

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 23 NOVEMBER 2022 AT 7.30 PM

Present: Councillors A Dodwell
 C Palmer
 D Bowater
 G Perham
 M Freeman (Chair)
 S Owen
 P Carberry
 A Gray
 T Morris (substituting for R Yates)

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

Members of the public: 1
Members of the press 0

349/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor R Yates (substituted by Councillor T Morris).

350/P DECLARATIONS OF INTEREST

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.

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

A member of the public and representative of the Leighton Buzzard Society spoke in opposition to application reference CB/22/04253 (opposite 1 Bunkers Lane, Linslade). The Society felt that the erection of a 5G telecommunications mast at that location would be totally inappropriate, especially being in the Southcott Village conservation area.

352/P MINUTES OF PREVIOUS MEETING

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 2 November 2022.

RESOLVED that the minutes of the Planning and Transport Committee

meeting held 2 November 2022 be approved as a correct record and were signed accordingly.

(b) Updates from the previous meeting:

A505 speed change consultation: this date was not known as yet.

Vandyke Road safety concerns: the local authority was following this up with the developer of the new housing at Clipstone Park/Chamberlains Barn, but the exact recommendations arising from the safety audit were not known.

The Committee was advised of correspondence between a Central Bedfordshire ward councillor and Councillor I Dalgarno regarding the trial of a timed crossing at West Street/Bridge Street and it was believed this was able to proceed at a future date.

Officers confirmed they would keep all outstanding transport queries under review with the local authority.

353/P PLANNING APPLICATIONS

The Committee considered planning applications received up until 18 November 2022.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/04212 (29 Wing Road), subject to the planning authority being satisfied that there would be no unacceptable overlooking due to the proposed roof height and that a condition be included such that the annexe could only be used as ancillary to the main dwelling.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/03771 (66 Gibson Drive) subject to the planning authority being satisfied that parking standards would be met, given the lack of on-street parking in this location.

Discussion took place regarding application CB/22/04253/TD (opposite 1 Bunkers Lane, Linslade). The Committee felt that the reduction in height from 18m to 15m and the more slender design of mast did not mitigate the objections raised previously. Although the applicant had stated they felt their resubmission "robustly addressed" previous grounds for objection, the Committee did not agree that no other possible sites could be identified and felt strongly that the historic character of the Southcott Village conservation area should be preserved, along with the views from that approach to the town which dated back to Saxon times. In addition, it was understood that the planning officer had already advised that the proposed measures would not be sufficient to mitigate objections to the proposal.

RESOLVED to recommend to Central Bedfordshire Council that

objection be made to application reference CB/22/04253/TD (opposite 1 Bunkers Lane, Linslade) on the following grounds:

- **Location within the Southcott Village historic conservation area**
- **Visually intrusive and dominant in the street scene, without any camouflage to mitigate its impact on the rural character of the setting**
- **Contrary to policies HQ1, HE3 and HQ5 of the Central Bedfordshire Local Plan**

Discussion took place regarding application reference CB/22/04278 (Chamberlains Barn Quarry). It was believed that the proposed ground-source heat network would serve the new residents on Chamberlains Barn and that a series of boreholes and pipework would be underground. The Committee had previously questioned whether this would affect any kind of planting/growing regime but this was still unclear.

RESOLVED to advise Central Bedfordshire Council that the Town Council did not feel qualified to give an opinion on application reference CB/22/04278, but would seek reassurance that the future maintenance of the ground-source heat network would not adversely impact on the access to and enjoyment of the country park.

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

- | | |
|-------------------|-------------------------------|
| 1. CB/22/04224 | 5 DUDLEY STREET |
| 2. CB/22/04259 | 97 CHURCHILL ROAD |
| 3. CB/22/03865/MW | STONE LANE QUARRY WOBURN ROAD |
| 4. CB/22/04293 | 2 PHOENIX CLOSE |
| 5. CB/22/04304 | 91 LIDDELL WAY |
| 6. CB/22/04357 | 84 WILLOW BANK WALK |
| 7. CB/22/04355 | 34 BILLINGTON ROAD |
| 8. CB/22/04377 | 9 BROOK STREET |
| 9. CB/22/04393 | 6 CHILTERN GARDENS |
| 10. CB/22/04300 | GRUNDFOS PUMPS GROVEBURY ROAD |
| 11. CB/22/04434 | 52 ALMOND ROAD |

TREES

1. **CB/TRE/22/00598 THE GLOBE INN**
2. **CB/TRE/22/00580 32 REDWOOD GLADE**

354/P TRANSPORT MATTERS

A member of the public and representative of the Bus Users' Group spoke to advise the Committee of the group's activity to date and to thank the Council for its support in getting the initiative off the ground. There were concerns about the lack of a 150 bus service on Sundays and the rerouting of the service away from Milton Keynes Hospital, which was due to issues with the

Milton Keynes bus network.

The anticipated pan-Bedfordshire bus user meeting had not yet taken place but concerns had been raised with the Leader of Central Bedfordshire Council and the Member of Parliament for South-West Bedfordshire. Some positive outcomes had been achieved such as the provision of bus timetables in the Library. The representative was thanked for his report and it was agreed that it was positive to see progress being made.

The Committee noted that there had been some concerns raised by residents on social media recently, in relation to scheduled roadworks. It was clarified that the A505 bypass would only be partially closed, between Grovebury Road and Billington Road. Works scheduled by National Highways would see the A5 closed between Hockliffe and Brickhill overnight during the same period, but Central Bedfordshire Council had now advised them of the A505 closure. It was agreed to publish a brief social media post and direct residents to the online map of agreed roadworks.

The Committee was advised of a proposal from Central Bedfordshire Council to install a bicycle maintenance stand near to the Flypast Memorial on Bridge Street. Whilst there were no objections to the design of the unit, concerns were expressed about any possible impediment to pedestrians as this was a busy route to and from the town centre and schools. It was suggested that this be discussed further and that Buzzcycles be invited to comment on the proposal.

It was noted that an invitation had been circulated from Central Bedfordshire Council to a discussion regarding parking standards for new homes and also that an engagement event was being held at the Library on 26 November regarding the draft Local Cycling and Walking Infrastructure Plan.

355/P INFORMATION ITEMS

There were no information items to report.

The meeting closed at 8.55 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 23 NOVEMBER 2022.

Chair

14 DECEMBER 2022