

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE
WEDNESDAY, 4 AUGUST 2021 AT 7.30 PM

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

Also in attendance: M Saccoccio, Town Clerk
 S Sandiford, Deputy Town Clerk
 I Haynes, Head of Grounds and Environmental
 Services

Members of the public: 0

214/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors R Goodchild (substituted by Cllr A Gray) and J Silverstone (substituted by Cllr T Morris).

215/P DECLARATIONS OF INTEREST

No declarations were made and no dispensations were requested.

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

There were no questions from the public

217/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 4 August 2021.

Minute reference 210/P: further information had been received from Central Bedfordshire Council in respect of pedestrian crossings on Grovebury Road. Options were under consideration but it was understood that there was an aspiration to signalise the junction with Chartmoor Road and install crossings on all three arms.

Minute reference 210/P: there was no update from the local authority as yet in respect of a possible Article 4 Direction for the town centre.

Minute reference 212/P (b): a response was awaited regarding the proposal to implement a no right turn on exit from the Grovebury Road Retail Park.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 4 August 2021 be approved as a correct record and were signed accordingly.

218/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up to Thursday, 30 July.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/02888 (15 Wing Road) but the Town Council would express concerns regarding lack of car parking and potential overlooking of the neighbouring property on Wing Road.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/03336 (18 Condor Drive) on the following grounds:

(i) That whilst the plans indicated other uses, there was potential for the property to become a 5-bedroomed rather than 3-bedroomed property and the Town Council would therefore have concerns regarding lack of adequate car parking in an area with existing parking issues.

(ii) Possible loss of privacy to the neighbouring property (no 20).

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

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|-----|-------------|---------------------------------------|
| 1. | CB/21/02899 | 17 STEPPINGSTONE PLACE |
| 2. | CB/21/03076 | 21 HEATH ROAD |
| 3. | CB/21/03118 | TELEPHONE EXCHANGE,
DUNCOMBE DRIVE |
| 4. | CB/21/03146 | 2 DOVE TREE ROAD |
| 5. | CB/21/03150 | 38 WINDSOR AVENUE |
| 6. | CB/21/03219 | 25 GEMINI CLOSE |
| 7. | CB/21/02775 | 18 BROOMHILLS ROAD |
| 8. | CB/21/03175 | 20 HOCKLIFFE ROAD |
| 9. | CB/21/03236 | 61 WILLOW BANK WALK |
| 10. | CB/21/03225 | 13 WING ROAD, LINSLADE |
| 11. | CB/21/03228 | 37 GRANGE CLOSE, LINSLADE |
| 12. | CB/21/03087 | 25 THE MARTINS DRIVE
LINSLADE |
| 13. | CB/21/03277 | 8 GREENHILL |
| 14. | CB/21/03308 | 1 THE MALTINGS |
| 15. | CB/21/02894 | 27 MARKET SQUARE |

WORKS TO TREES

- | | | |
|----|-----------------|-----------------------------------|
| 1. | CB/TRE/21/00357 | MORNINGSIDE 233 HEATH ROAD |
| 2. | CB/TCA/21/00359 | 51 GROVE ROAD |
| 3. | CB/TRE/21/00369 | HOME FARM HOUSE,
MENTMORE ROAD |
| 4. | CB/TRE/21/00304 | 19 MARTINS DRIVE |

The Committee discussed at length the reserved matters application for part of the Stearn Land site (CB/21/03159/RM). Whilst recognising that the application site was not within the parish of Leighton-Linslade, the Committee wished to submit comment on the application for consideration by the planning authority.

RESOLVED to recommend to Central Bedfordshire Council objection to planning application reference CB/21/03159/RM (LAND AT STEARN SPORTS PITCHES, CEMETERY AND ALLOTMENTS, CLIPSTONE LANE), on the following grounds:

- a) That the application was deemed “insufficient”, in particular by not including the sports changing rooms and facilities which would be fundamental to the use of the proposed pitches, or the access route to the car park/changing rooms. The community building to include changing rooms (whilst not part of this application) should be made completed and made available before the pitches become operational.
- b) That the requirement for a rugby pitch was questionable and that this would result in maintenance issues given that the grass would need to be of a different height than for the football pitches
- c) That some of the trees proposed to be included in the planting between the pitches and the allotment land would grow to be disproportionately tall and that given their location, they would significantly overshadow the allotment land
- d) That vehicular access to the cemetery site through a residential area was deemed inappropriate
- e) That shared car parking for the cemetery and allotment sites was considered inappropriate
- f) That the proposed location of the pitches and car parking would mean no natural supervision by residential properties and would likely result in antisocial behaviour
- g) That the proposed car parking for the pitches was considered inadequate for the number of pitches and would likely result in an impact on neighbouring residential streets
- h) That the proposed access route to the sports pitches car park was inappropriate, being long and narrow – this was considered to present security issues as well as difficulties with traffic flow to/from the car park

The Committee expressed concern about some of the detail in the S106 agreements such as Schedule 3 para 1.3, whereby only 10 working days would be allowed to raise any concerns about the condition of the

sports pitches, as well as para 4.4 regarding the 3-month window for land transfer. The Town Council would strongly urge Central Bedfordshire Council to appoint a nominee for the pitches as soon as practicable and to ensure the nominee was involved in the site development and pitch inspections - and would also recommend doing the same for all assets associated with Schedule 3 (Sports Pitches and Informal Open Space), Schedule 4 (Green infrastructure maintenance contribution), Schedule 5 (allotments and cemetery facilities), Schedule 6 (neighbourhood centre).

Should Central Bedfordshire Council be minded to approve the application, the Town Council would ask for consideration of the proposed planting to ensure the allotment land was not adversely impacted by shadow cast by tall trees and that consideration be given to the access/security issues presented by the proposed access route to the pitches car park.

219/P **TRANSPORT MATTERS**

The Committee received a Public Notice dated 20 July 2021 from Central Bedfordshire Council in respect of extending residents' car parking on Old Road, Linslade. It was suggested that priority could be given to the terraced properties without any off-street parking provision and that perhaps the flats (numbers approx. 32-72) be excluded from this extension, as they already had separate parking arrangements to the rear and front of the blocks.

The Committee requested that following the end of Covid-19 pandemic restrictions, the status of the proposed signalised crossing trial at the junction of West Street/Bridge Street be ascertained.

220/P **INFORMATION ITEMS**

The Committee received correspondence from Clarke Telecom dated 20 July 2021 in respect of the proposed upgrade of a radio base station on Harmill Industrial Estate, to provide 5G coverage. The Committee agreed it had no objections to the proposal.

RESOLVED to note the information.

The meeting closed at 8.48 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 4 AUGUST 2021.

Chair

DATE