
out of keeping with the historic conservation area, lack of holistic consideration for the whole site of land south of the High Street, overdevelopment of the site, concerns regarding transport, access and inadequacy of car parking, objection to a piecemeal approach to delivering development on land south of the High Street and the importance of a throughflow of footfall on the entire site with a clear link from Church Square through to Duncombe Drive.

Concerns were raised regarding the very narrow access onto Church Square, which might prove impossible for emergency service vehicles, as well as the impact of an increase in traffic in an area which was already extremely busy due to proximity to local schools, activity including weddings at All Saints Church, community events and ceremonial occasions such as Remembrance Day. It was noted that the 1003 Squadron Air Cadets had been granted the ancient right of Freedom of the Town which included the right to parade. It was noted that there were already difficulties for traffic in exiting from Bridge Street.

Concerns were expressed about the potential future impact on longstanding key businesses in the town, particularly The Golden Bell and The Black Lion, if residential development went ahead and resulted in future noise complaints. Despite a difficult climate for businesses, the town centre contained many successful and long established business uses and the vitality and viability of the town centre should be protected.

Members of the public were thanked for attending the meeting and urged to make sure their comments were also submitted to the planning authority within the consultation period.

13/P MINUTES OF LAST MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 22 May 2019.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 22 May 2019 be approved as a correct record and were signed accordingly.

14/P PLANNING APPLICATIONS

The Committee reviewed applications received up until 7 June 2019.

The Committee gave careful consideration to planning application reference CB/19/01241 (7-9 Church Square). The application was briefly introduced by officers and included a reminder of the 2012 Central Bedfordshire Development Brief for land south of the High Street.

A number of views were expressed by members of the Committee. Although it was noted that the application was progress for land south of the High Street after a disappointing delay for a number of years, nevertheless the application itself was felt to be unsuitable for the parcel of land in question and possibly detrimental to the future development of the remainder of the site.

Members agreed that the proposed design was modern and utilitarian, which was out of keeping with the location in the heart of the historic conservation area and

would present a jarring appearance. It was agreed that the noise impact assessment should have been done at a more suitable time, i.e. a summer weekday/evening rather than a winter weekend, and at third storey height rather than ground level.

In terms of the whole site of land south of the High Street, access and permeability were felt to be of crucial importance and that without a clear plan for the entire site, this application might curtail future development. Car parking was felt to be inadequate as despite the town centre location, the fact was that most households required two incomes and two vehicles. In addition, it appeared that no consideration had been given to parking for users of the commercial and other non-residential space.

Concerns were also expressed regarding the developer's assertion that inclusion of social housing would make the development unviable, as well as the suggestion that no further archaeological investigation was needed, despite the advice of the Central Bedfordshire archaeology team and the fact that it was understood that the site had been in use for many centuries.

The Committee was given examples of other towns in which leisure uses had proven beneficial for regeneration of town centres but that it was crucial that the strategy for the whole site of land south of the High Street be considered, to ensure that the objectives of the 2012 development brief could be met.

Finally, the potential risk to important town centre businesses was felt to be unacceptable. It was agreed that if the planning authority was minded to approve the application, a deed of easement should be requested to protect businesses from the potential impact of any future noise complaints from residents.

It was proposed and seconded that the Committee recommend objection to the application for the reasons discussed. On being put to the vote, the motion was carried unanimously.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to planning application reference CB/19/01241 (land at 7-9 Church Square) on the following grounds:

- i) That the application would not adequately support the role that the town centre plays at the heart of the local community, as stated in the National Planning Policy Framework.**
- ii) That the proposed design and appearance of the development, at the heart of the town's historic conservation area, would be out of keeping with the immediate locality and not in sympathy with the local character and history of the surrounding built environment (as stated in the National Planning Policy Framework para 127c).**
- iii) That the potential for future noise complaints represented an unacceptable risk to longstanding town centre businesses and that although noise mitigation measures had been proposed, the noise impact assessment was felt to be unrealistic due to having been undertaken in the winter and that residential development was essentially unsuitable for the location (National Planning Policy Framework para 182). Should the planning authority be minded to approve the application then the Town Council would request**

