

LEIGHTON-LINSLADE TOWN COUNCIL
PLANNING AND TRANSPORT COMMITTEE

WEDNESDAY 16 FEBRUARY 2022 AT 1930 HOURS

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

Also in attendance: M Saccoccio (Town Clerk)
 S Sandiford (Deputy Town Clerk)
 Cllr A Dodwell (joining remotely)
 Cllr R Yates (joining remotely)

Members of the public: 10

265/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Gray, substituted by Councillor Goodchild. Councillors Dodwell and Yates were joining unofficially by remote connection.

266/P DECLARATIONS OF INTEREST

No pecuniary interests were declared and no dispensations were requested.

267/P QUESTIONS FROM THE PUBLIC

Two members of the public spoke on Transport Matters and the current Government policy of prioritising public transport, walking and cycling rather than use of private vehicles. Pedestrianisation in other town centres demonstrated an increase in footfall and spending and provided more space for entertainment and activities. It was important to ensure pedestrian/cyclist access from the new housing developments into the town centre. A request was made for calm debate when considering the future uses of the High Street over the next 12-18 months while a further temporary traffic order was in place.

A resident spoke in objection to planning application reference CB/22/00096 (land adj Heathlea, Sandy Lane) and had provided a written representation to the Committee. It was felt that the previous application granted for the plot had taken into account the limitations of the land, but that this latest application with the addition of a third storey and a juliet balcony would result in overlooking, loss of privacy and loss of amenity. It was felt to be overdevelopment of the site and would be out of keeping with the local character of the area.

A resident spoke in objection to planning application reference CB/22/00099 (54 Springfield Road, Linslade). The proposed extension would be right up to the adjoining property's boundary and due to the height difference in properties, would result in a significant loss of light as well as loss of privacy.

Members of the public were thanked for attending the meeting.

268/P MINUTES OF PREVIOUS MEETING

The Committee received the minutes of the Planning and Transport Committee meeting held on 8 December 2021.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 8 December 2021 be approved as a correct record and were signed accordingly.

269/P PLANNING APPLICATIONS

The Committee reviewed applications received up until Friday 11 February 2022.

The Committee discussed application reference CB/22/00096 (land adjacent to Heathlea, Sandy Lane). Whilst the principle of infill development had been set by approval of a previous application, the Committee expressed sympathy with the points raised by neighbouring residents and unanimously agreed to recommend objection.

RESOLVED to recommend to Central Bedfordshire Council objection to planning application reference CB/22/00096 (land adjacent to Heathlea, Sandy Lane) on the following grounds:

- **Overdevelopment of the site**
- **Loss of privacy to adjacent dwellings**
- **Risk to protected Sycamore tree**
- **Potential for car parking issues with increased number of bedrooms**
- **That the proposal would be out of keeping with the character of the street scene**

The Committee discussed application reference CB/22/00099 (54 Springfield Road, Linslade) and noted the lack of detail on the submitted plans as well as the lack of consultation or survey of the neighbouring property. The loss of light in habitable rooms was felt to be significantly detrimental for neighbours.

RESOLVED to recommend to Central Bedfordshire Council objection to planning application reference CB/22/00099 (54 Springfield Road, Linslade) on the following grounds:

- **Significant loss of light in habitable rooms for the neighbouring property**
- **Failure to meet car parking standards**

The Committee discussed application reference CB/22/00066 (7A Old Road, Linslade). Whilst the small size of the site meant this was probably a suitable use, concerns were raised regarding vehicular access, lack of car parking, noise and commercial waste collection. The Committee also queried the proposed

installation of a dumb waiter given that all cooking was to be done on the ground floor.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/00066 (7A Old Road, Linslade) on the following grounds:

- Difficulty of vehicular access and lack of car parking
- Need to ensure adequate arrangements for collection of commercial waste
- Need for noise assessment and odour assessment and appropriate mitigation

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/00350 (24 Billington Road), subject to there being no concerns raised by Highways about access and subject to a condition limiting use as only ancillary to the main dwelling.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to planning application reference CB/22/00281 (17 Wing Road) on the following grounds:

- That as per the previous application, the proposed development would not meet car parking standards and would result in increased traffic movements in an already congested area and in close proximity to a pedestrian crossing.

