



LEIGHTON-LINSLADE TOWN COUNCIL

Planning and Transport Committee

Date: 9 December 2020

Purpose of the Report: Update on planning applications to which committee has recommended objection.

Contact Officer: Mark Saccoccio, Town Clerk
Sarah Sandiford, Deputy Town Clerk

Corporate Objective/s	Area 2: Growth, Community Cohesion & Infrastructure #16: to continue to liaise with the local authority on matters for which it is responsible and which affect residents of the parish.	
Implications:		
Financial	NO	
Human Resources	NO	
Operational/Service delivery	NO	
Procedural/Legal	NO	
Risk/Health and Safety	NO	

1. RECOMMENDATION/S

Should members be minded, the recommendation is:

1.1 To note the report.

2. INFORMATION

2.1 in January of this year, the Committee received a report regarding planning applications to which it had recommended objection to the local authority and the outcomes of those applications (available with published agenda papers for meeting held 8 January 2020).

2.2 A summary of outcomes is shown below:

Number of applications to which LLTC has recommended objection	16
Number of applications granted	9
Number of applications refused	1
Number of applications to be determined	4
Number of applications withdrawn	2

- 2.3 Following committee consideration, a meeting was requested with the local authority to discuss the planning application process and the Town Council's comments.
- 2.4 A meeting took place on 11 February 2020 with officers of both councils, the Chair of the committee and the Leader of the Council. The following email was received subsequently:

From: John Ellis >
Sent: 24 February 2020 12:38
To: Mark Saccoccio < >
Subject: Meeting of 11th February 2020

Mark

I refer to our meeting of the 11th February 2020 regarding the planning responses made by the Planning and Transport Committee and their assessment by CBC when arriving at a decision. I thought the meeting was very useful in understanding and re-affirming the planning considerations. I would like to re-assure you that the comments raised by the Town Council are welcomed, provide very useful information at a local level and are fully considered before arriving at a decision. Often, a scheme is amended during the course of consideration or conditions are imposed which mitigate planning concerns but the Officers Report will always explain how the application has been assessed.

We remain committed to high quality developments and to preserving the public realm and will continue to resist the loss of amenity spaces, where they perform an important function in the streetscene.

Parking concerns

On applications for new housing developments, CBC applies its parking guidelines, within the Central Bedfordshire Design Guide. This is not a policy document but design guidance for developments and has been successful in ensuring that new layouts provide the appropriate parking provision.

https://www.centralbedfordshire.gov.uk/migrated_images/placemaking_tcm3-2095.pdf

The Council also applies these parking guidelines for planning applications to extend existing properties. However, the Council also needs to be pragmatic and realistic when this is not achievable. It would not be a defence to simply refuse planning permission because it did not meet the 'guideline'. The Council would need to demonstrate that the development in each particular case would cause harm and danger to the public highway evidenced by an existing parking problem or highway issue.

National legislation, under Permitted Development Regulations often allows householders to extend dwellings quite substantially (including first floor and dormers) without the need for planning permission. There is no requirement to provide parking within that legislation.

I hope that this has helped clarify the rationale behind the decision process and that we are being pro-active in applying guidelines wherever possible.

Yours sincerely

John Ellis

Planning Manager South

Planning Delivery

Place and Communities Directorate

Central Bedfordshire Council

2.5 The **attached** report provides the same information for applications considered by committee during the period February 2020 – November 2020, for information.

2.6 A summary of application outcomes from this report is shown below:

Number of applications to which LLTC has recommended objection	15
Number of applications granted	4
Number of applications refused	0
Number of applications to be determined	5
Number of applications withdrawn	6

End