

**LEIGHTON-LINSLADE TOWN COUNCIL**

**PLANNING AND TRANSPORT COMMITTEE**

**WEDNESDAY 8 DECEMBER 2021 AT 1930 HOURS**

Present: Councillors      J M Freeman – in the Chair  
                                    A Dodwell  
                                    G Perham  
                                    T Morris (substituting for J Silverstone)  
                                    S Owen  
                                    C Palmer  
                                    D Bowater  
                                    A Gray  
                                    P Carberry  
                                    B Spurr (substituting for R Yates)

Also in attendance:      M Saccoccio (Town Clerk)  
                                    S Sandiford (Head of Democratic and Central  
                                    Services)  
                                    Cllr V Harvey (joining remotely)

Members of the public: 1 (joining remotely)

**258/P      APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors R Yates (substituted by B Spurr) and J Silverstone (substituted by T Morris). Councillor Owen advised he would be leaving after the public session.

**259/P      DECLARATIONS OF INTEREST**

Councillor D Bowater declared an interest as a substitute member of the Central Bedfordshire Development Management Committee.

No pecuniary interests were declared and no dispensations were requested.

**260/P      QUESTIONS FROM THE PUBLIC**

A member of the public spoke to express concerns about planning application CB/21/04570 (Bluebell Court). Although the change of use was supported as it was hoped this would reduce current antisocial behaviour near the vacant retail unit, there were two areas of concern. Firstly the sewer cover was prone to lifting after heavy rain, causing flooding including sewerage. Secondly the proposed arrangements for car parking were unclear and it was felt that proposals needed to be fair and in line with the provision for existing residents.

Cllr S Owen spoke on behalf of a resident who had raised a concern regarding the speed of traffic on Soulbury Road, between Rosebery Avenue and Station Road. Although a 20mph zone, traffic speeds often exceeded this and as it was a route to schools and an area with narrow pavements, there were concerns

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regarding pedestrian safety. It was asked whether anything could be done such as renewing the 20mph signage.

## **261/P MINUTES OF PREVIOUS MEETING**

The Committee received the minutes of the Planning and Transport Committee meeting held on 17 November 2021.

Minute reference 255/P (Transport Matters): the Committee was advised that an update on the queries raised was awaited from Central Bedfordshire Highways and that it was hoped that a Highways officer would be attending the next meeting on 5 January 2022. In the meantime Committee members had noted that some works had already been undertaken.

**RESOLVED that the minutes of the Planning and Transport Committee meeting held 17 November 2021 be approved as a correct record and were signed accordingly.**

## **262/P PLANNING APPLICATIONS**

The Committee reviewed applications received up until Friday 3 December 2021.

The Committee discussed application reference CB/21/04570 (Bluebell Court). It was noted that there was a previous 2017 planning consent for the change of use to one two-bedroom dwelling. Concerns were expressed about whether the units proposed were of an adequate size to meet standards and the potential for flood risk particularly if the ground floor was to be lowered. In addition, concerns were expressed about the proposed car parking arrangements as allocating four spaces from phase 2 of the development would reduce available parking for that scheme. This was an issue as the "surplus" car parking had been specifically designed to help alleviate the existing car parking issues in the locality and was in place of affordable housing provision. The Committee also acknowledged the point made by the member of the public about the need for parity of parking arrangements with the existing residents. The Committee agreed that there were no planning grounds for recommending refusal, particularly given the existing consent, but that the planning authority should be satisfied in respect of the points raised.

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04570 (Bluebell Court), subject to Central Bedfordshire Council being satisfied regarding the points raised above.**

The Committee discussed application reference CB/21/04833 (Corner House, Sandy Lane). It was agreed that the Committee was appalled and disappointed by the applicant's lack of compliance with many of the conditions conferred on the original planning consent.

**RESOLVED to advise Central Bedfordshire Council that the Committee felt unable to comment on application reference CB/21/04833 (Corner House, Sandy Lane) due to not being qualified to ascertain which of the original conditions remained pertinent, but to express a view that the Committee was unhappy with retrospective applications generally and that Central**

**Bedfordshire Council should be fully satisfied that any conditions which were still relevant had been fully met.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04934 (16 Heath Park Drive), subject to parking standards being met.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/05081 (15 Aquila Road), subject to parking standards being met.**

**RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/21/04931 (24 Billington Road), subject to parking standards being met and a condition being added that the annexe be used only as ancillary to the main dwelling.**

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/05101 (1B Broomhills Road) on the following grounds:**

- Overdevelopment of the site
- Inadequate car parking

**RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/21/05224 (1B Broomhills Road) on the grounds of overdevelopment of the site. Should the planning authority be minded to approve it, parking standards should be met.**

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

- |                 |                            |
|-----------------|----------------------------|
| 1. CB/21/04909  | 35 WING ROAD               |
| 2. CB/21/04928  | 14 MARDLE ROAD             |
| 3. CB/21/04829  | 15 GRASMERE WAY            |
| 4. CB/21/04964  | 38 WINDSOR AVENUE          |
| 5. CB/21/05019  | 19 DUNNOCK DRIVE           |
| 6. CB/21/04977  | 18 HYDRUS DRIVE            |
| 7. CB/21/05069  | 30 MENTMORE ROAD, LINSLADE |
| 8. CB/21/05077  | 3 THE WOOD                 |
| 9. CB/21/04945  | 44 REDWOOD GROVE           |
| 10. CB/21/04211 | 36 COOPER DRIVE            |
| 11. CB/21/05144 | 4 WESTON AVENUE            |
| 12. CB/21/05173 | 104 VANDYKE ROAD           |
| 13. CB/21/05105 | 13 TAYLORS RIDE            |
| 14. CB/21/05111 | 21 SHENLEY HILL ROAD       |
| 15. CB/21/05163 | 190 STANBRIDGE ROAD        |
| 16. CB/21/05156 | 2 WOODLAND AVENUE          |
| 17. CB/21/04880 | ARDEN HOUSE, WEST STREET   |
| 18. CB/21/05258 | 286 GRASMERE WAY           |
| 19. CB/21/05036 | 2B MILEBUSH                |

**263/P TRANSPORT MATTERS**

The Committee discussed speeding on Soulbury Road as highlighted earlier in the meeting. The Committee agreed that vehicle speeds did exceed the 20mph limit and that because the pavements were narrow, this was not an area in which Speed Watch patrols could take place.

**RESOLVED to advise Central Bedfordshire Council of the issue and to request the refreshing of 20mph signage/road markings.**

The Committee noted that the announcement made earlier that evening by the Government was likely to result in a higher number of residents returning to home working over the coming days and weeks.

**RESOLVED to contact Central Bedfordshire Council to request that consideration be given to appropriate relaxation of parking restrictions in residential areas, given the Government guidance encouraging home working.**

**264/P INFORMATION ITEMS**

The Committee received correspondence from Central Bedfordshire Council dated 26 November 2021 regarding a planning appeal at 112 Vandyke Road in respect of planning application CB/21/00696/FULL

**RESOLVED to note the correspondence.**

The meeting closed at 2051 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 8 DECEMBER 2021.

Chair

5 JANUARY 2022