

STOTFOLD TOWN COUNCIL

Greenacre Centre, Valerian Way, Stotfold, SG5 4HG
01462 730064 enquiries@stotfoldtowncouncil.gov.uk



1st May 2025

Members of the Planning Committee: Cllr B Saunders (Chair), Cllr L Anderson (Vice-Chair), Cllr J Bendell, Cllr M Cooper, Cllr S Dhaliwal, Cllr S Hayes, Cllr J Headington, Cllr J Hyde, Cllr N Venneear.

You are hereby summoned to attend the Planning Committee meeting to be held in the Council Chamber, Greenacre Centre, Stotfold on **Wednesday 7th May 2025 at 18:45** for the purpose of transacting business detailed in the Agenda.

Emma Payne
Town Clerk

Members of the public:

You are now able to observe our meetings by joining via MS Teams. Join on your computer or mobile app [Click here to join the meeting](#). Please note, our meetings may be recorded for Minute taking purposes and will be deleted after Minutes are approved.

Members of the public are invited to observe the meeting and may participate at the 'public section' agenda item. As per Standing Orders, if you wish to speak, you must notify the Town Clerk of your intention prior to the start of the meeting (contact in advance enquiries@stotfoldtowncouncil.gov.uk or 01462 730064 or you will be asked at the appropriate point in the Agenda if unable to give prior indication).

AGENDA

1. APOLOGIES FOR ABSENCE

2. DISCLOSURES OF MEMBERS' INTERESTS AND DISPENSATIONS

- a) Members to declare interests in respect of any item on the Agenda.
- b) Proper Officer to consider written requests from members for dispensations.

Members are reminded that if at any time during the meeting they feel they have an interest in an item being discussed, they should declare it at that point.

3. PUBLIC SECTION (MAX. 15 MINUTES)

Members of the public may speak on matters of concern, ask questions, or make statements (maximum of 3 minutes per speaker), after giving notice of their wish to do so to the Town Clerk prior to the meeting. Order of speakers will be in order of notification. [Public Participation Policy](#) applies.

4. MINUTES OF THE PREVIOUS MEETING

Members are asked **to resolve** that the Minutes of the **Planning Committee** meeting held on **27th November 2024** are a correct record.

5. CLERK'S REPORT, CORRESPONDENCE RECEIVED AND MATTERS ARISING FROM PREVIOUS MINUTES, FOR INFORMATION

6. PLANNING APPLICATIONS

To consider returning comments on applications received.

6.1 [CB/25/00979/FULL - 19 Astwick Road, Stotfold, SG5 4AT](#) – Deadline: 8th May 2025

Part single, part two storey rear extensions, external alterations and erection of brick boundary wall, entrance gates, new and replacement fencing. Erection of detached double garage with store room above with two rooflights. Demolition of the single garage and carport.

6.2 [CB/24/03066/OUT Land North of A507 Angelica Avenue](#) – Deadline: 7th May 2025

Outline Application: development for up to 30 dwellings, with associated access, parking, drainage works, areas of open space, landscaping and any other associated infrastructure. All matters reserved apart from access.

This Committee communicated the following OBJECTIONS to this application on 18 December 2024:

- Overdevelopment of the estate – 650 units were permitted; this proposal will take the number of units over the original permit – this would therefore put significant further pressure on roads and there is already insufficient parking.
- Significant noise concerns associated with houses adjacent to the A507.
- Stotfold Town Council has run a public consultation on a Wheeled Facility at the Greenacre Centre and this should be added to the Constraints Plan.
- The Town Council supports CBC's MANOP Older People Team request that the applicant consider the Council's evidenced need for 23% of planned housing growth to be suitable for older people when designing this scheme.
- All S106 funding needs to be ringfenced for Stotfold only and the Town Council should be consulted on where that funding should be allocated.
- The Town Council echoes Ivel Drainage Board's concerns over balancing ponds which will be likely to flood, thereby adding additional pressure on the Pix catchment.
- Additional pressure on already overextended local infrastructure including medical facilities, local and public transport needs, electricity supply and telecommunications.
- Safety concerns over entry on Tansy Avenue, which could conflict with the exit from the A507 roundabout - improved visibility is required.
- Failure to demonstrate 10% biodiversity net gain.

The developer engaged a Noise Consultant following our objection and a copy of the report and email to CBC is attached for your consideration and response, if any.

6.3 [CB/24/03068/OUT Land North of A507 Speedwell Way](#) – Deadline: 7th May 2025

Outline Application: development for access for up to 30 dwellings, with associated access, parking, drainage works, areas of open space and landscaping and any other associated infrastructure. All matters reserved apart from access.

This Committee communicated the following OBJECTIONS to this application on 18th December 2024:

- Overdevelopment of the estate – 650 units were permitted, this proposal will add further pressure on roads and insufficient parking.
- Parking spaces are opposite - Concerns over noise levels for homes closest to the concerns over.
- Significant noise concerns associated with houses adjacent to the A507.
- Stotfold Town Council has run a public consultation on the Wheeled Facility and this should be added to the Constraints Plan.
- The Town Council supports CBC's MANOP Older People Team request that the applicant consider the Council's evidenced need for 23% of planned housing growth to be suitable for older people when designing this scheme.
- All S106 funding needs to be ringfenced for Stotfold only and the Town Council should be consulted on where that funding should be allocated.
- The Town Council echoes IDB concerns over balancing ponds which will be likely to flood adding additional pressure on the Pix catchment.
- Additional pressure on already overextended local infrastructure including medical facilities, local and public transport needs must be met, electricity supply and telecommunications.
- Failure to demonstrate 10% biodiversity net gain, scheme will result in 47% loss of biodiversity. This could be reduced by retaining more open space on site.
- Lots of missing info from Applicant.
- Parking concerns – people will want to park in front of their houses so provision should be made.

