

LEIGHTON-LINSLADE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE

WEDNESDAY 4 OCTOBER 2021 AT 1930 HOURS

Present: Councillors J M Freeman – in the Chair
 A Dodwell
 V Harvey (substituting for G Perham)
 J Silverstone
 S Owen – left at 20:28 hours
 C Palmer
 F Kharawala (substituting for D Bowater)
 R Goodchild
 P Carberry

Also in attendance: M Saccoccio (Town Clerk)
 S Sandiford (Head of Democratic and Central
 Services)
 I Haynes (Head of Grounds and Environmental
 Services)

Members of the public: 0

236/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors G Perham (substituted by V Harvey) and D Bowater (substituted by F Kharawala). It was noted that Councillor R Goodchild had, effective from Council on 27 September 2021, been replaced by Councillor A Gray on the Committee.

237/P DECLARATIONS OF INTEREST

No pecuniary interests were declared and no dispensations were requested.

238/P QUESTIONS FROM THE PUBLIC

There were no questions from the public.

239/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 15 September 2021.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 15 September 2021 be approved as a correct record and were signed accordingly.

Minute reference 231/P: The Committee noted there was still no response from the local authority in respect of a possible Article 4 Direction for the town centre.

RESOLVED to request the Town Clerk to write to the Portfolio Holder at Central Bedfordshire Council in respect of a possible Article 4 Direction that would remove permitted development rights that would otherwise allow buildings that provide a place of service to the community to be lost to residential uses without greater control for the town centre.

Minute reference 233/P: further to the presentation received earlier in the day from Central Bedfordshire Council in respect of the development to the east of the town, the Committee gave consideration to the three applications which had been deferred at the previous meeting.

The Committee was reminded of its previous comments from the meeting held on 7 February 2018 in respect of application reference CB/17/05971/OUT (land at northern Chamberlains Barn). The Committee agreed the comments remained valid and that additional comment should be made.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/17/05971/OUT (land at northern Chamberlains Barn) but the Town Council would make the following comments:

- (i) That given the time elapsed since the initial discussions on S106 developer contributions, the Town Council would suggest that some proposals might no longer be appropriate (e.g. leisure funding) and that the Town Council would wish to participate in an early meeting with Central Bedfordshire officers regarding the S106 agreement for this site, particularly as its Partnership Project List was currently under review (updated version to be provided as soon as adopted by Council) and given the assurances made by Central Bedfordshire officers that S106 could potentially be spent on other parts of the town outside the immediate development, e.g. the town centre.**
- (ii) That given the delay in implementing a sustainable travel plan for the Chamberlains Barn and Clipstone Park developments as well as the increased number of houses, vehicular movements could be higher than originally anticipated and the importance of use of S106 funds for sustainable transport measures in line with Leighton-Linslade Green Wheel principles was highlighted.**
- (iii) That the increased number of houses further highlighted the need to make faster progress with the proposed new schools to accommodate families already living on the development and having to travel to schools elsewhere in the town. The current lack of clarity over school proposals was a matter of serious concern for residents and for the town's existing schools.**

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/17/06062 (land at northern Chamberlains Barn, between Shenley Hill Road and Heath Road) on the same grounds as put forward on 7 February 2018, namely that the proposed link road was unnecessary, in contradiction to previous agreements regarding vehicular movements and a wholly unsuitable location for a roundabout on Shenley Hill Road. The Town Council would

further comment that the proposal would have a detrimental impact on the character of Shenley Hill Road and that this proposed change would invalidate the original highways impact assessments.

The Committee gave consideration to application reference CB/21/03850/RM and recognised that the site was outside the parish boundary and also that the matters under consideration required detailed technical knowledge. However, it was agreed that a number of comments be submitted.

RESOLVED to note application reference CB/21/03850/RM (Clipstone Park phase 3) and to submit the following comments for consideration by Central Bedfordshire Council:

- (i) That careful consideration be given to proposed car parking provision and layout**
- (ii) That proposals be in accordance with the Leighton-Linslade Green Wheel Strategy**
- (iii) That adequate footpath provision be made for pedestrians throughout the site, particularly on shared space streets**
- (iv) That consideration be given to the separation of cyclists and pedestrians in accordance with the guidelines in the Government's Gear Change strategy.**

240/P PLANNING APPLICATIONS

The Committee reviewed applications received up until Friday 1 October 2021.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04134 (55 Kestrel Way), subject to parking standards being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04146 (73 Wing Road, Linslade), subject to parking standards being met.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04175 (81 Church Street), subject to parking standards being met.

