

**LEIGHTON-LINSLADE TOWN COUNCIL**  
**MINUTES OF PLANNING & TRANSPORT COMMITTEE**  
**WEDNESDAY, 4 JANUARY 2023 AT 7.30 PM**

Present: Councillors            J Silverstone  
   C Palmer  
   D Bowater  
   G Perham  
   M Freeman (Chair)  
   S Owen  
   P Carberry  
   A Gray  
   B Spurr (substituting for A Dodwell)

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

Members of the public:        1

**363/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor A Dodwell (substituted by Councillor B Spurr).

**364/P    DECLARATIONS OF INTEREST**

Councillor D Bowater declared an interest as a permanent member of the Central Bedfordshire Development Management Committee and would not vote on any applications likely to come before that committee.

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

There were no questions from members of the public.

**366/P    MINUTES OF PREVIOUS MEETING**

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 14 December 2022.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 14 December 2022 be approved as a correct record, subject to the amendment above, and were signed accordingly.**

(b) Updates from the previous meeting: none.

**367/P PLANNING APPLICATIONS**

The Committee considered planning applications received up until 30 December 2022.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04724 (95 Golden Riddy), subject to CBC being satisfied that parking standards would be met.**

The Committee discussed application reference CB/21/01851 and felt that many of its original objections from May 2021 remained valid.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/01851 (3 Market Court, Hockliffe Street) on the following grounds:**

- That the proposal represented overdevelopment of the site.
- That noise, drainage, access, fire safety and arrangements for waste collection remained a concern.
- That lack of vehicular access to the site would have a detrimental impact, given that both North Street and Hockliffe Street had limited space for traffic movement and were already subject to loading/unloading for surrounding businesses.
- Lack of privacy for occupants.
- Lack of light for occupants.
- Lack of car parking given the inevitable car ownership and loss of existing four spaces.
- That the town council would endorse the concerns raised by the conservation officer in his response

The Committee discussed application reference CB/22/04872 and felt that many of its original objections from March 2022 remained valid.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/04872 (land north of Vandyke Road) on the following grounds:**

- That the Town Council had previously resolved that a green corridor should be maintained along the length of the Narrow Gauge Railway to protect the town's main tourist attraction and also to protect residents from the impact of the line (loss of privacy, noise, soot and smoke).
- Whilst recognising the amendments made to the original application, the Council remained concerned that this was beyond the scope of the 2011 consented application for the Chamberlains Barn site and was not designated for housing in the Local Plan.
- That the proposal would extend the built development closer to Vandyke Road than on neighbouring parcels of land and would set

an adverse precedent.

- That the proposal was contrary to the previously agreed requirement for a landscaped gateway into the Chamberlains Barn development from Vandyke Road.
- That parking proposals for the development did not meet recommended Central Bedfordshire parking standards with 8 spaces provided on the road.
- That the additional housing would present additional pressures on drainage on the site.

Should CBC be minded to approve the application, the town council would request consideration be given to appropriate S106 developer contributions towards cycling infrastructure, public transport and community-wide facilities such as health and the town centre.

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

- |                |                               |
|----------------|-------------------------------|
| 1. CB/22/04651 | Collec Depot, Billington Road |
| 2. CB/22/04711 | 10 Miles Avenue               |
| 3. CB/22/04587 | 9 Commerce Way                |
| 4. CB/22/04761 | 36 Golden Riddy, Linslade     |

#### **REG**

- |                           |                                   |
|---------------------------|-----------------------------------|
| 1. CB/22/04803/REG<br>Way | Beaudesert Lower School, Appenine |
|---------------------------|-----------------------------------|

#### **368/P TRANSPORT MATTERS**

The issue of speeding on Derwent Road in the vicinity of Greenleas Lower School was raised, to be followed up with the highways authority.

The speed limit of 30mph on Sandhills was raised as a concern as it should be 20mph in a residential area, but this was felt to be due to non adoption of the roads by the highways authority.

Potholes across the town were a huge issue and how to report these to the highways authority should be promoted.

Parking on the stretch of Hockliffe Street between the Hockliffe Street/Leston Road roundabout and the Hockliffe Street/Beaudesert mini roundabout was raised as an ongoing concern which caused severe obstruction to traffic movements. A request would be made for parking enforcement.

Failed belisha beacons on several pedestrian crossings were noted and would be flagged up to the highways authority.

**369/P INFORMATION ITEMS**

There were no information items to report

The meeting closed at 8.16 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 4 JANUARY 2023.

Chair

25 JANUARY 2023