

**LEIGHTON-LINSLADE TOWN COUNCIL**  
**MINUTES OF PLANNING & TRANSPORT COMMITTEE**  
**WEDNESDAY, 22 JULY 2020 AT 7.30 PM**

Present: Councillors            M Freeman (Chair)  
   A Dodwell  
   D Bowater  
   A Gray  
   F Kharawala  
   G Perham  
   D Scott  
   J Silverstone  
   C Palmer

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:        0  
Members of the press            0

**103/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received and were accepted from Councillor K Cursons (substituted by Councillor C Palmer).

**104/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.

Councillor Bowater declared an interest as a substitute member of the Central Bedfordshire Development Management Committee and would abstain from voting on planning applications for discussion.

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

There were no questions from members of the public.

**106/P    MINUTES OF PREVIOUS MEETING**

The Committee received the minutes of the Planning and Transport Committee meeting held on 6 July 2020.

**RESOLVED** that the minutes of the Planning and Transport Committee meeting held 6 July 2020 be approved as a correct record and would be signed at a later date, when safe to do so.

#### 107/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up until 17 July 2020.

Discussion took place regarding application reference CB/20/02194/FULL and it was unanimously agreed to recommend objection to the application.

**RESOLVED** to recommend to Central Bedfordshire Council that objection be made to application reference CB/20/02194/FULL (Market Court, Hockliffe Street) on the following grounds:

- That the proposal represented overdevelopment of the site.
- that no noise or odour assessment had been undertaken.
- that there appeared to be no provision for social housing.
- that lack of vehicular access to the site would have a detrimental effect, 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.

Questions were also asked about whether the proposed development would integrate harmoniously into the conservation area.

**RESOLVED** that given the volume of traffic movements and traffic speeds along this part of Hockliffe Road, that the Highways Authority be satisfied that the proposed junction configuration (Condition 7 of Application CB/20/02232/DOC) has adequate visibility splays in order to meet current highway safety standards.

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

- |                     |   |
|---------------------|---|
| 1. CB/20/02256/LDCP | 92 HEATH ROAD   |
| 2. CB/20/02263/DOC  | VANDYKE UPPER SCHOOL  |
| 3. CB/20/02264/DOC  | GILBERT INGLEFIELD ACADEMY  |
| 4. CB/20/02273/FULL | 1 LINNET WAY  |
| 5. CB/20/02175/ADV  | LAND TO THE EAST OF AND<br>ADJACENT TO THE MINISTRY OF<br>TRANSPORT TESTING STATION |
| 6. CB/20/02353      | 64 DERWENT ROAD   |
| 7. CB/20/02250/NMA  | VANDYKE UPPER SCHOOL  |
| 8. CB/20/02165      | 25 NORTH STREET   |
| 9. CB/20/02166/LB   | 25 NORTH STREET   |

**RESOLVED to note application reference CB/20/02237/DOC (APEX PARK, formerly part of Clipstone Pk) which was outside of the parish boundary**

108/P **TRANSPORT MATTERS**

There were no matters to report.

109/P **INFORMATION ITEMS**

The Committee received a copy of the letter sent by Councillor C Palmer to Central Bedfordshire Council in respect of the draft Local Plan and the parcel of land identified as HAS33 – Land north of Soulbury Road. Previous applications for development on this site had been objected to by the Town Council for numerous reasons including its designation as Green Belt land and for ecological and biodiversity reasons, given its close proximity to Linslade Wood.

**RESOLVED to request the Town Clerk make a further representation to Central Bedfordshire Council in support of Cllr Palmer's letter regarding land identified as HAS33 in the draft Local Plan.**

The meeting closed at 8.15 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 22 JULY 2020.

Chair

19 AUGUST 2020