



Mark Saccoccio

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10 May 2023.

To: All members of the Planning & Transport Committee

## NOTICE OF MEETING

You are hereby summoned to attend a meeting of **Planning & Transport Committee** to be held on **Wednesday, 17 May 2023** commencing at **7.30 pm** in the Council Chamber, The White House, Hockliffe Street, Leighton Buzzard, LU7 1HD.

**THIS MEETING MAY  
BE RECORDED \***

A handwritten signature in blue ink that reads 'Mark Saccoccio'.

M Saccoccio  
Town Clerk

### REVISED AGENDA (item 8 added)

#### 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 - 6)

(a) To receive and approve as a correct record the minutes of the Planning and Transport Committee meeting held on 19 April 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 7 - 10)

To consider Planning Applications received (**attached**). An updated list will be issued on Friday 12 May 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).

**8. INFORMATION PRESENTATION**

To receive an information presentation on the remit of the committee and the Planning process.

\* 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.

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## LEIGHTON-LINSLADE TOWN COUNCIL

### MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 19 APRIL 2023 AT 7.30 PM

Present: Councillors            C Palmer  
   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:        7  
Members of the press            0

#### **398/P    APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor D Bowater.

#### **399/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.

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

Two Members of the public spoke to express their objections to the two planning applications received in respect of -“Lyncarion”, Sandy Lane CB/23/01000 and CB/23/01038. Concern was raised that the application site had already been cleared of mature trees that was already having a detrimental impact upon the local ecology and wildlife. The proposals would involve remodelling the banks of this historically important drovers/bridleway which falls outside of the planning application site. Given its status, the development would increase traffic movements along a wholly unsuitable section of bridleway which isn't capable of entertaining the anticipated traffic flows and modern vehicles by virtue of their size. The proposed development would create a cramped form of development and would have a huge impact upon the local ecology and wildlife in this particular location.

A member of the public spoke to express their objections to planning application 23/00972 - 13 Wing Road, Linslade. Frustration was expressed that despite the reasonable endeavours of the planning authority, a number of planning related matters remain unresolved. Issues around compliance

with planning conditions remain outstanding and beyond that, the application to vary a condition which would see the introduction of a pitched roof to cover more than the granted permission was considered unacceptable.

A member of the public asked a question about information being circulated in the town regarding a possible planning application for 54 homes on land north of Leighton Road and Soulbury Road, Linslade. It was clarified that the developer was holding a pre-application public exhibition at Linslade Community Hall on Monday, 24 April from 4:30pm – 6:30pm. However, no planning application had as yet been submitted to the planning authority.

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

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 29 March 2023.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 29 March 2023 be approved as a correct record, and were signed accordingly.**

(b) Since the meeting, a number of highway updates had been received which will be passed directly to Cllr Goodchild who had raised them. Of wider interest was the commitment that the Stoke Road/Old Road box junction would be repainted in due course.

#### **402/P PLANNING APPLICATIONS**

The Committee considered planning applications received up until 14 April 2023.

The Committee discussed application reference numbers CB/23/01000 and 23/01038 (Lyncarion, Sandy Lane) and agreement was expressed with many of the points made by residents both present at the meeting as well as those who had submitted representations in writing. Committee members unanimously agreed that objection be recommended to both applications.

**RESOLVED to recommend to Central Bedfordshire Council objection to application reference CB/23/01000 (LYNCARION) on the following grounds:**

- (i) That the site location plan includes land extending onto land on the Sandy Lane bridleway which is not within the curtilage of the property, the ownership of which needs clarification.**
- (ii) Safety concerns regarding potential significant increase in vehicle movements onto a bridleway used by up to 200 people per day (source: Friends of Knolls Wood study in 2022) including pupils of local schools, dog walkers and horse riders, given the limited visibility for access/egress. This issue is potentially increased by the current footway widening scheme on Heath Road to promote active travel.**

- (iii) Overdevelopment of the front of the site which removes front and side garden**
- (iv) That establishing parking right up to the road line would be out of keeping with neighbouring properties and the rural nature of the site**
- (v) That the site is known to suffer from periodic surface water flooding due to its situation.**

