

LEIGHTON-LINSLADE TOWN COUNCIL
PLANNING AND TRANSPORT COMMITTEE
WEDNESDAY 24 JULY 2019 AT 1930 HOURS

Present: Councillors A Dodwell – in the Chair
 T Morris (substituting for J Silverstone)
 F Kharawala
 G Perham
 K Cursons
 A Gray
 D Bowater (arrived 1945)
 D Scott

Also in attendance: Mark Saccoccio (Town Clerk)
 S Sandiford (Head of Democratic and Central
 Services)
 Cllr V Harvey
 Cllr P Snelling (part meeting)
 Laura Grimason, Gillings Planning
 Max Paddick, Frontier Estates

Members of the public: 2

24/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J M Freeman and J Silverstone (substituted by Councillor T Morris).

25/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 and no dispensations had been requested.

26/P QUESTIONS FROM THE PUBLIC

There were no questions or statements from members of the public.

27/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 3 July 2019.

Minute reference 22/P (Transport Matters): the Town Clerk confirmed he had written to the highways authority following the previous meeting regarding parking restrictions at the Mentmore Road Park and Memorial Gardens car park and timings for public consultation were awaited.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 3 July 2019 be approved as a correct record and were signed accordingly.

28/P TRANSPORT MATTERS

By invitation, Mark MacDonald, custodian for area 2 of Highways at Central Bedfordshire Council, attended the meeting to provide some brief information regarding the planned annual maintenance programme and structural maintenance for highways and public rights of way. The preference was for all highways related faults/issues to be reported via the online portal, as this would assign a reference number and ensure that faults were investigated within five working days. All faults were risk assessed to determine severity and priority.

The Committee was advised of current works to address uneven levels of paving in the High Street and the trial of a product called “extremeprint”, which would initially look like black asphalt but then be “painted” in the herringbone style of the existing paving. It was anticipated that works to cycle stands and bollards would also take place.

The Committee was advised that all reported highways defects were risk assessed to determine potential risk and then allocated a priority. Due to limited resources and budget, works were often limited to patching or “making good” to extend the life of the roads. Any larger resurfacing works were subject to availability of capital funding.

A query was raised about the condition of pathways and the lack of lighting in some Town Council owned parks. Footpaths and cycle ways which were public rights of way were inspected at least once a year and often more frequently.

A point was made about ensuring roads as well as cycle ways were safe for use by cyclists, particularly given the need to encourage sustainable forms of transport and the policy by Central Bedfordshire Council of promoting cycling.

It was noted that in some locations, issues needed to be addressed by utility companies rather than by the highways authority.

Mr MacDonald was thanked for attending the meeting and invited to attend again at a future date to give a more detailed presentation on highways matters.

29/P PRE-APPLICATION PRESENTATION

By invitation, representatives from Gillings Planning and Frontier Estates gave a brief pre-application presentation on proposals to build a care facility with approximately 71 ensuite bedrooms on land between the garden centre site and the new housing development off Hockliffe Road. The facility would also include a nurses’ station, salon, cafeteria and would provide for nursing and dementia care. The operator was likely to be a not-for-profit organisation already operating in Bedfordshire and the residents would be a mix of privately funded and local authority funded. Statistical work undertaken indicated a shortage of some 120 beds locally.

Proposals were yet to be finalised but it was hoped that work could start within a year and the facility to be open in two years.

The Committee thanked the representatives for their presentation and would discuss the planning application when it came forward for formal consideration.

