

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

**WEDNESDAY, 20 JULY 2022 AT 7.30 PM**

Present: Councillors            C Palmer  
   D Bowater  
   G Perham  
   M Freeman (Chair)  
   S Owen  
   P Carberry  
   A Gray

Also in attendance:            M Saccoccio, Town Clerk  
   S Sandiford, Deputy Town Clerk

Members of the public:        1  
Members of the press            0

**313/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor A Dodwell.

**314/P    DECLARATIONS OF INTEREST**

Councillor D Bowater declared an interest as a substitute member of Central Bedfordshire Council's Development Management Committee and would not vote on recommendations regarding planning applications.

No dispensations were requested.

**315/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 to enquire about the status of land under the pylons at Roman Gate. This remained in the ownership of the developer but was understood to be likely to be transferred to Central Bedfordshire Council, who would then either choose to manage the land themselves or to appoint a nominee such as the Town Council.

The action group was concerned about the potential for development on this parcel of land. It was confirmed that any decision would be that of Central Bedfordshire Council as the planning authority but that the Town Council had made its objections to potential development clear.

It was agreed that the Town Council would seek clarification from Central Bedfordshire Council on intentions for the land.

A suggestion was made as to whether this would fit the criteria for registration as a community asset and agreed that this could be investigated.

### **316/P MINUTES OF PREVIOUS MEETING**

- (a) The Committee received the minutes of the Planning and Transport Committee meeting held on 8 June 2022.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 8 June 2022 be approved as a correct record and were signed accordingly.**

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

### **317/P DELEGATED DECISIONS**

The Committee noted that the meeting which had been scheduled for 29 June 2022 had been cancelled due to all applications having been designated for no objection. This had been endorsed by committee members by email in line with the agreed procedure for delegated decisions.

**RESOLVED to note the delegated decisions made in June 2022 in respect of no objection to planning applications.**

### **318/P PLANNING APPLICATIONS**

The Committee considered planning applications received up until 15 July 2022.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/02436 (47 Grove Road), subject to Central Bedfordshire Council being satisfied that car parking standards were met, given the existing parking pressures in that area and the existing residents parking zone restrictions.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/02700 (Hunters Moon, Heath Park Road), subject to Central Bedfordshire Council being satisfied that there was no undue overlooking of the neighbouring property. However, the Town Council would request consideration be given to adding a condition specifying that the garage be used only as ancillary to the main dwelling.**

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

- |                |                            |
|----------------|----------------------------|
| 1. CB/22/02400 | 40 SATURN CLOSE            |
| 2. CB/22/02257 | COMMUNITY CENTRE, GRASMERE |

- |                       |                                      |
|-----------------------|--------------------------------------|
|                       | <b>WAY</b>                           |
| 3. <b>CB/22/02490</b> | <b>SUSSEX LODGE, OAK BANK SCHOOL</b> |
| 4. <b>CB/22/02500</b> | <b>37 ROSEBERY AVENUE, LINSLADE</b>  |
| 5. <b>CB/22/02677</b> | <b>31 MENTMORE GARDENS, LINSLADE</b> |

**VOC**

- |                           |                                       |
|---------------------------|---------------------------------------|
| 1. <b>CB/22/02562/VOC</b> | <b>RUSHMERE PARK ACADEMY, EAST ST</b> |
| 2. <b>CB/22/02175/VOC</b> | <b>114 CLARENCE ROAD</b>              |

**TREES**

- |                           |   |
|---------------------------|---|
| 1. <b>CB/TCA/22/00308</b> | <b>1 VILLAGE COURT, SOUTHCOTT VILLAGE</b> |
| 2. <b>CB/TRE/22/00340</b> | <b>22 TAYLORS RIDE</b>                    |
| 3. <b>CB/TRE/22/00335</b> | <b>12 REDWOOD GLADE</b>                   |

**319/P TRANSPORT MATTERS****(a) Bus user group**

The first meeting of the bus user group had taken place on 14 July 2002 with approximately 8 members of the public present. Information and concerns had been shared and it had been agreed to nominate the Transport Officer of the LB Society to represent the group at the new pan-Bedfordshire bus user group. The group was keen to see improvements in services and Councillor Harvey would approach Central Bedfordshire Council officers regarding engagement with the group. Thanks were expressed to Town Council officers for facilitating the evening meeting.

**(b) A505 safety review**

Councillor Berry had submitted the petition to the Central Bedfordshire Traffic Management Meeting and it had been accepted and would be actioned.

**(c) High Street traffic management**

The Town Clerk advised he had met with a Central Bedfordshire officer and councillor that day and that it had been agreed to set up a workshop session with town councillors as a first step in discussing future traffic arrangements for the High Street.

**(d) Other transport matters**

The Committee received a copy of correspondence sent to the Chairman of the Committee in respect of Vandyke Road. Safety concerns had been expressed, in particular regarding the layout of the new section of road leading to Vandyke Upper School. Vehicles approaching from the town and turning right into the school site had little visibility of oncoming traffic. It was noted that concerns had previously been raised about the whole length of

Vandyke Road, with a request made to consider introduction of a 20mph limit along the whole road. It was suggested that a safety audit could be undertaken by the principal authority to include considerations for pedestrians and cyclists, particularly school children accessing both schools. It was also noted that due to the Sixth Form at the upper school, the school site was frequently being accessed by learner and newly qualified, inexperienced drivers.

**RESOLVED to request the Town Clerk to write to Central Bedfordshire Council to express concerns and request a safety review of Vandyke Road.**

The ongoing issue of slow traffic flow on Leighton Road was raised and it was agreed to follow up the potential timed crossing trial at Leighton Road/Bridge Street or to ask of Central Bedfordshire Highways what else could be done to alleviate this problem.

The Committee also asked that contact be made with the Canal & River Trust to follow up possible actions to improve safety at the pedestrian crossing on the canal bridge on Leighton Road. Several councillors had observed near-misses at the crossing in recent weeks.

A concern was also raised regarding the surface of Lake Street which was felt to be very dangerous for cyclists. It was understood repair works were scheduled.

### **320/P INFORMATION ITEMS**

No information items had been received.

The meeting closed at 8.27 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 20 JULY 2022.

Chair

10 AUGUST 2022