**RESOLVED to recommend to Central Bedfordshire Council objection to application reference CB/23/01038 (LYNCARION) on the following grounds:**

- (vi) That the proposed new dwelling represents an overdevelopment of the site and an unacceptable increase in the built form, with the proposed dwelling size and height being overbearing and out of keeping with the rural character of the location and the size of neighbouring properties in the immediate vicinity.**
- (vii) That the development may have an adverse impact on the ecology of the site given its rural location in an area populated by wildlife including birds, bats, snakes, deer, foxes, toads, frogs and possibly badgers.**
- (viii) That further development on the site could lead to increased incidences of surface water flooding.**
- (ix) Safety concerns regarding potential significant increase in vehicle movements onto a bridleway used by up to 200 people per day (source: Friends of Knoll's Wood study in 2022) including pupils of local schools, dog walkers and horse riders, given the limited visibility for access/egress. This issue is potentially exacerbated by the current footway widening scheme on Heath Road to promote active travel.**
- (x) Detrimental impact to the reasonable enjoyment of users of the bridleway.**

**In respect of both applications, the Town Council would support the replanting of any removed trees and would strongly support the preservation of ancient green lanes within the parish of Leighton-Linslade.**

The Committee discussed the application for LAND SOUTH OF HOCKLIFFE ROAD (CB/23/00817), noting that this was outside the parish boundary but containing facilities used by many town residents. Despite the reduction in the number of dwellings from 44 to 41 and the reduction in number of bedrooms from 106 to 88, the Committee agreed its original objections from April 2022 remained valid and noted the strong public support for the businesses currently operating on the site.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/23/00817 (land south of Hockliffe Road) on the following grounds:**

- i) **The proposal would result in the loss of a valuable community asset thereby forcing those who rely on it to travel greater distances contrary to sustainability principles.**
- ii) **Whilst not designated in policy terms, the plan making authority should make reasonable endeavours to resist the loss of an employment generating use.**
- iii) **The proposal would result in the loss of established mature boundary trees to the detriment of the local environment, with possible ecological implications for wildlife including badgers.**
- iv) **Concerns regarding possible asbestos on the site requiring further investigation.**
- v) **Concerns regarding access and egress onto Hockliffe Road for both vehicles and other road users, as a very busy arterial route into and out of the town, particularly given the significant housing development in the immediate vicinity of the site.**

**Should the determining authority be minded to grant permission, the Town Council seeks assurance that the established businesses located nearby by virtue of their operation would not be compromised through the introduction of residential development to the site.**

**Should the principal authority be minded to grant permission, the Town Council would seek assurance that necessary obligations by way of a S106 Agreement be secured to include contributions toward health, policing, education, leisure, affordable housing, open space and sustainable transport. In particular commuted sums be secured for improvements to the Danes Way and Meadow Way Play areas as well as a meaningful contribution toward the Meadow Way Community Centre.**

The Committee discussed application reference CB/23/00883 (31 VERITAS GROVE) and agreed to maintain objections as submitted previously.

**RESOLVED to recommend to Central Bedfordshire Council that its previous objection be maintained to application reference CB/23/00883 (31 Veritas Grove) on the following grounds:**

- **That the proposal represented overdevelopment of the plot and that despite the addition of a window, the proposed brick link would be out of keeping with the visual amenity of the street scene.**
- **That Central Bedfordshire Council would need to be satisfied regarding fire safety arrangements and parking standards.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/01076 (49 ROTHSCHILD ROAD, LINSLADE), subject to parking standards being met.**

The Committee discussed the application for 13 WING ROAD, LINSLADE (CB/23/00972/VOC) and the information provided by the member of the

public.

**RESOLVED to recommend to Central Bedfordshire Council in respect of planning application reference CB/23/00972/VOC (13 Wing Road):**

- That no objection be made to the proposed variation of condition 2
- That objection be made to the proposed variation of condition 5 regarding changes to the canopy structure and that the town council would encourage continued enforcement to ensure compliance with the original conditions yet to be discharged.

