

LEIGHTON–LINSLADE TOWN COUNCIL

MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 30 SEPTEMBER 2020 AT 7.30 PM

Present: Councillors

- M Freeman (Chair)
- A Dodwell
- D Bowater
- K Cursons
- F Kharawala
- G Perham
- D Scott
- S Owen
- C Palmer (substituting for 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 R Berry - part meeting
- P Vicary (Devcomms) – part meeting
- L Whipp (Devcomms) – part meeting
- D Hughes (Fuse Architects) – part meeting
- I McGeever (Iceni) – part meeting
- C Burbage (Iceni) – part meeting

Members of the public:

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124/P APOLOGIES FOR ABSENCE

Apologies for absence had been received and were accepted from Councillor J Silverstone, substituted by Councillor C Palmer.

125/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 C Palmer declared a personal interest in the report under Transport Matters on Bideford Green, as the report author.

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

There were no questions from members of the public.

127/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 9 September 2020.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 9 September 2020 be approved as a correct record and would be signed at a later date, when safe to do so.

128/P PRE-APPLICATION PRESENTATION

By invitation, representatives of Mayfair 500 attended the meeting to give a pre-application presentation on proposals for development on land to the rear of the Post Office (former sorting office site).

A previous application for mixed use development of the site had been refused in January 2020 and the intention was to submit a revised proposal before Christmas. This application would be for a three storey hotel and a three storey standalone commercial building which could have a range of uses (offices/retail/small scale leisure). The application did not include any residential development.

Developers had taken into account the 2012 Central Bedfordshire Council development brief for land south of the High Street and it was felt that this first application on part of that site would form the lynchpin or catalyst for further development on the rest of the land. Site context research had been undertaken and the conservation area taken into account, with its different plot widths and roof styles. The proposal would respect the history and character of the area whilst providing a modern, high quality addition to the town.

The hotel would bring 20 jobs and would not include a food offer, so customers would be using town centre businesses.

In terms of public consultation, representatives of the developers had met with owners of the properties nearest the site, send out freepost response cards to 1400 properties and created a consultation website, which had had 946 visits. The 83 responses to the consultation included mixed views.

Two questions were asked: one in respect of proposed car parking arrangements (20 spaces were anticipated for a 58 room hotel) and the second whether the current Covid-19 pandemic might have an impact on the viability of the hotel proposal (the hotel was looking to sign a long term lease).

Representatives were thanked for attending the meeting and left at 19:55 hours.

129/P PLANNING APPLICATIONS

The Committee reviewed applications received up until 25 September 2020.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/02886 (27 Linwood Grove), subject to Central Bedfordshire car parking standards being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/03002 (21 Southcourt Road, Linslade), subject to Central Bedfordshire car parking standards being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/20/02938/RM (Chamberlains Barn Quarry), subject to road widths being of an acceptable standard to ensure safe and clear access.

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

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|-----|------------------|---------------------------|
| 1. | CB/20/03082/LDCP | 6 FORTUNA MEAD |
| 2. | CB/20/03064/DOC | LAND AT GROVEBURY ROAD |
| 3. | CB/20/03065 | 13 WATERLOO ROAD |
| 4. | CB/20/02759 | 30 MILLBANK |
| 5. | CB/20/03169/DOC | CHAMBERLAINS BARN QUARRY |
| 6. | CB/20/03191/DOC | 50 HOCKLIFFE ROAD |
| 7. | CB/20/03164 | 3 THE HEATH |
| 8. | CB/20/02616 | THE RUSHMERE PARK |
| | ACADEMY | |
| 9. | CB/20/02919 | 14 CHAMBERLAINS GARDENS |
| 10. | CB/20/03102 | 3 TRENT WAY |
| 11. | CB/20/03140 | 67B NORTH STREET |
| 12. | CB/20/03143 | 15 ASHBURNHAM CRESCENT, |
| | | LINSLADE |
| 13. | CB/20/03514 | 52 HEATH COURT |
| 14. | CB/20/03116/LDCP | 24 THE PADDOCKS, LINSLADE |
| 15. | CB/20/02670/ADV | VANDYKE UPPER SCHOOL |
| 16. | CB/20/03083 | 10 DIGBY ROAD |
| 17. | CB/20/03137/LDCP | 19 CAMBERTON ROAD |
| 18. | CB/20/03297 | 34 LIME GROVE |
| 19. | CB/20/03176/LDCP | 10 RANNOCH GARDENS, |
| | | LINSLADE |
| 20. | CB/20/03248 | 8 PAYNE CLOSE |
| 21. | CB/20/03177 | 22 STOKE ROAD, LINSLADE |
| 22. | CB/20/03215 | 9-13 SOULBURY ROAD, |
| | LINSLADE | |

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| 23. | CB/20/03144 | 45 ROOSEVELT AVENUE |
| 24. | CB/20/03318/LDCP | 91 LIDDELL WAY |
| 25. | CB/20/03062 | BEDFORDSHIRE CAR SALES
CHASSIS INDUSTRIAL ESTATE
LL WATERSITE OFF LEIGHTON |
| 26. | CB/20/03345
RD | |
| 27. | CB/20/03314 | SOULBURY
9 THE HEATH |

130/P STREET NAMING

The Committee received correspondence from Central Bedfordshire Council regarding the proposed name of Waterside Mews for a building housing 34 flats in Linslade, accessed from The Wharf. It was felt that the term "Mews" was inappropriate and inaccurate for a block of flats.

RESOLVED to write to Central Bedfordshire Council suggesting that the name of Waterside Court or Waterside Apartments would be preferable.

131/P TRANSPORT MATTERS

The Committee received a report regarding the need for resurfacing in part of Bideford Green.

RESOLVED to write to Central Bedfordshire Council in support of the need for resurfacing in part of Bideford Green.

A request was made to ask Central Bedfordshire Council when the Town Council would have sight of the parking study done for the town.

A concern was raised regarding safety of pedestrians in the vicinity of Greenleas Lower School, Kestrel Way due to the parking of cars on double yellow lines, blocking the road and causing severe traffic congestion, particularly in light of the one-way system now introduced by the school as one of the Covid-19 safety measures. It was agreed to raise these concerns with Bedfordshire Police.

132/P INFORMATION ITEMS

No information items had been received.

The meeting closed at 8.40 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 30 SEPTEMBER 2020.

Chair

21 OCTOBER 2020