30/P PLANNING APPLICATIONS

The Committee reviewed applications received up until 19 July 2019.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/19/01773 (39 Centauri Close) on the following grounds:

- That enclosure of amenity land would be contrary to the original design layout for the site and detrimental to the visual amenity of the locality
- Committee endorsed the comments made by the Tree Officer in respect of the likely impact the proposal would have on the trees, the subject of Tree Preservation Orders.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/19/01877 (8 Chelsea Green, Linslade), subject to parking standards being met and a condition being added to planning consent such that the annexe only be used as ancillary to the main dwelling house.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/19/01641 (88-90 Clarence Road), subject to a satisfactory noise impact assessment.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/19/01567 (land at Old Linslade Road) on the following grounds:

- That the land was Green Belt and in its opinion the application had failed to demonstrate the existence of very special circumstances sufficient to override established plan policy.
- Concerns regarding visibility of vehicular access and highways safety, given the location on a difficult stretch of road with already limited visibility over the canal and river bridges, on a road used increasingly as a “cut through” by drivers.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/19/01737 (52 Orion Way) on the following grounds:

- That the proposed intensity of use (up to 4 clients up to 4 times/day including weekends and Bank Holidays) represented an overly commercial venture in a residential area and would be likely to cause issues with car parking and noise disturbance in an already congested residential area.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/19/02040 (40 St Andrews Street) on the following grounds:

- That the creation of an additional bedroom would then cause the property to fail to meet car parking standards in an already very congested area (as evidenced by the recently submitted resident petition discussed at the Central Bedfordshire Traffic Management meeting held on 16 July 2019)

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/19/01765 (12 Leedon Furlong) on the following grounds:

- Overdevelopment of the site
- Lack of car parking

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

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|----|-----------------|-------------------------------------|
| 1. | CB/19/01935 | 201-203 VANDYKE ROAD |
| 2. | CB/19/01804 | ST MARY'S CHURCH, OLD LINSLADE ROAD |
| 3. | CB/19/01786 | 1 DUNNOCK DRIVE |
| 4. | CB/19/01774 | 10 LEEDON FURLONG |
| 5. | CB/19/01703 | 76 CARINA DRIVE |
| 6. | CB/19/01951/VOC | 69A HOCKLIFFE STREET |
| 7. | CB/19/01754ADV | 83 HOCKLIFFE STREET |
| 8. | CB/19/01535 | 89 GOLDEN RIDDY, LINSLADE |
| 9. | CB/19/01792 | UNIT WATERBORNE WALK |

RESOLVED to note the following works to trees

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|----|-----------------|------------------------------|
| 1. | CB/TRE/19/00267 | 323 BIDEFORD GREEN, LINSLADE |
| 2. | CB/TRE/19/00250 | 20 FAULKNERS WAY, LINSLADE |
| 3. | CB/TRE/19/00258 | 2 ROBINSWOOD CLOSE |

31/P NEIGHBOURHOOD PLAN SCOPING PLAN

The Committee received and considered a report regarding the seeking of a scoping opinion in respect of the potential merits or otherwise of creating a policy document to help inform future land uses on land known as south of the High Street, Leighton Buzzard.

RECOMMENDED to the Policy and Finance Committee that a maximum of £3,000 (Budget code 920/9035 – Professional Fees) be drawn down and ring fenced for the purposes of obtaining a planning opinion in respects of the potential merits in the creation of a document to help guide future development on land known as south of the High Street, Leighton Buzzard.

32/P INFORMATION ITEMS

The Committee received correspondence from a local resident regarding car parking and safety of children and pedestrians on Cedars Way, Linslade. This was a recognised longstanding issue and it was agreed that a more strategic approach

to car parking issues was required. It was noted that Central Bedfordshire Council had recently undertaken a car parking study of the town and the results were awaited. In addition to the concerns regarding safety in the proximity to schools, it was agreed that the climate change agenda called for increased walking and cycling to be encouraged.

RESOLVED to write to Central Bedfordshire Council to ask that Cedars Way be included in any recommendations for measures to address car parking issues arising from the car parking study, and for the School Travel Plans to be reviewed given not only these issues but the acknowledged climate emergency.

The Committee received correspondence from Central Bedfordshire Council regarding street naming on land at Grovebury Farm Cottages. Whilst the Committee was disappointed that its wish to continue the theme of Roman street names was not acceptable to the developer, it was agreed that Grovebury Farm Close would be an acceptable alternative.

RESOLVED to advise Central Bedfordshire Council that Grovebury Farm Close would be acceptable to the Town Council.

The meeting closed at 2058 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 24 JULY 2019.

Chair

21 AUGUST 2019