

LEIGHTON-LINSLADE TOWN COUNCIL
MINUTES OF PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 20 APRIL 2022 AT 7.30 PM

Present: Councillors A Dodwell
 J Silverstone
 C Palmer
 D Bowater
 R Yates
 M Freeman (Chair)
 S Owen
 P Carberry
 A Gray

Also in attendance: M Saccoccio, Town Clerk
 M Jahn, Committee Officer

Members of the public: 2
Members of the press 0

288/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Perham.

289/P DECLARATIONS OF INTEREST

No pecuniary interests were declared and no dispensations were requested.

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

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

Two members of the public attended the meeting one to talk about planning application CB/22/01086 Land South of Hockliffe Road to provide 44 new dwellings. Although this site was in Eggington Parish it would be relevant to Leighton-Linslade and would destroy the retail business at the Garden Centre. The member of the public requested that the Town Council put pressure on Central Bedfordshire Council to stop this going ahead by objecting strongly to the application.

Another concern raised was the reduction in the 150 bus service with no buses operating on a Sunday which would cause significant problems to members of the public.

The other member of the public present wished to speak about planning application CB/22/00607 Land Under Pylon Corridor on Site 17a adjacent Aurora Rise at item 5 Planning Applications.

291/P **MINUTES OF PREVIOUS MEETING**

- (a) The Committee received the minutes of the Planning and Transport Committee meeting held on 30 March 2022.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 30 March 2022 be approved as a correct record and were signed accordingly.

- (b) Minute reference 281/P Apologies - Councillor Carberry to be added to the apologies list.

Minute reference 286/P Transport Matters – it was confirmed that an application had been made to the Central Bedfordshire Council Rural Match Fund regarding schemes for Parsons Close Recreation Ground and Bunkers Lane with an option to add a speed indicator on Derwent Road near Greenleas School if funding allowed.

Minute reference 286/P Transport Matters – The Canal and River Trust has agreed to undertake some scoping work around the introduction of mitigation measures along the towpath slip way leading to Leighton Road. Various project ideas included the introduction of a removable staggered barrier or a post with a warning sign regarding the proximity of the road. The trees and shrubs would also be cut back to enable better vision.

292/P **PLANNING APPLICATIONS**

A member of the public raised concerns regarding planning application CB/22/00607 Land Under Pylon Corridor on Site 17a Adj Aurora Rise and how this would impact on this residential area. This area was the only open green area for families to use near their homes. No suitable alternative replacement open space has been offered up in mitigation. During construction and use thereafter, the proposal would result in an unacceptable level of noise and disturbance to the detriment of residents. The roads into this area were not adequate for the increase in potential traffic especially larger delivery vehicles with parking already at capacity on these roads. Reference was made to the potential legal transfer of the open space to the local authority or its nominee as part of the S106 Agreement for the site.

Members agreed unanimously that the application was totally inappropriate for this area and the Town Council would strongly object to Central Bedfordshire Council.

The Committee reviewed applications received up until Friday 14 April 2022.

RESOLVED to recommend to Central Bedfordshire Council that

objection be made to application reference CB/22/00607 Land Under Pylon Corridor on Site 17a Adj Aurora Rise on the following grounds:

- i) The proposal would result in the loss of valuable open space as designated within the Central Bedfordshire Local Plan. In accordance with Policy EE13 of the Central Bedfordshire Local Plan, the proposal fails to offer up replacement open space of a similar quantity and quality in a suitably accessible location within a similar catchment to the original facility thereby denying residents a sustainable and comparable facility in a suitable location.**

- ii) The loss of established hedgerows and grassland would have a detrimental impact upon the biodiversity value of the open space for which any potential mitigation measures are unlikely to compensate for.**
 - a) The proposal would have a significant impact upon the residential amenity of residents both during the construction phases and thereafter. The planning submission fails to provide an adequate noise assessment to demonstrate otherwise. Should the principal authority be minded to grant permission, that conditions are attached in order to safeguard residential amenity during the construction phases (limiting hours of operation) and the future hours of operation of any future commercial/business uses.**
 - b) The highways authority would need to be satisfied that the existing road network is capable of entertaining the significant increase in vehicular movements along an already congested road network not capable of meeting its own needs let alone a further development of the scale being proposed.**
 - c) Prior to adoption, the highways authority would need to be satisfied that the block finished road surfaces are capable of entertaining the level of development proposed.**
 - d) Attention is drawn to the Third and Fifth Schedule of the Section 106 Agreement for Site 17A and the legal obligation placed on the developer in respects of the transfer of open space and play areas to the Council or its nominee. Frustratingly, the Town Council has been chasing the transfer of the play areas for a least 2 years now but to no avail.**
 - e) Should the principal authority be minded to grant permission, the Town Council would seek assurance that necessary obligations by way of a S106 Agreement be secured to include contributions toward health, policing, education, leisure, affordable housing, open space and sustainable transport.**

1. RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/01806 Land South of Hockliffe Road:

- i) The proposal would result in the loss of a valuable community asset thereby forcing those who rely on it to travel greater distances contrary to sustainability principles.**
- ii) Whilst not designated in policy terms, the plan making authority should make reasonable endeavours to resist the loss of an employment generating use.**
- iii) The proposal would result in the loss of established mature boundary trees to the detriment of the local environment.**

Should the determining authority be minded to grant permission, the Town Council seeks assurance that the established businesses located nearby by virtue of their operation would not be compromised through the introduction of residential development to the site.

