelchair users.

The Committee discussed application CB/23/01266 (Leighton Buzzard Fire Station). Whilst the principle of fencing and gates was acceptable to the Committee, concerns were raised to the design and choice of materials which it was considered did not positively contribute to the setting of the Leighton Buzzard Conservation Area or indeed the general street scene which included a number of listed buildings.

RESOLVED to object to the proposal by virtue of its design and inappropriate and incongruous use of materials which would do little to positively contribute to the setting of the Leighton Buzzard Conservation Area at this particular location or indeed Lake Street which includes a number of listed buildings.

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

- **CB/23/01166 4 MALVERN DRIVE, LINSLADE**
- **CB/23/01162 84 RUSSELL WAY**
- **CB/23/01124 DOVERY DOWN LOWER SCHOOL**
- **CB/23/01244 9 FALLOWFIELD**
- **CB/23/01284 DOTTLE FARM, OLD LINSLADE**

TREES

- **CB/TCA/23/00152 49 HEATH COURT**

6 / PT TRANSPORT MATTERS

No transport matters were raised.

7 / PT INFORMATION ITEMS

There were no information items.

8 / PT INFORMATION PRESENTATION

As the first Planning and Transport Committee of the new council administration, an officer led presentation was made as part of the Councillor induction programme. This gave a brief overview of the planning process and the material considerations which could be referenced in commenting on planning applications. The presentation was well received and resulted in a number of questions.

The meeting closed at **21:00** hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD ON **Wednesday, May 17, 2023**.

CHAIR _____

DATE: 7 June 2023