

**LEIGHTON-LINSLADE TOWN COUNCIL**  
**MINUTES OF PLANNING & TRANSPORT COMMITTEE**

**WEDNESDAY, 11 MAY 2022 AT 7.30 PM**

Present: Councillors           A Dodwell  
  C Palmer  
  D Bowater  
  G Perham  
  M Freeman (Chair)  
  A Gray  
  T Morris (substituting for J Silverstone)  
  R Goodchild (substituting for S Owen)

Also in attendance:           M Saccoccio, Town Clerk  
  S Sandiford, Deputy Town Clerk  
  A Hardy (Public Transport Manager, Central  
  Bedfordshire Council) – joining remotely

Members of the public:       2  
Members of the press         0

**297/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors J Silverstone (substituted by Councillor T Morris) and S Owen (substituted by R Goodchild).

**298/P    DECLARATIONS OF INTEREST**

No pecuniary interests were declared and no dispensations were requested.

Councillor Palmer declared a personal interest in application reference CB/22/01377/OUT as a member of the LB Society which had submitted comments on the application.

Councillor D Bowater declared an interest as a substitute member of the Central Bedfordshire Development Management Committee.

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

A member of the public and representative of the Roman Gate Action Group spoke in respect of the discussion on application CB/22/00607 (Land under pylon corridor on site 17a, adjacent Aurora Rise) at the previous meeting and advised the Committee that the consultation had now been extended until 18 May. A question was raised about the potential transfer of amenity land to the

town council. The Town Clerk advised this referred to parts of site 17a where development was complete and that the transfers were expected to take place soon, subject to sites being in an acceptable condition and subject to the legal process necessary to transfer the land ownership.

300/P **MINUTES OF PREVIOUS MEETING**

- (a) The Committee received the minutes of the Planning and Transport Committee meeting held on 20 April 2022.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 20 April 2022 be approved as a correct record and were signed accordingly.**

- (b) There were no updates from the previous meeting.

301/P **PLANNING APPLICATIONS**

- (a) The Committee considered planning applications received up until 5 May 2022.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to the following applications, subject to CBC being satisfied that parking standards were met:**

<b>CB/22/01289</b>	<b>34 WESTON AVENUE</b>
<b>CB/22/01590</b>	<b>7 BISHOP CLOSE</b>
<b>CB/22/01267</b>	<b>66 RUSSELL WAY</b>

**In respect of application CB/22/01267 (66 Russell Way) the town council would request consideration of a condition limiting use of the proposed gym to personal use only.**

The Committee discussed application reference CB/22/01483 (2 North Street) and expressed concerns regarding whether space standards were being adhered to, the potential for adverse impact on surrounding pre-existing businesses, lack of car parking for two 2-bedroom dwellings (whilst recognising the town centre location) and lack of a listed building application when it was understood the building was grade 2 listed.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/01483 (2 North Street) on the following grounds:**

- **The habitable accommodation fails to meet current space standards**
- **Despite it being a town centre location, the lack of off-street parking provision will do nothing to address what is already a chronic situation**

**By way of an informative, Public Protection – Central Bedfordshire Council should be satisfied that the introduction of residential uses in this particular location will not compromise already established business uses to their detriment.**

The Committee discussed application reference CB/22/01377/OUT (Pledge Office Chairs, Mill Road) and acknowledged that the application was an improvement over the previous one due to the lower housing density, reduced impact on the green belt and the anticipated biodiversity net gain. The Committee also recognised the poor current state of the site and the need for the company to move to more suitable premises. However, concerns remained regarding the proposed access which could not be significantly improved due to being surrounded by existing houses, the potential for issues regarding drainage and flooding, the potential impact of water from the proposed attenuation lake flooding into the river Ouzel further upstream, the potential impact on the surrounding road network which was already problematic and the potentially overbearing nature of the proposed 2-3 storey buildings on the riverside walk and Ouzel Valley Park. The land had not been identified for development in the newly adopted Local Plan.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/01377/OUT (Pledge Office Chairs, Mill Road) on the following grounds:**

- That the land is not identified for housing development in the Local Plan.
- Concerns regarding flood risk and surface water drainage (and the impact of water from the proposed attenuation lake entering the river course further upstream).
- Narrow vehicular access to the site with no prospect of significantly widening it, leading to concerns for safety as well as access/egress.
- Concerns regarding the impact of significantly increased vehicle movements, especially at peak times, in an area with widespread traffic issues including limited traffic flow due to on street parking, lack of sufficient parking for Bassett Road GP surgery and high volume traffic movements relating to the Bassett Road clinic and Mary Bassett Lower School.
- Concerns regarding the proximity of the sewerage pumping station to proposed housing units

**Should Central Bedfordshire Council be minded to approve the application, the Town Council would wish to ask for consideration of the following:**

- Early involvement in S106 negotiations, particularly given the Town Council ownership of the Ouzel Valley water meadows.
- That the impact of the development in terms of increased pressures on services such as policing, health and education be taken into account in S106 agreements.

- That the Green Wheel strategy be taken into account, with early liaison with the Town Council and the Ouzel Valley Park Steering Group in establishing matters such as landscaping, planting and biodiversity, potential improvements to the riverside walk area, improved walking and cycling access.
- That specific mitigation measures be agreed to minimise the impact of additional traffic movements in an already congested area, such as additional no waiting restrictions.

