

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 9 SEPTEMBER 2020 AT 7.30 PM

Present: Councillors M Freeman (Chair)
 A Dodwell
 D Bowater
 K Cursons
 G Perham
 D Scott
 J Silverstone

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

Members of the public: 0
Members of the press 0

117/P APOLOGIES FOR ABSENCE

Apologies for absence had been received and were accepted from Councillor F Kharawala.

118/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.

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

There were no questions from members of the public.

120/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 19 August 2020.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 19 August 2020 be approved as a correct record and would be signed at a later date, when safe to do so.

121/P **PLANNING APPLICATIONS**

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/02858/LDCP (16 Bossard Court), subject to Highways being satisfied that parking standards were being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/02740 (18 Melfort Drive), subject to Highways being satisfied that parking standards were being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/02907 (The Boat Shop, Mentmore Road) but the Town Council would request that a condition be added that occupation of the proposed dwelling be associated with the use of the site as a maintenance yard and that permitted development rights be removed.

Discussion took place regarding application reference CB/20/02885 (7 Harcourt Close). The Committee felt that its earlier objections to the previous application remained valid.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/20/02885 (7 Harcourt Close) on the following grounds:

- It was considered that the proposal would represent an alien and incongruous form of development that by virtue of its size and siting would result in an unacceptable level of overlooking, loss of privacy and noise and disturbance to the detriment of the adjoining residential properties.
- The proposal would by virtue of the rural character of this particular location have a detrimental impact upon the wildlife hereabouts through the loss of established habitat in what is considered a traditional and historic rural enclave within this residential area.
- The visibility splay is considered insufficient in order to allow a vehicle to safely manoeuvre on and off the proposed driveway thereby potentially compromising highway safety.
- Should the planning authority be minded to grant planning permission, it has the propensity to set a precedent for the use of other back gardens within the area for equally inappropriate development.

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

- | | |
|---------------------|--------------------------------|
| 1. CB/20/02684 | WEST LEEDON HSE, BILLINGTON RD |
| 2. CB/2002786 | 33 REDWOOD GLADE |
| 3. CB/20/02717/GPDE | 24 ROWLEY FURROWS |
| 4. CB/20/02699 | 13 TAYLORS RIDE |
| 5. CB/20/02747/VOC | 10 DIGBY ROAD |
| 6. CB/20/02799 | 38 NELSON ROAD |
| 7. CB/20/02878/DOC | 99 STOKE ROAD, LINSLADE |
| 8. CB/20/02798/LDCE | 82 GIBSON DRIVE |
| 9. CB/20/02792 | 1-3 VICTORIA ROAD, LINSLADE |
| 10. CB/20/03033 | 68 MILES AVENUE |
| 11. CB/20/03034/ADV | MCDONALDS, BILLINGTON ROAD |
| 12. CB/20/02935 | 57 HIGHFIELD ROAD |
| 13. CB/20/02706 | 18 SHEPHERDS MEAD |

122/P TRANSPORT MATTERS

There were no transport matters to report.

123/P INFORMATION ITEMS

It was noted that the informal session with Central Bedfordshire Council officers regarding Section 106 developer contributions and spending procedures had been informative and needed further consideration.

The Committee agreed that further information on proposed Government changes to planning laws and Section 106 developer contributions should be brought to a future meeting of either this committee or the Policy & Finance Committee.

The Committee was advised that the application to list the Church Square memorial had been successful and this was now grade 2 listed.

The meeting closed at 8.30 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 9 SEPTEMBER 2020.

Chair

30 SEPTEMBER 2020