

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE
WEDNESDAY, 18 SEPTEMBER 2019 AT 7.30 PM

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

Also in attendance: M Saccoccio, Town Clerk
 S Sandiford, Head of Democratic and Central
 Services

Members of the public: 6
Members of the press 0

40/P APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor K Cursons (substituted by Councillor R Berry).

41/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.

Councillors R Berry and D Bowater declared that due to membership of the Central Bedfordshire Development Management Committee, they would abstain from voting on planning applications under discussion to avoid any future conflict of interest.

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

A resident and member of the public spoke to express disappointment in the recent change in route of the D1 Dash Direct bus service, resulting in it no longer stopping at the Astral Park Sports and Community Centre.

This was understood to have been a commercial decision made by the operator based on low passenger numbers, which was disappointing. The

Committee agreed that the Town Clerk should write to the operator asking whether there was any possibility of a service on event days.

A resident and member of the public spoke to express concerns regarding planning application reference CB/19/02390 (77 Cotefield Drive). The current driveway had space for 4-5 cars but space would be lost due to the proposed development and due to short kerbs between driveways, there was little on-street car parking available. Further concerns included drainage and space for wheelie bins.

Two residents and members of the public spoke in opposition to planning application reference CB/19/02331 (18 Waterloo Road, Linslade). Concerns raised included potential loss of light and loss of privacy for neighbouring properties, overdevelopment of the site resulting in an overbearing visual impact and objections to the proposed design, which was felt to be contrary to Central Bedfordshire design guidelines and out of keeping with the character of the conservation area. The proposed development had caused lots of contention in the local area and it was believed that at least eight objections had been lodged with the planning authority.

Members of the public were thanked for attending the meeting and encouraged to ensure all objections were sent to Central Bedfordshire Council as the determining authority.

43/P **MINUTES OF PREVIOUS MEETING**

The Committee received the minutes of the Planning and Transport Committee meeting held on 21 August 2019.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 21 August 2019 be approved as a correct record and were signed accordingly.

44/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up until 13 September 2019.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/19/02331 (18 Waterloo Road, Linslade), on the following grounds:

- **Overlooking and loss of privacy to neighbouring properties**
- **Loss of light to neighbouring properties**
- **Overdevelopment of the site resulting in an overbearing visual impact**
- **Contravention of Central Bedfordshire Design Guide in terms of design principles, detailing and materials and dormer windows**
- **Detrimental impact on the Linslade Conservation area**
- **Failure to meet Central Bedfordshire car parking standards**

RESOLVED to recommend to Central Bedfordshire Council that

objection be made to application reference CB/19/02390 (77 Cotefield Drive), on the following grounds:

- Failure to meet Central Bedfordshire car parking standards for the two proposed properties
- Concerns regarding rights of easement over the proposed mutual driveway
- Concerns regarding drainage and refuse collection

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/19/02253 (31 Grove Road), subject to it meeting Central Bedfordshire car parking standards.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/19/02465 (53 George Street), subject to it meeting Central Bedfordshire car parking standards.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/19/02461 (4 Beaudesert), subject to it meeting Central Bedfordshire car parking standards.

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

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|-----|-----------------|----------------------------------|
| 1. | CB/19/02256 | 5 BARNABAS ROAD, LINSLADE |
| 2. | CB/19/01412 | 19 THE MALTINGS |
| 3. | CB/19/02292/LB | 57 HIGH STREET (LISTED BUILDING) |
| 4. | CB/19/02317/VOC | OAK BANK SCHOOL, SANDY LANE |
| 5. | CB/19/02285 | 49 HARROW ROAD |
| 6. | CB/19/02277 | 30 CARINA DRIVE |
| 7. | CB/19/02367 | 36 NEW ROAD, LINSLADE |
| 8. | CB/19/02352 | THE RUSHMERE PARK ACADEMY |
| 9. | CB/19/02352 | 119 WING ROAD, LINSLADE |
| 10. | CB/19/02161 | ELM LODGE, 18 STOKE ROAD |
| 11. | CB/19/02468 | 80 RUSSELL WAY |

RESOLVED to note the following works to trees

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|----|-----------------|----------------------------|
| 1. | CB/TRE/19/00316 | 48 WATERLOO ROAD, LINSLADE |
| 2. | CB/TCA/19/00343 | COURTLANDS, MENTMORE ROAD |

45/P **TRANSPORT MATTERS**

The Committee was advised of several updates received from Central Bedfordshire Council in respect of highways matters raised at previous meetings.

It was agreed that a query regarding the condition of footpaths in Parson's Close Recreation Ground should be referred to the Grounds and Environmental Services Committee for further consideration.

Councillor Perham advised he was dealing direct with Highways on several issues raised by residents.

Councillor Berry gave an update regarding measures to address waiting and parking issues on Grovebury Road and Grovebury Lane.

46/P **INFORMATION ITEMS**

No information items had been received.

The meeting closed at 8.35 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 18 SEPTEMBER 2019.

Chair

9 OCTOBER 2019