

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE
WEDNESDAY, 8 MARCH 2023 AT 7.30 PM

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

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

Members of the public: 1
Members of the press 0

384/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs A Dodwell and A Gray.

385/P DECLARATIONS OF INTEREST

No declarations of interest were made.

386/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 opposition to planning application CB/23/00503 (land under the pylons at site 17A, adj. Aurora Rise). It was advised that the application was causing a lot of worry and concern for residents, due to the potential loss of public open space as well as concerns regarding noise, light, overshadowing and increased traffic movements. The land was clearly designated as informal public open space in the Central Bedfordshire Local Plan and the town council was asked if it could encourage adoption of the land for its protection.

387/P MINUTES OF PREVIOUS MEETING

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 15 February 2023.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 15 February 2023 be approved as a correct record, and were signed accordingly.

(b) Updates from the previous meeting: none.

388/P PLANNING APPLICATIONS

The Committee considered planning applications received up until 3 March 2023.

The Committee discussed application reference CB/23/00503 (Land under pylons on site 17a, Roman Gate, adj Aurora Rise).

Despite this being an amended application which had seen a 25% reduction in the size of the proposed commercial units, the objections remained salient to those previously raised to application CB/22/00607. This area was the only open green area for families to use near their homes. No suitable alternative replacement open space had been offered up in mitigation. During construction and use thereafter, the proposal would result in an unacceptable level of noise and disturbance to the detriment of residents. The roads into this area were not adequate for the increase in potential traffic especially larger delivery vehicles with parking already at capacity on these roads. Reference was made to the potential legal transfer of the open space to the local authority or its nominee as part of the S106 Agreement for the site.

Members agreed unanimously that the application was totally inappropriate for this area and the Town Council would strongly object to Central Bedfordshire Council.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/23/00503 Land Under Pylon Corridor on Site 17a Adj Aurora Rise on the following grounds:

- i. The proposal would result in the loss of valuable open space as designated within the Central Bedfordshire Local Plan. In accordance with Policy EE13 of the Central Bedfordshire Local Plan, the proposal fails to offer up replacement open space of a similar quantity and quality in a suitably accessible location within a similar catchment to the original facility thereby denying residents a sustainable and comparable facility in a suitable location.**
- ii. The loss of established hedgerows and grassland would have a detrimental impact upon the biodiversity value of the open space for which any potential mitigation measures are unlikely to compensate for.**
- iii. The proposal would have a significant impact upon the residential amenity of residents both during the construction phases and thereafter. The planning submission fails to provide an adequate noise assessment to demonstrate otherwise. Should**

the principal authority be minded to grant permission, that conditions are attached in order to safeguard residential amenity during the construction phases (limiting hours of operation) and the future hours of operation of any future commercial/business uses.

- iv. The highways authority would need to be satisfied that the existing road network is capable of entertaining the significant increase in vehicular movements along an already congested road network not capable of meeting its own needs let alone a further development of the scale being proposed.
- v. Prior to adoption, the highways authority would need to be satisfied that the block finished road surfaces are capable of entertaining the level of development proposed.
- vi. Attention is drawn to the Third and Fifth Schedule of the Section 106 Agreement for Site 17A and the legal obligation placed on the developer in respects of the transfer of open space and play areas to the Council or its nominee. Through its Grounds and Environmental Services Committee, the town council would consider the adoption of any play area and open space offered up subject to the commuted sum that would accompany any transfer being considered acceptable.
- vii. Should the principal authority be minded to grant permission, the Town Council would seek assurance that necessary obligations by way of a S106 Agreement be secured to include contributions toward health, policing, education, leisure, affordable housing, open space and sustainable transport.

The Committee discussed application reference CB/23/00350 (54 Camberton Road, Linslade) in respect of a part single and part two storey front extension. Whilst the proposal did not result in an increase in the number of bedrooms provided, the front extension would by virtue of its size and siting result in the loss of a parking space which would thereby compromise parking standards.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/00350 (54 Camberton Road), subject to highways being satisfied that the proposal was acceptable in terms of meeting parking standards and that it would not lead to an increase in on-street parking.

The Committee discussed application reference CB/23/00511 (3 Mentmore Road, Linslade) for a loft conversion with rear facing dormer with Juliette balcony. The committee raised no objection subject to the highways authority being satisfied that the proposal would meet parking standards and that the proposed rear facing Juliette balcony did not result in an unacceptable level

of overlooking and loss of privacy.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/00511 (3 Mentmore Road, Linslade) subject to highways being satisfied that the proposal was acceptable in meeting parking standards and that the proposed rear facing Juliette balcony would not result in an unacceptable level of overlooking and loss of privacy to the detriment of the adjoining neighbouring properties.

The Committee discussed application reference CB/23/00424 (16 Badgers Brook) in respect of the installation of 2 air source heat pumps on either side of the building. As a principle the town council is supportive of the decarbonisation agenda and the positive impact such a proposal would have on reducing greenhouse gases. In this case however, concern was raised that the proposed installation falls outside of permitted development noise tolerances and on this basis, the town council would wish to seek assurance that should permission be granted, Public Protection is satisfied that any likely noise generated when the appliance was in operation is within acceptable standard tolerance.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/23/00424 (16 Badgers Brook) subject to Public Protection being satisfied that when in operation, the air source heat system will operate within acceptable standards of tolerance.

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

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|----------------|--------------------------------|
| 1. CB/23/00396 | 24 CETUS CRESCENT |
| 2. CB/23/00324 | 54 SOUTHCOURT AVENUE, LINSLADE |
| 3. CB/23/00498 | 2 HIGHFIELD ROAD |
| 4. CB/23/00478 | 11 POPLAR CLOSE |
| 5. CB/23/00532 | 8 WINDERMERE GARDENS, LINSLADE |
| 6. CB/23/00566 | 46 GOLDEN RIDDY, LINSLADE |
| 7. CB/22/04897 | LAND AT CORBETTS HILL FARM |
| 8. CB/23/00627 | 86 BROOKLANDS DRIVE |

TREES

CB/TRE/23/00066	THE CEDARS, HEATH PARK ROAD
CB/TRE/23/00048	122 BROOKLANDS DRIVE
CB/TRE/22/00653	26 HEATH COURT

389/P TRANSPORT MATTERS

Concern was raised that a number of belisha beacons on pedestrian

crossings within the town centre were not functioning correctly. It was agreed that this matter would be taken up with the lighting contractor for highways. A concern was raised in respect of Vandyke Road and the perceived lack of progress thus far with implementing recommendations arising from the highway safety audit, given the increase in traffic caused by the eastern urban extension. It was agreed that the matter would be further pursued with Central Bedfordshire Council highway officers.

390/P INFORMATION ITEMS

No information items were raised or considered

The meeting closed at 8.30 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 8 MARCH 2023.

Chair

29 MARCH 2023