

LEIGHTON-LINSLADE TOWN COUNCIL

PLANNING AND TRANSPORT COMMITTEE

WEDNESDAY 10 AUGUST 2022 AT 1930 HOURS

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

Also in attendance: M Saccoccio (Town Clerk)
 S Sandiford (Deputy Town Clerk)

Members of the public: 0

321/P APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor A Gray (substituted by Councillor R Goodchild), Councillor J Silverstone (substituted by Councillor R Berry), Councillor R Yates (substituted by Councillor B Spurr) and Councillor P Carberry.

322/P DECLARATIONS OF INTEREST

No declarations of interest were made and no dispensations were requested.

323/P QUESTIONS FROM THE PUBLIC

There were no questions from members of the public.

324/P MINUTES OF PREVIOUS MEETING

(a) The Committee received the minutes of the Planning and Transport Committee meeting held on 20 July 2022.

RESOLVED that the minutes of the Planning and Transport Committee meeting held 20 July 2022 be approved as a correct record and were signed accordingly.

(b) Updates from the previous meeting: discussion took place regarding the land at Roman Gate. Contact had been made with Central Bedfordshire Council and information was awaited. It was suggested that the Roman Gate Action Group be provided with details on how to register the land as an asset of community value in case this was an appropriate mechanism to protect the land from development.

325/P PLANNING APPLICATIONS

The Committee considered planning applications received up until 5 August 2022.

The Committee discussed application reference CB/22/01491 and agreed that its objections previously made on 8 June 2022 remained valid. In addition, concerns were raised regarding the proposed net floor area and size of the communal areas.

RESOLVED to recommend to Central Bedfordshire Council that objection be made to application reference CB/22/01491 (land rear of 72 North Street and 2 Bedford Street) on the following grounds:

- **Overdevelopment of the site and concerns that minimum habitable space requirements may not be met**
- **Lack of provision of affordable housing**
- **Potential risk of surface water flooding**
- **Potential issues with lack of foul water capacity**
- **Concerns regarding proposed access and egress, particularly during the build process**
- **Whilst noting the town centre location, concerns regarding adequacy of car parking due to the surrounding residents parking zone, as well as insufficient cycle parking**
- **Inadequate net floor areas and communal areas.**

Should Central Bedfordshire Council be minded to approve the application, the Town Council would be keen to see S106 funds agreed towards the provision of town centre community facilities as well as community health, policing and cycling requirements. The Town Council would also request a condition ensuring no adverse impact on neighbouring established uses.

RESOLVED to recommend to Central Bedfordshire Council that no objection be made to application reference CB/22/02663 (70A NORTH STREET) but to comment that there should be no overnight dog boarding and noise should be mitigated as far as possible.

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

- | | | |
|-----|-------------|---------------------------------|
| 1. | CB/22/01267 | 66 RUSSELL WAY |
| 2. | CB/22/02294 | 23 THE PADDOCKS, LINSLADE |
| 3. | CB/22/02638 | 8 CHAMBERLAINS GARDENS |
| 4. | CB/22/02758 | 31 COLUMBA DRIVE |
| 5. | CB/22/02571 | 55 TAYLORS RIDE |
| 6. | CB/22/02799 | 18 BELLONA DRIVE |
| 7. | CB/22/02587 | LAND AT FORMER GOSSARDS FACTORY |
| 8. | CB/22/02818 | CHESTNUT HOUSE, 5 TAYLORS RIDE |
| 9. | CB/22/02677 | 31 MENTMORE GARDENS |
| 10. | CB/22/01985 | 41 HYDRUS DRIVE |
| 11. | CB/22/02467 | 13 WING ROAD |
| 12. | CB/22/02880 | COLLEC DEPOT, BILLINGTON ROAD |

-
- | | | |
|-----|--------------------|------------------------------------|
| 13. | CB/22/02570 | 29 CAMBERTON ROAD, LINSLADE |
| 14. | CB/22/02169 | 15 NORTH STREET |

OTHER

1. **CB/22/02773/TD FOOTPATH OUTSIDE OF 5 SPARROW PATH OFF BILLINGTON ROAD**
2. **CB/22/02649/REG3 GREENLEAS LOWER SCHOOL**
3. **CB/17/05971/OUT LAND AT NORTHERN CHAMBERLAINS BARN**

TREES

1. **CB/TRE/22/00370 16 MARDLE ROAD**
2. **CB/TCA/22/00319 19 NEW ROAD, LINSLADE**
3. **CB/TRE/22/00349 18 HEATH ROAD**
4. **CB/TRE/22/00385 19 HEATH ROAD**
5. **CB/TRE/22/00390 1 THE GABLES, LINSLADE**

326/P TRANSPORT MATTERS

(a) Bus user group

The Committee received the notes of the first meeting of the bus user group held on 14 July 2022 and noted that the next meeting would take place on 13 September 2022.

(b) A505 safety review

It was understood that this was being actioned by Central Bedfordshire Council with a consultation due to be commenced shortly.

(c) High Street traffic management

The Town Clerk advised that an informal meeting with the portfolio holder at Central Bedfordshire Council had been arranged for Tuesday, 20 September. It was suggested that other matters including land south of the High Street, the future of the High Street (following changes in retail trends as outlined in last year's People and Places report) and Central Bedfordshire Council's "placemaking" agenda should also be discussed but noted these fell within a different portfolio holder's area.

(d) Other transport matters

The Committee received and noted correspondence from Central Bedfordshire Council following concerns raised about traffic safety on Vandyke Road.

The Committee received and noted correspondence from Central Bedfordshire Council regarding the Town Council's request for a timed crossing trial at the junction of West Street/Bridge Street due to ongoing traffic congestion issues. It was suggested this be discussed informally at the meeting to take place in September regarding traffic in the High Street.

The Committee received and noted correspondence from the Canal and River Trust regarding its intention to remove vegetation to improve visibility for drivers, cyclists and pedestrians near the towpath and canal bridge crossing on Leighton Road. This approach was supported by Sustrans. It was suggested that a “cyclists dismount” sign might also be appropriate.

Concern was raised regarding the potential trip hazard found on the Leighton Road River bridge crossing which would be reported to Central Bedfordshire Council by way of its “fix my street” app.

The Committee discussed recent resurfacing works taking place on Soulbury Road, Linslade and it was noted that the works were continuing outside of advertised hours, which was causing disruption and frustration to residents.

327/P INFORMATION ITEMS

The Committee received and noted a report presented to the Central Bedfordshire Council Executive on 2 August 2022 regarding the development of Local Cycling & Walking Implementation Plans (“LCWIPs”). It was agreed to contact the Central Bedfordshire lead officer to request more information and timescales and to clarify that the Leighton Buzzcycles strategy was being taken into account. It was suggested that the town council meet with Buzzcycles to discuss further.

The meeting closed at 2059 hours.

I HEREBY CONFIRM THAT THE FOREGOING IS A TRUE AND ACCURATE RECORD OF THE MEETING HELD 10 AUGUST 2022.

Chair

31 AUGUST 2022