

LEIGHTON-LINSLADE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE

WEDNESDAY 12 OCTOBER 2022 AT 1930 HOURS

Present: Councillors J M Freeman – in the Chair
 G Perham
 C Palmer
 S Owen
 A Dodwell
 T Morris (substituting for J Silverstone)
 P Carberry – joined 1941 hours
 A Gray
 D Bowater

Also in attendance: S Sandiford (Deputy Town Clerk)

Members of the public: 3

335/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor J Silverstone (substituted by Councillor T Morris) and from the Town Clerk.

336/P DECLARATIONS OF INTEREST

Councillor C Palmer declared a personal interest as a member of the Friends of Linslade Wood, who had submitted objection to application reference CB/22/03445/OUT. Councillor Palmer advised he had not expressed any opinion about the application to date.

Councillor S Owen declared a personal interest in application reference CB/22/03445/OUT due to living in close proximity to the site. Councillor Owen advised he had not expressed any opinion about the application to date.

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

337/P QUESTIONS FROM THE PUBLIC

Three members of the public spoke in objection to application reference CB/22/03445/OUT (land adjacent to 133 Stoke Road, Linslade). Objections were on the basis of the site being on Green Belt land, the need to protect the wildlife and biodiversity, location within the beechwoods area of special conservation and the lack of affordable housing. It was noted that the land had been previously used for flytipping and it was felt that there had already been too much housing development in the town. Access to and from the site was a concern as traffic on that stretch of road was either accelerating on the way out of the town, or not yet slowed down to 30mph on approach to the town, as well as being on a blind bend.

Two items of correspondence objecting to the same application had been circulated to committee members in advance of the meeting.

338/P MINUTES OF PREVIOUS MEETING

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 31 August 2022.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 31 August 2022 be approved as a correct record and were signed accordingly.

(b) Updates from the previous meeting:

330/P: it was understood that planning application CB/22/03088 (land south of Chartmoor Road) had been withdrawn.

331/P: it was reported that foliage on the canal bridge had been largely removed by the Canal and River Trust, which would improve visibility of the towpath and canal bridge crossing.

Councillor Carberry joined the meeting at 19:41 hours.

339/P PLANNING APPLICATIONS

The Committee considered planning applications received up until 7 October 2022.

Discussion took place regarding application reference CB/22/03445/OUT (land adj to 133 Stoke Road, Linslade). The Committee expressed agreement with the concerns raised by members of the public regarding Green Belt land and highways safety, as well as concerns regarding the impact on Linslade Wood, lack of affordable housing, inadequate car parking. The site was not identified for development in the Local Plan and no special circumstances justifying development on Green Belt land had been identified. Furthermore, the site was outside the settlement envelope and therefore contrary to Local Plan policy. It was noted that the application had already been "called in" to the local authority by two ward councillors. It was agreed to strongly object to the application (8 in favour, 1 abstention).

RESOLVED to strongly object and to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/03445/OUT (land adj to 133 Stoke Road, Linslade) on the following grounds:

- That the site was not identified for development in the Local Plan
- That the site was outside the settlement envelope of the town and therefore contrary to Local Plan policy SP7
- That the applicant's proposal for a "carbon-zero footprint" did not meet criteria for "very special circumstances" (per National Policy Framework paragraphs 149 and 150) to justify development on Green Belt land

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- **Highways safety concerns given the location on the brow of a hill and where cars were generally accelerating to leave the town or still moving at speed on approach to the town**
 - **Potential impact on the environment, ecology and wildlife in Linslade Wood**
 - **Inadequate car parking proposed which would not meet Central Bedfordshire parking standards**
 - **No mitigation proposed in relation to the Chiltern Beechwoods special area of conservation**
 - **Lack of affordable housing in the proposal**
 - **Potential impact on already oversubscribed local services including health and education**
 - **Concerns regarding potential for noise, pollution from workshops**
 - **Concern regarding proposed height of three-storey buildings**

The Committee considered application reference CB/22/03863 (20 Bridge Street). The absence of detailed information contained within the application was noted as a concern. It was agreed to recommend objection to the application.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/03863 (20 Bridge Street) on the following grounds:

- **That the size of proposed dwellings was significantly below the 50 square metre standard for one bedroom/two people**
- **That there was no provision on the site plan for car or cycle parking or for refuse storage/collection**
- **That no information had been provided regarding fire safety or external amenity space**
- **The potential for windows to overlook onto a school site**
- **The potential impact on pre-existing town centre businesses given no information on mitigation for potential smell/noise issues**

RESOLVED to recommend no objection to application reference CB/22/03846 (290 Bideford Green, Linslade), provided that the highways authority was satisfied that the proposal was capable of meeting car parking standards and would not contribute to an increase in on-street parking.

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

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|----|--------------------|------------------------------------|
| 1. | CB/22/03702 | 57 OLD ROAD, LINSLADE |
| 2. | CB/22/02900 | 25 COTSWOLD DRIVE, LINSLADE |
| 3. | CB/22/03765 | 13 ROOSEVELT AVENUE |
| 4. | CB/22/03774 | 14 CHESTNUT RISE, LINSLADE |
| 5. | CB/22/03887 | 6 KING STREET, |

TREES

- | | | |
|----|-----------------|-----------------------------------|
| 1. | CB/TRE/22/00500 | LONG RIDGE, PLANTATION ROAD |
| 2. | CB/TRE/22/00533 | 3 REDWOOD GLADE |
| 3. | CB/TRE/22/00540 | HOME FARM HOUSE, 25 MENTMORE ROAD |
| 4. | CB/TRE/22/00526 | 31 CAMBERTON ROAD, LINSLADE |

340/P TRANSPORT MATTERS

The Committee was advised that Central Bedfordshire Council had undertaken a stage 3 Road Safety Audit on Vandyke Road and that the Consortium developers would be required to implement a number of safety recommendations. Whilst this was welcomed, the committee expressed a wish to see the detailed recommendations and to find out if these would be deemed satisfactory by the two schools on Vandyke Road. It was noted that there had been an increase in Heavy Goods Vehicle movements since removal of the width barrier.

An issue raised at the recent Bus Users Group was the need for enforcement of parking restrictions in bus stopping areas, particularly in Appenine Way and Finch Crescent. It was agreed to contact the local authority about this.

A further concern was raised regarding parking by building contractors outside a property on Hockliffe Road, as this was causing obstruction and traffic delays. It was noted that there were ongoing parking issues on Hockliffe Road including parking on double yellow lines so enforcement was needed.

341/P INFORMATION ITEMS

The Committee received notice of an appeal at 5 Badgers Brook in respect of application CB/21/05379.

The meeting closed at 2058 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 12 OCTOBER 2022.

Chair

2 NOVEMBER 2022