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

- |   |                             |
|---|-----------------------------|
| 1. CB/23/00858                                      | 5 BROOK STREET              |
| 2. CB/23/00966                                      | 35 WATERLOO ROAD, LINSLADE  |
| 3. CB/23/00863                                      | SILVERWOOD, 192 HEATH ROAD  |
| 4. CB/23/00995                                      | 10 MILES AVENUE             |
| 5. CB/23/01010                                      | 133 CAMBERTON ROAD,         |
| 6. CB/23/01015                                      | 52 FINCH CRESCENT, LINSLADE |
| 7. CB/23/00857/CB/23/00855/ADVMORRISONS SUPERMARKET |                             |

**TREES**

- |                    |                              |
|--------------------|------------------------------|
| 1. CB/TCA/23/00140 | 29 GROVE ROAD                |
| 2. CB/TCA/23/00141 | 133 CAMBERTON ROAD           |
| 3. CB/TRE/23/00155 | TIMBER LODGE PLANTATION ROAD |

**403/P TRANSPORT MATTERS**

A verbal update was given in respect of possible Highways improvements in the new financial year but it was noted the annual plan was not yet finalised. It was noted that line markings were due to be refreshed.

Potholes remained a problem locally and nationally. Three teams were working daily on priority 1 routes and would then move on to side streets and smaller roads. Areas requiring larger patching repairs were under review.

Thanks were expressed to CBC Highways colleagues for the update.

**404/P INFORMATION ITEMS**

There were no information items.

The Chair closed the last committee meeting of the 2019-2023 administration

by thanking colleagues and officers for their input. Thanks were also expressed to the Chairman.

The meeting closed at 8.50 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 19 APRIL 2023.

Chair

24 APRIL 2023



## PLANNING APPLICATIONS RECEIVED UP TO 12 MAY 2023

- 1. CB/23/01166** **4 MALVERN DRIVE, LINSLADE**  
Erection of a single storey rear extension and part garage conversion
- 2. CB/23/01170** **13 ASHBURNHAM CRESCENT, LINSLADE**  
Erection of a single storey side extension and front infill extension
- 3. CB/23/01162** **84 RUSSELL WAY**  
Single storey front extension with roof lights on front elevation and the addition of roof lights to existing rear extension
- 4. CB/23/01124** **DOVERY DOWN LOWER SCHOOL**  
Retention of one double classroom modular unit for 5 years temporary Use
- 5. CB/23/01194** **75 GOLDEN RIDDY, LINSLADE**  
Single storey side and rear extensions with internal alterations
- 6. CB/23/01244** **9 FALLOWFIELD**  
Removal of existing conservatory and erection of new lean-to rear single storey extension with rooflights
- 7. CB/23/01210** **103 WING ROAD, LINSLADE**  
Flat roof dormer loft conversion including Juliette balcony, dormer & roof windows
- 8. CB/23/01284** **DOTTLE FARM, OLD LINSLADE**  
Retrospective application for creation of an earth bund
- 9. CB/23/01288** **16 WINDSOR AVENUE**  
Conversion of garage to habitable space, and internal alterations.
- 10. CB/23/01266** **LEIGHTON BUZZARD FIRE STATION**  
Installation of automatic palisade gates and fence.
- 11. CB/23/01270** **LAND AT REAR OF 72 NORTH STREET AND 2 BEDFORD STREET**  
Conversion of the former Public House to 6 no. 1 bedroom flats, conversion of the offices at 2 Bedford Street to 2 no. 2 bedroom flats and construction of a new independent block of 5 no. 1 bedroom flats and 5 no. 2 bedroom flats fronting Lammas Walk all with associated car parking, paths and fences and relocated vehicular access. Demolition of workshop at 2 Bedford Street.

**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/TCA/23/00152**                      **49 HEATH COURT**  
Works to trees within a Conservation Area: T1 - Sycamore - Crown reduction to height of approx 18 metres and prune lower branches, and T2 & T3 - Holly trees - Crown thinning by 30% and crown reduction to height of approx 15 metres

**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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