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

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|----------------|--|
| 1. CB/22/00086 | 5 ALBANY ROAD |
| 2. CB/22/00271 | 13 TAYLORS RIDE |
| 3. CB/22/00111 | 125 MARLEY FIELDS |
| 4. CB/22/00259 | 27 ASHBURNHAM CRESCENT, LINSLADE |
| 5. CB/22/00173 | LAND EAST AND CORNER OF STOKE ROAD AND OLD LINSLADE ROAD |

RESOLVED to note the following applications for works to trees:

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|--------------------|---------------------------------|
| 1. CB/TCA/22/00019 | 2 VICARAGE GARDENS, LINSLADE |
| 2. CB/TRE/22/00035 | 49 STOKE ROAD, LINSLADE |
| 3. CB/TCA/22/00034 | 49 GROVE ROAD |
| 4. CB/TRE/22/00051 | HILLVIEW BUNKERS LANE, LINSLADE |
| 5. CB/TCA/22/00040 | LEIGHTON MIDDLE SCHOOL |
| 6. CB/TRE/21/00391 | 90 CAMBERTON ROAD, LINSLADE |
| 7. CB/TRE/22/00029 | 97 COTEFIELD DRIVE |
| 8. CB/TRE/22/00057 | 2 TAYLORS RIDE |

270/P TRANSPORT MATTERS

The Committee received a discussion paper from Councillor S Owen following the decisions about the town centre made by the Central Bedfordshire Council Traffic Management Meeting on 1 February 2022.

The Committee was in agreement that a mechanism was needed to ensure proper communications between Central Bedfordshire Council and key stakeholders during the period of the next temporary traffic order, while options for the longer term use of the High Street were being discussed. It was noted that there were wider “place shaping” implications as the issue was not limited to traffic/transport matters but to the future of retail and the town centre and the potential development of the south side of the High Street. An update on the place shaping agenda was expected to be presented at the next Partnership Committee meeting on 21 April.

RESOLVED to:

- (i) Welcome the discussion paper and thank Cllr Owen for his work on this.**
- (ii) Authorise the Town Clerk to write to Central Bedfordshire Council to:**
 - 1. Stress the Town Council’s strong wish to work collaboratively with the local authority on the place shaping agenda and the future of the town centre.**
 - 2. Stress the Town Council’s wish to provide constructive input by adding value with local knowledge and experience.**
 - 3. Ask for confirmation of the mechanism/s to be used to take forward discussions on the future of the town centre and how stakeholders will be engaged in the process.**
 - 4. Invite the portfolio holders for Place and for Highways to attend a future Committee meeting and/or to visit the town centre with Town Council representatives.**
- (iii) Authorise the Town Clerk to write to the M.P. in respect of the taxi licensing issues which resulted in too many taxis in the High Street.**
- (iv) Authorise officers to liaise with Central Bedfordshire Council to seek clarification of the issues deemed most urgent, namely:**
 - 1. Provision for cyclists through the period of the new High Street traffic regulation order.**
 - 2. Whether bus stops in the High Street remain fit for purpose or whether any improvements are required.**
 - 3. What the arrangements for access to the High Street will be between the cessation of the current ETRO on 10 March 2022 and the start of the new TRO, understood to be 1 April 2022.**
 - 4. Whether there is any opportunity for the Town Council/stakeholders to input into the detail of the new TRO prior to publication.**
 - 5. With the section of Lake Street continuing to be one-way, how the practical issue of larger buses needing to turn left into Hockliffe Street when exiting the top of the High Street will be addressed.**

The Committee requested officers to follow up with Central Bedfordshire Council on a number of transport related matters raised at previous meetings.

271/P INFORMATION ITEMS

The Committee received two items of correspondence from Central Bedfordshire Council in respect of planning appeals.

RESOLVED to note the information.

The meeting closed at 2125 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 16 FEBRUARY 2022.

Chair

9 MARCH 2022