Should the principal authority be minded to grant permission, the Town Council would seek assurance that necessary obligations by way of a S106 Agreement be secured to include contributions toward health, policing, education, leisure, affordable housing, open space and sustainable transport. In particular commuted sums be secured for improvements to the Danes Way and Meadow Way Play areas as well as a meaningful contribution toward the Meadow Way Community Centre.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/01133:

Despite the proposed amendments, it remains that the balcony is a substantial structure likely to result in overlooking and the loss of privacy for neighbouring properties. The proposed etched glass (over which the planning authority would have little future control) does nothing to address the overlooking issue and on this basis, the application should be refused.

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

- | | |
|------------------------|---|
| 1. CB/22/00803 | VANDYKE UPPER SCHOOL |
| 2. CB/22/01126 | 4 MOWBRAY DRIVE, LINSLADE |
| 3. CB/22/00953 | 6 ST ANDREWS STREET |
| 4. CB/22/01148 | 22 ST MARTINS DRIVE, LINSLADE |
| 5. CB/22/01181 | 22 ASHBURNHAM CRESCENT, LINSLADE |
| 6. CB/22/00570 | 2 HARMONY ROW |
| 7. CB/22/01191 | MULBERRY HOUSE 95a PLANTATION RD |
| 8. CB/22/01085 | 2 LEVEN CLOSE, LINSLADE |
| 9. CB/22/00992 | 20 SHENLEY HILL ROAD |
| 10. CB/22/01225 | LITTLE INCH, BOSSINGTON LANE |
| 11. CB/22/01241 | SAXONS SLADE, 148 PLANTATION R |
| 12. CB/22/00798 | 191 COTEFIELD DRIVE |

- | | |
|-----------------|--|
| 13. CB/22/00263 | 20 HARCOURT CLOSE, LINSLADE |
| 14. CB/22/01275 | 41 COTEFIELD DRIVE |
| 15. CB/22/01250 | 36 BILLINGTON ROAD |
| 16. CB/22/01307 | 18 DUDLEY STREET |
| 17. CB/22/01180 | LAND ADJACENT TO HEATHLEA, SANDY LANE. |

LB

- | | |
|-------------------|----------------|
| 1. CB/22/01284/LB | 27 HIGH STREET |
|-------------------|----------------|

TREES

- | | |
|--------------------|-----------------------|
| 1. CB/TRE/22/00181 | 20 TAYLORS RIDE |
| 2. CB/TCA/22/00187 | 18 NEW ROAD, LINSLADE |

293/P TRANSPORT MATTERS

It was confirmed that the portfolio holder had been written to regarding the safety audit for the A505 Leighton Buzzard bypass and a reply awaited.

RESOLVED to note the information.

294/P CONSULTATION REGARDING PLEDGE OFFICE CHAIRS SITE

Members were informed that a pre-application consultation was taking place regarding Pledge Office Chairs Site and to consider making a personal response to this. It was accepted that a formal response at this stage to the pre-application consultation could prejudice by way of predetermination any response the committee may wish to make to any future planning application.

RESOLVED to note the information.

295/P STREET NAMING

No response had been received regarding Chamberlains Barn Phase III street naming but suggestions had been put forward to developers to consider a theme of local author Mary Norton and The Borrowers or the Narrow Gauge Railway.

RESOLVED to note the information.

296/P INFORMATION ITEMS

- (a) The Committee received correspondence dated 30 March 2022 from Central Bedfordshire Council regarding an appeal decision for 44 Redwood Glade (CB/21/04945). The decision against this appeal had been received as 'Allowed with Conditions'.

RESOLVED to note the information.

- (b) The Committee received anonymous correspondence dated 4 April 2022 in respect of controlled crossings around the centre of Leighton Buzzard.

It was confirmed that a dialogue had been had with Central Bedfordshire Council regarding controlled crossings but there had been no agreement for this to go ahead. It was the intention to keep dialogue going around this.

RESOLVED to note the information.

- (c) The Committee received and considered correspondence in respect of a proposed caravan rally at Grove Lock Caravan Park, Grove, Leighton Buzzard, LU7 0DQ.

The meeting closed at 8.55 pm.

I HEREBY CONFIRM THAT THE FOREGOING IS A CORRECT AND ACCURATE RECORD OF THE MEETING HELD ON WEDNESDAY, 20 APRIL 2022.

Chair

11 MAY 2022