

**LEIGHTON-LINSLADE TOWN COUNCIL**  
**MINUTES OF PLANNING & TRANSPORT COMMITTEE**  
**WEDNESDAY, 25 AUGUST 2021 AT 7.30 PM**

Present: Councillors            M Freeman (Chair)  
   A Dodwell  
   G Perham  
   J Silverstone  
   C Palmer  
   R Yates  
   S Owen  
   R Goodchild  
   P Carberry

Also in attendance:            M Saccoccio, Town Clerk  
   S Sandiford, Deputy Town Clerk  
   Cllr V Harvey

Members of the public:        0  
Members of the press            0

**221/P    APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillor D Bowater.

**222/P    DECLARATIONS OF INTEREST**

Councillor C Palmer declared a personal interest as a member of the Leighton Buzzard Society, as the Society had submitted a representation in respect of application reference CB/21/03566/TD.

No pecuniary interests were declared and no dispensations were requested

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

There were no questions from the public.

**224/P    MINUTES OF PREVIOUS MEETING**

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

**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.**

Minute reference 219/P: it was understood that the trial of a controlled crossing at the West Street/Bridge Street junction would take place over two days in September/October and would be manned so that any issues could be addressed.

Minute reference 217/P: it was noted that communication had been sent to both Central Bedfordshire Council and the owners of the Grovebury Road retail park site in respect of concerns regarding car park safety and traffic flow.

Minute reference 217/P: it was reported that the Town Council's request for an Article 4 Direction for the town centre was under consideration by Central Bedfordshire Council.

## 225/P **PLANNING APPLICATIONS**

The Committee reviewed applications received up until Thursday 19 August, 2021.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/03417 but the Town Council would request consideration of a condition preventing the possible use of the flat roof of the rear extension (below the proposed Juliet balcony) for purposes other than routine maintenance, due to the potential loss of privacy for the neighbouring property.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/03291 (Chamberlains Barn Quarry, Heath Road) but the town council would request clarification on:**

- (i) Whether the proposed corridors for pedestrians and cyclists would provide for segregation of the two, in accordance with the Government's Gear Change Strategy and**
- (ii) Exact arrangements for the junction of the link road with Shenley Hill Road and/or Vandyke Road as this was unclear from the plans supplied and without sight of the full plans for the entire length of the link road.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/03649 (8 Bedford Street) but the Town Council would request consideration of a condition restricting use of the proposed annexe as only ancillary to the main dwelling.**

The Committee discussed application reference CB/21/03566/TD and received communications sent in by a resident and by the Leighton Buzzard Society in opposition to the application. Overall, it was felt that the proposed

location was unsuitable given its proximity to residential areas, visual impact in front of and higher than the tree line and close proximity to the conservation area.

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/03566/TD on the following grounds:**

- Close proximity to the conservation area
- Close proximity and possible noise disturbance to residents
- Proposed siting deemed visually intrusive being in front of and higher than the tree line, without any camouflage
- That the proposed siting was believed to be contradictory to policy HQ5 in the recently adopted Central Bedfordshire Local Plan.

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

- |                    |                                 |
|--------------------|---------------------------------|
| 1. CB/21/03464     | 189 GRASMERE WAY, LINSLADE      |
| 2. CB/21/03538     | 314 GRASMERE WAY                |
| 3. CB/21/03545     | 60 SOUTH COURT AVE,<br>LINSLADE |
| 4. CB/21/03534     | 23 SOUTH STREET                 |
| 5. CB/21/03491     | 1 MOORHOUSE WAY                 |
| 6. CB/21/03605     | 4 MILES AVENUE                  |
| 7. CB/21/03520     | THE PADDOCKS, LINSLADE          |
| 8. CB/21/03697     | 19 ASCOT DRIVE, LINSLADE        |
| 9. CB/21/03381/ADV | 77-83 GROVEBURY ROAD            |
| 10. CB/21/02392/RM | PHASE 3 CLIPSTONE PARK          |

#### **TREES**

- |                    |                         |
|--------------------|-------------------------|
| 1. CB/TRE/21/00379 | 71 CAMBERTON ROAD       |
| 2. CB/TRE/21/00381 | KNOLLS WOOD             |
| 3. CB/TRE/21/00403 | 14 CHAMBERLAINS GARDENS |

#### **226/P TRANSPORT MATTERS**

The Committee received a report from Cllr C Palmer regarding the safety bollards and fence on the corner of Vimy Road/Leighton Road, outside the Linslade Tyres building. Following some damage caused in 2017, the Committee had previously raised concerns for pedestrian safety with Central Bedfordshire Council on a number of occasions but to date, no remedial action had yet taken place.

The Committee agreed that pedestrian safety remained a concern and that remedial action should not have to wait until an accident occurred.

**RESOLVED to request that this matter be raised at the Partnership Committee with a request for remedial action to be undertaken as soon as possible.**

The Committee received two Public Notices dated 17 August 2021 from Central Bedfordshire Council regarding the proposed introduction of no waiting and a one-way traffic order with contraflow cycling on Leopold Road, Linslade.

**RESOLVED to respond to Central Bedfordshire Council that:**

- (i) The town council sees no need or perceived benefit in the proposed one-way traffic order with contraflow cycling in Leopold Road, Linslade and**
- (ii) That without the one-way traffic order, there is no requirement to introduce no waiting restrictions in Leopold Road, Linslade.**

A concern was raised regarding the traffic light phasing at the junction of Stoke Road and Old Road, Linslade. A change in phasing meant that the exit from The Elms was given constant priority but the volume of traffic exiting The Elms was very low. The change in phasing resulted in people often getting “trapped” in the box junction and drivers were often reliant on the goodwill of other drivers to let them move on.

**RESOLVED to ask Central Bedfordshire Highways to review the phasing of the traffic lights on Stoke Road and to consider refreshing the yellow lines and signage relating to the box junction.**

#### 227/P **INFORMATION ITEMS**

There were no information items to report

The meeting closed at 8.50 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 25 AUGUST 2021.

Chair

15 SEPTEMBER 2021