RESOLVED to note applications CB/21/04152 and CB/21/04154/SECM (Chamberlains Barn).

The Committee discussed the proposals to convert former office accommodation into residential flats at Church Square, Leighton Buzzard. Whilst noting that the premises were originally for residential use and not necessarily objecting to a return to residential use, a number of concerns were raised regarding the specific applications.

RESOLVED to recommend to Central Bedfordshire Council objection to applications CB/21/04077 and CB/21/04078/LB (8 Church Square) and CB/21/04075 and CB/21/04076/LB (4-6 Church Square) on the following grounds:

- (i) Concerns regarding traffic movement, particularly on exiting from Judges Lane due to poor visibility and high volume of pedestrians accessing the church and the schools;
- (ii) Concerns regarding the adequacy of the proposed size for flats;
- (iii) Lack of light in the basement flat and concern that with the bedroom moved to the front of the property, this would be adversely impacted by town centre noise and in contradiction to proposals for other flats;
- (iv) The proposed car park extension would result in a loss of green space and potential risk to protected trees;
- (v) That the noise impact assessments had been undertaken in the very quiet months of January/February and were therefore not representative;
- (vi) That the proposed double glazing to mitigate noise concerns would not be in keeping with the character of the listed building and would have a detrimental impact on the appearance of the façade and the listed status of the entire terrace.
- (vii) That the lack of interest in letting for commercial use could be a result of the Covid-19 pandemic and that active marketing was a condition of policy EMP2 in the recently adopted Local Plan.

Should Central Bedfordshire Council be minded to approve the applications, the Town Council would request the following measures:

- (viii) That measures be put in place for pedestrian safety at the vehicular access to Judges Lane and
- (ix) 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.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/04062 (29 Atterbury Avenue) on the grounds that the balcony was a substantial structure likely to result in overlooking and loss of privacy for neighbouring properties.

The Committee discussed application reference CB/18/02615/RM. Although outside the parish boundary, the Town Council had been informally consulted a number of times over recent years in respect of proposals for public open space and play areas, although recommendations made were not reflect in the current application, which was disappointing. Whilst not within the parish, the Committee agreed to recommend objection.

RESOLVED to recommend to Central Bedfordshire Council objection to application reference CB/21/02615/RM (Clipstone Park, land south of Vandyke Road and north of Stanbridge Road) on the following grounds:

- (i) The proposed hard surface to be included offered no play value unless a facility such as a goal end or basketball net was included;
- (ii) The proposed colour red for the play area entrance gates would not offer sufficient contrast for children and be unsuitable for those who were colour blind;

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- (iii) The play areas were all very similar – to each other and to existing play areas in the town – and therefore offered limited play value;
 - (iv) The proposed grass matting safety surfacing was the cheapest option offering least durability or protection, whilst also making grounds maintenance under and around play equipment more difficult in future;
 - (v) It was recommended that the proposed Multi Use Games Area be fitted with acoustic washers to mitigate potential noise nuisance;
 - (vi) That limited consideration appeared to have been given to the orientation of proposed sports pitches;
 - (vii) That proposals appeared to include too much grass and too few trees, particularly not enough street trees;
 - (viii) Proposals were not felt to be in keeping with the Leighton-Linslade Green Wheel Strategy (no green corridor)

The Town Council would further comment that any intended nominee for the sites should be included in discussions for facilities which they would later manage.

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

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| 1. | CB/21/04035 | 64 SOUTH STREET |
| 2. | CB/21/03944 | 37 LINWOOD DRIVE |
| 3. | CB/21/04103 | 26 LAKE STREET |
| 4. | CB/21/04127 | 74 COOPER DRIVE |
| 5. | CB/21/04090 | 21 TAYLORS RIDE |
| 6. | CB/21/03318/ADV
LOWER SCHOOL | TAYWOOD HOUSE, CLIPSTONE BROOK |
| 7. | CB/21/03694/LB | 2B OLD ROAD, LINSLADE |

241/P TRANSPORT MATTERS

The Committee asked that the request made in July 2021 in respect of a pedestrian safety study in the vicinity of Southcott and Greenleas (Derwent Road) lower schools be followed up with Central Bedfordshire Council.

The Committee noted that it was understood that proposed changes to car parking charges would be discussed by the Central Bedfordshire Sustainable Communities Overview and Scrutiny Committee in the near future.

242/P INFORMATION ITEMS

There were no information items to report.

The meeting closed at 2110 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 4 OCTOBER 2021.

Chair

27 OCTOBER 2021