

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:

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| 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

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

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