

LEIGHTON-LINSLADE TOWN COUNCIL
PLANNING AND TRANSPORT COMMITTEE

WEDNESDAY 2 NOVEMBER 2022 AT 1930 HOURS

Present: Councillors J M Freeman – in the Chair
 G Perham
 C Palmer
 S Owen
 A Dodwell
 P Carberry
 A Gray
 D Bowater

Also in attendance: M Saccoccio (Town Clerk)
 S Sandiford (Deputy Town Clerk)

Members of the public: 1

342/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor J Silverstone.

343/P DECLARATIONS OF INTEREST

Councillor C Palmer advised he had discussed one planning application prior to the meeting but not expressed any opinion.

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.

344/P QUESTIONS FROM THE PUBLIC

A member of the public spoke in objection to application reference CB/22/03930 (13 Wing Road, Linslade) and circulated several photographs. This revised, retrospective application failed to address the issues of the previous application and could result in smoke, noise and light pollution, as well as car parking issues in a congested area.

The member of the public also spoke to raise concerns regarding poor road surfacing at the junction of Derwent Road, Leighton Road and Soulbury Road as well as surface water flooding on Soulbury Road.

The member of the public was thanked for attending the meeting.

345/P MINUTES OF PREVIOUS MEETING

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 12 October 2022.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 12 October 2022 be approved as a correct record and were signed accordingly.

(b) Updates from the previous meeting:

Minute reference 340/P: councillors reiterated their concerns regarding safety on Vandyke Road – not just the new road layout near the schools but the entire stretch of road. It was understood that residents had formed a group to petition for road calming/safety measures. The Committee repeated its wish to better understand the recommendations arising from the safety audit commissioned by Central Bedfordshire Council.

346/P PLANNING APPLICATIONS

The Committee considered planning applications received up until 28 October 2022.

The Committee reviewed application CB/22/03930 (13 Wing Road) and agreed that its original objections as resolved on 31 August 2022 remained valid.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/03930 (13 Wing Road) on the following grounds:

- The proposal by virtue of its incongruous design, bulk and use of materials would represent an unacceptable form of development which is clearly visible from the public highway thereabouts.
- The application fails to provide adequate fire safety egress on the grounds that emergency egress leads directly into an electricity sub-station.
- As a shisha bar, the proposal is incapable of meeting safe natural ventilation standards and even if it were capable of doing so, this would lead to unacceptable noise and disturbance given the concerns raised by Public Protection by virtue of its juxtaposition to neighbouring residential properties.
- Given its specialist nature, it is likely that the proposal would result in an increase in vehicles visiting the site which is likely to give rise to an unacceptable increase in parking pressures in an area devoid of sufficient parking provision.
- The proposal to reduce the canopy structure would likely result in a greater level of noise and light pollution to the detriment of neighbouring properties.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/03913 (65 North Street) on the following grounds:

- Overdevelopment of the site with failure to meet minimum space standards
- Loss of commercial premises
- Lack of car parking provision on a congested busy road

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04006 (35 Atterbury Avenue), subject to the planning authority being satisfied that there would be no unacceptable loss of privacy to neighbouring properties.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04149 (Aldi store, Vimy Road), subject to the planning authority being satisfied that noise levels would not be unacceptable.

RESOLVED to request additional information in respect of application CB/22/04016 (Chamberlains Barn Quarry) prior to making a recommendation on the proposed modification of S106 agreement.

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

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| 1. CB/22/03940 | 45 THE MALTINGS |
| 2. CB/22/03980 | 26 DERWENT ROAD |
| 3. CB/22/03948 | DYNAMIC METALS, EDEN WAY |
| 4. CB/22/04066 | 4 BROWNSLEA |
| 5. CB/22/04079 | ROSSALL, 200 HEATH ROAD |
| 6. CB/22/04078 | THE LAWNS, 271 HEATH ROAD |
| 7. CB/22/04126 | 24 DUDLEY STREET |
| 8. CB/22/04136 | 34 MOWBRAY DRIVE, LINSLADE |
| 9. CB/22/04158 | 71 WATERDELL |
| 10. CB/22/03828/ADV | LAND AT HARMILL IND ESTATE, |
| | ADJACENT GROVEBURY ROAD |

TREES

- | | | |
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| 1. | CB/TRE/22/00575 | 37 MOWBRAY DRIVE, LINSLADE |
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347/P TRANSPORT MATTERS

The matter raised by the member of the public regarding the roundabout at the junction of Derwent Road, Leighton Road and Soulbury Road was discussed. The surface had been relaid earlier in the year but appeared to be collapsing with little to no visible grip. It was agreed to raise this matter with the highways authority and to query whether there was any warranty on works undertaken by contractors.

Surface water flooding on Soulbury Road following resurfacing works was discussed. It was noted there had also been surface water flooding on Wing Road and on Heath Road by Chamberlains Gardens and opposite Adams Bottom park. A query was raised regarding gully clearance and how often this was undertaken.

It was reported that the closure of the top of South Street and Hockliffe Street was causing problems, in particular with the diversion of cars down George Street. Both George Street and Regent Street were unsuited to two-way traffic. It was agreed to raise this with the highways authority.

It was queried whether there were any updates in respect of the proposed timed crossing trial on West Street/Bridge Street, the A505 safety review or the possible installation of a speed indicator device on Derwent Road. There were no updates to report.

The Committee received the notes of the bus user group meetings held on 13 September 2022 and on 1 November 2022.

348/P INFORMATION ITEMS

There were no information items to report.

The meeting closed at 2045 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 2 NOVEMBER 2022.

Chair

23 NOVEMBER 2022