The developer engaged a Noise Consultant following our objection and a copy of the report and email to CBC is attached for your consideration and response, if any.

7. ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

8. DATE OF NEXT MEETING

To be confirmed.

STOTFOLD TOWN COUNCIL

COMMITTEE:

PLANNING COMMITTEE

DATE:

7th MAY 2025

CLERK'S REPORT

1. Street Naming: Arlesey Road Development

Central Bedfordshire Council issued a consultation notice for naming suggestions for the street for the new Arlesey Road Development. Following a conversation with a CBC Officer on 1st May, it was advised that the chosen street name will apply to all the houses on the development.

All Town Councillors will have an opportunity to put forward their suggested names for this development via an online Microsoft Form and this will be brought to a future Planning Committee Meeting. CBC are calling for 5 suggested names.

From: M Downes
Sent: 04 April 2025 14:19
To: David Rubidge
Cc: Gareth Johns; Andrew Cundy
Subject: RE: 2 x Stotfold Applications CB/24/03068/OUT and CB/24/03066/OUT
Attachments: LR01-23499-R0 - Land North of A507, Stotfold - Response to Noise Comments.pdf

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Dear David,

I hope all is well.

Please find attached a response, written by our Noise Consultant Cass Allen, to address the concerns raised regarding the above applications.

We would also ask for consideration to be given to the fact that the application is an outline application, with all matters reserved save for access. Therefore, the Applicant's noise consultant is satisfied that, at this stage, there are no concerns in relation to noise impacts. The request for additional details/information is for reserved matters when a final layout is proposed – however, we trust that the attached letter provides the re-assurance to allow you to remove your objection to this outline application.

Kind regards,

Megan Downes BSc (Hons) AssocRTPI |
Planner

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SO22 5GU

Ref: LR01-23499-R0

Date: 27 March 2025

Dear Ms Downes,

RE: LAND NORTH OF A507, STOTFOLD – RESPONSE TO NOISE COMMENTS

Cass Allen was appointed by Persimmon Homes Ltd and Taylor Wimpey South Midlands Ltd to assess noise affecting a proposed development at two land parcels in the development known as “Land North of A507, Stotfold.” These assessments are documented in Cass Allen reports ref RP01-23499 and RP02-23499 (currently Revision R4) which were submitted accompanying an outline planning application for the development.

This letter addresses comments raised by the Central Bedfordshire Council Public Protection and Environmental Health Officers in response to the Cass Allen assessment, in turn below.

Open/Closed Windows & Noise

Officer Comment:

“The report states that in the worst affected properties internal noise standards can only be achieved with windows closed and acoustic glazing and ventilation provided....

...The report also advises that overheating will need consideration once the final design is known because internal noise levels in some of the properties can only be met with closed windows. I agree that this requires further consideration as the report does not indicate the number and location of these plots.”

Cass Allen Response:

The officer is correct that further detailed design and mitigation will be required to consider the balance between thermal comfort and internal noise levels. This matter is controlled by Part O of the Building Regulations, with detailed advice on suitable internal noise levels when windows are opened to offset overheating provided in Approved Document O.

Compliance with the Building Regulations is a legal requirement and therefore this matter will be assessed in due course as part of the detailed design of the development. This will ensure that regulation-compliant

internal noise levels are provided to all residents. This may be via a combination of layout, façade design and mechanical services.

The assessment and design response to consider overheating relies on exact layouts, building elevations and building envelope design. As such this is typically carried during a RIBA Stage 4 or equivalent phase of development design when a suitable level of detail is available and is not feasible as part of an outline planning application.

External (Garden) Noise Levels

Officer comment:

“(The report) also recommends acoustic fences to some of the amenity areas. I understand that the upper limit of 55 dBA may not be achieved in some of the amenity areas, but the report does not indicate the number and location of these plots. Is there scope for an enhanced noise barrier along the A507 and would this enable noise levels to be achieved in gardens.”

Further email comment, Council Environmental Health:

“We would need clarity in how the external noise limits are being met and will not accept a level above 55 dB unless all avenues have been investigated to reduce it.”

The officers are assumed to be referencing BS8233:2014 *Guidance on sound insulation and noise reduction for buildings* regarding the “upper limit”, which also states the following:

In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.

The officer's comments are therefore correct that the development should be designed to reduce noise levels in gardens as far as reasonably practicable, with consideration of the overall planning balance.

A further application will be made for the final layout, at which time evidence that noise (along with other relevant factors) has been considered in the layout, and that noise levels are reduced as far as reasonably practicable, can be provided. As suggested by the Officer, this could include investigation of whether worthwhile benefit is offered by a noise barrier along the site boundary with the A507 but also localised fencing and other elements of the layout design if appropriate.

Summary

In summary, while we do not explicitly disagree with the Council Officers' comments on a technical basis, the matters discussed require assessment during later stages of the development design and are subject to control either via further planning applications or compliance with Building Regulations. As such, it is hoped that the Council can take reassurance that this application can be implemented in-line with relevant British Standards and Building Regulations and therefore these matters should not be an impediment to the granting of outline planning permission.

Yours sincerely,



Neil Morgan BSc MIOA
Associate Director

Email: REDACTED

Office: REDACTED

Quality Assurance
CHECKED BY

Sam Bryant, MPhys CEng MIOA,
Director