- consideration be given to a deed of easement to protect local businesses.
- iv) That the application appeared to represent risk to the potential future development of the rest of the land south of the High Street, due to lack of consideration of adequate traffic flow and permeability throughout the site as a whole. The Town Council felt strongly that the site as a whole must be given consideration and a clear strategy in accordance with the 2012 Development Brief.
 - v) That the proposed car parking provision was felt to be inadequate for both intended residents of the development and users of the proposed commercial space, in an area in which car parking was already a recognised problem, due not only to its town centre location but also proximity to two schools, All Saints Church and Parson's Close Recreation Ground.
 - vi) That provision should be included for affordable housing in line with policy.
 - vii) That further consideration should be given to the recommendation made by the Central Bedfordshire archaeological advisor regarding a trial trench, given that site was understood to have housed the stonemasons working on All Saints Church in the thirteenth century.
 - viii) That the proposed vehicular access onto Church Square was too narrow.

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

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| 1. | CB/19/01237 | 42 BROOKSIDE WALK |
| 2. | CB/19/01377 | COLLEC DEPOT BILLINGTON ROAD |
| 3. | CB/19/01271 | 29 CHESTNUT HILL, LINSLADE |
| 4. | CB/19/00828 | KWEE BECK, BOSSINGTON LANE,
LINSLADE |
| 5. | CB/19/01439 | 22 HEATH PARK DRIVE |
| 6. | CB/19/01440 | 65 GRANGE CLOSE, LINSLADE |
| 7. | CB/19/01432 | 94 CAMBERTON ROAD, LINSLADE |
| 8. | CB/19/01434 | 32 HOCKLIFFE STREET |
| 9. | CB/19/01321 | 11 GARDEN HEDGE |
| 10. | CB/19/01085 | 56 NEW ROAD, LINSLADE |
| 11. | CB/19/01477 | 80 RUSSELL WAY |
| 12. | CB/19/01307 | 18 ROSEBERRY AVENUE, LINSLADE |
| 13. | CB/19/01429 | 22 HEATH PARK DRIVE |
| 14. | CB/19/01489/ADV | THE GLOBE INN, LINSLADE |
| 15. | CB/19/01516 | 93 HOCKLIFFE ROAD |
| 16. | CB/19/01460 | 101 STANBRIDGE ROAD |
| 17. | CB/19/01354 | 4 ERIBOLL CLOSE, LINSLADE |
| 18. | CB/19/00977/ADV | CAFÉ IN THE PARK, GROVE ROAD |

RESOLVED to note the following works to trees:

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| 1. | CB/TRE/19/00173 | 11 TAYLORS RIDE |
| 2. | CB/TCA/19/00202 | 2 SOUTHCOTT VILLAGE, LINSLADE |
| 3. | CB/TCA/19/00210 | 8 SOUTHCOTT VILLAGE, LINSLADE |
| 4. | CB/TCA/19/00227 | 8 MARKET SQUARE |

015/P TRANSPORT MATTERS

The Committee received a report in respect of the potential to introduce a Traffic Regulation Order at the Mentmore Road Park and Memorial Gardens car park.

RESOLVED to draw down a maximum of £1500 from the Highways Schemes earmarked reserve (920/9056) for the purpose of creating a Traffic Regulation Order for the Mentmore Road Park car park.

016/P INFORMATION ITEMS

Councillor C Palmer advised the Committee that he would be speaking at the Central Bedfordshire draft Local Plan hearing on Thursday 20 June in respect of land north of Soulbury Road.

RESOLVED for Councillor Palmer to speak on behalf of the Town Council in respect of land north of Soulbury Road at the Central Bedfordshire draft Local Plan hearing on 20 June 2019.

The meeting closed at 2046 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 12 JUNE 2019.

Chair

3 JULY 2019