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

1. CB/22/01180	LAND ADJ TO HEATHLEA, SANDY LANE
2. CB/22/01573	12 LEOPOLD ROAD, LINSLADE
3. CB/22/01624	106 BIDEFORD GREEN
4. CB/22/01707/REG3	RUSHMERE PARK ACADEMY
5. CB/22/01346	99 BIDEFORD GREEN

#### **TREES**

1. CB/TRE/22/00161	41 TAYLORS RIDE
2. CB/TRE/22/00224	TIMBER LODGE PLANTATION ROAD
3. CB/TRE/22/00192	58 REDWOOD GLADE

- (b) The Committee received a report regarding the outcomes of applications to which it had recommended objection in the period September 2021 – April 2022.

**RESOLVED** to note the report.

#### 302/P **TRANSPORT MATTERS**

a) By invitation, Adrian Hardy, Public Transport Manager at Central Bedfordshire Council attended the meeting. The committee was advised that all local authorities had been required to submit a Bus Service Improvement Plan to the Department of Transport in Autumn 2021 and that Central Bedfordshire Council had been notified of an indicative award of £3.7m funding. £2.2m of this was for capital projects and £1.5m for revenue projects. Initiatives were expected to include investment into passenger waiting and information facilities such as bus shelters and provision of real time bus information, as well as possible traffic signal enhancements to give buses priority. It was hoped that service enhancements would include the extension of some routes for longer hours, i.e. into the evening and that a system for cheaper and simpler fares across the area could be developed. This might include a multi-service ticket with zoned areas as well as daily, weekly or monthly tickets.

Central Bedfordshire Council had now put forward more detailed proposals to the Department of Transport and awaited confirmation that the proposed

schemes could go ahead.

The committee was advised that the local authority was working with one of the developers of the Leighton Buzzard eastern urban extension to review public transport across the whole town. It was intended that S106 developer contributions be used to make changes to services to include the new developments and to support services at this early stage until there were sufficient numbers of residents to make services commercially sustainable. The emphasis would be on getting the services right before considering investment into vehicles.

Further to the discussion at Council on 4 April 2022, Mr Hardy was asked about bus user/public transport user groups. There were some groups in existence for specific areas and these were independent. However, there was an aspiration to create a pan-Bedfordshire passenger advisory group so there was potential for local groups to feed into this. The larger group would be run in conjunction with Luton and Bedford Borough councils and would help raise awareness of any issues as well as getting feedback from bus users on the Bus Service Improvement Plan.

Mr Hardy also advised that an enhanced partnership was being set up with the three local authorities and the main bus operators, but that there was opportunity for other stakeholders to feed in views. A bus user group could be considered a stakeholder along with organisations such as health authorities and colleges.

The committee was advised that anyone could set up a bus user group, which should be an independent voice although Central Bedfordshire Council was happy to help or support where possible. It was felt that the group would need to feel heard and that it was making a difference to encourage people to participate. The question was asked as to why the bus companies themselves were not seeking user feedback more pro-actively given that they had responsibility for commercial bus routes (not the local authority).

Mr Hardy was thanked for attending the meeting and for the information.

**RESOLVED for the Chair of the Committee and the Town Clerk to meet with the Transport Officer of the LB Society to consider next steps in relation to bus users and to report back to a future meeting of the committee.**

b) The committee noted that there was no update further to the correspondence sent to Councillor I Dalgarno of Central Bedfordshire Council on 14 April 2022 in respect of the A505 bypass safety review.

c) The committee noted that there was no update further to the correspondence sent to Councillor I Dalgarno of Central Bedfordshire Council on 29 April 2022 in respect of Leighton Buzzard High Street.

There were no further transport matters for consideration

**303/P STREET NAMING**

a) The Committee noted information from Central Bedfordshire Building Control in support of a theme of the Leighton Buzzard Narrow Gauge Railway for street naming on Chamberlains Barn phase 3 (land north of Vandyke Road).

**RESOLVED to submit the following prefixes to Central Bedfordshire Council and for CBC or the developer to append the appropriate suffixes: Feanor, Trotter, Clayton, Baldwin, Gault, Silversand, Keef, Harris, Arnold, Garside.**

b) The Committee received a request from Central Bedfordshire Building Control in respect of street naming on Clipstone Park phase 3. It was noted that scientist names would be used on the part of the site currently outside the parish boundary. The Committee agreed the remaining scientist names could be used with the suggested addition of Somerville.

**RESOLVED to support the use of the following prefixes and for CBC or the developer to append the appropriate suffixes: Bessemer, Chadwick, Cockcroft, Davy, Edison, Faraday, Fleming, Franklin, Gardner, Henry, Hilbert, Hornby, Hubble, Kelper, Kinsey, Lawrence, Lovelace, Maxwell, Mendel, Pascal, Pasteur, Priestley, Showmaker, Somerville, Teller, Wheeler, Wilkins and Wright.**

**304/P INFORMATION ITEMS**

The Committee received correspondence from Central Bedfordshire Council dated 14 April 2022 in respect of an appeal on land at Town Bridge Mill, Leighton Road, Linslade.

**RESOLVED to note the information.**

The meeting closed at 9.19 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 11 MAY 2022.

Chair

8 JUNE 2022