

# Minutes of the Caddington Parish Planning Committee Meeting held at Heathfield Centre on 12<sup>th</sup> February 2024



Present: Planning Committee Members A Palmer (Chair), M Tomlin, H Palmer, R Catford, B Fitzsimmons, Clerk L Heartfield, 11 members of the public.

## **P/23/24/1 APOLOGIES FOR ABSENCE**

All committee members were present.

## **P/23/24/2 DECLARATIONS OF INTEREST**

No declarations were made/.

## **P/23/24/3 PLANNING COMMITTEE TERMS OF REFERENCE**

It was **AGREED** to accept the changes to reflect that the Committee would not reverse a decision once it had been communicated to Central Beds Council unless there **are very exceptional circumstances** for example the information presented to the Committee and used as a basis for the decision was incomplete or erroneous. The Clerk is to publish the new terms of reference on the Parish website.

## **P/23/24/4 PLANNING APPLICATIONS RECEIVED FROM CENTRAL BEDS COUNCIL**

It was **AGREED** that the Clerk would forward the following planning comments to CBC Planning Officers.

### **CB/23/04129/LDCE Brick Kiln Farm, Chaul End Road, Caddington**

Lawful Development Certificate Existing: Use of land and buildings for B2 and B8 purposes (**Planning Decision Deadline 13/02/2024**)

We would like to **challenge this** as a five-person parish council planning team.

Up until the middle of 2020, it was a derelict piggery with one building having planning permission for commercial use. This had a condition for light fabrication for so many hours a week and also laid out the footprint of said building. This was run as a business by John Cox until he passed away. Also had storage units next to it. The rest of the site, as previously stated, was derelict green belt grazing paddocks, and agricultural use.

May of 2019 still a derelict piggery with Mr Cox's building and heaps of fruit juice from Jamaica which also caused some form of police intervention. It was still open and had no commercial use but for one building. **Is John Cox's building still being used for what it had permission for?**

An appeal was lodged against two enforcement notices and the inspectorate turned down the appeal and gave twelve months to clear the site. Does that not mean that the site is illegal and has no planning rights for this form of application?

All the buildings erected since 2020 and the activities carried on on-site now were not there in 2019. Some of the statements have been brought forward from previous applications for the same form of certificate and because these applications were refused does it not mean that there is not enough evidence to permit this application to go forward?

**We are sick and tired on behalf of our parishioners that this site is being allowed to carry on in this illegal way. Time and again the site owners are being allowed to carry on with total disregard for the law or regulations and we feel that the residents of the area are being totally ignored.**

### **CB/23/03897/FULL Land on the southwest side of Chapel Field, Mancroft Road, Aley Green**

Change of use to accommodation for rescued animals. Erection of a residential cabin and ICU areas. Creation of new access, parking, 2 storage buildings, bird enclosure and fox dens with enclosure.

**(Planning Decision Deadline 14/02/2024)**

## **STRONG OBJECTION**

We **object** for the following reasons laid out below:

Change of use for residential cabin and animal rescue centre. We are assuming this as nothing is made clear on this matter.

This application is for an animal sanctuary and a domestic cabin, if granted, would be inappropriately placed on land that is in the **flood zone**. The field in question floods on a very regular basis and to alter any form of water course will have very severe consequences for surrounding area land and neighbours.

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The application is contrary to the neighbourhood plan green belt policy where the green belt policy is to protect and stop the **merger of parishes and towns**. So to place a dwelling and animal sanctuary up against the boundary of a cemetery, which would join Caddington to Slip End would be contrary to policy in all forms of documents.

**Domestic cabin:** is this contrary to green belt policy? There are certain areas such as agriculture/ forestry, sport, mineral/ this proposal for a cabin dwelling will breach the green belt policy in our opinion. We assume that the land is to be rented or leased so if granted could open the door to major development in the future. Therefore, the dwelling should not be accepted in our very strong opinion.

**Noise nuisance.** Would this be an issue to the cemetery and neighbours by way of comings and goings and the nature of the wild animals they are proposing to care for?

Mancroft Rd. has a **traffic problem** as a rat run to the motorway so adding more traffic could make a bad situation worse.

## **CB/23/01840/RM Land Adjoining Dunstable Road And To The Rear Of My Folly And The Scout Hut, Dunstable Road, Caddington**

Reserved Matters: following Outline Application CB/17/05679/OUT (Residential Development of 47 dwellings, together with open space) Approval of reserved matters pursuant to outline permission Ref: CB/17/05679/OUT, relating to appearance, landscaping, layout and scale of a residential development of 47 dwellings, together with open space (**Planning Decision Deadline 20/02/2024**).

### **We have concerns and suggestions on reserved matters.**

Flood alleviation scheme, this is the fifth one proposed, the very first one was the one that seemed to be the most acceptable. Swales allow the water to drain and dissipate across the amenity land.

Now we have a proposal to bring all waters to the Dunstable Mancroft Rd. end of the amenity land, build a catchment bung higher at the front and lower at the back which, if it does overflow drains onto the amenity land and the bridleway.

When it does fill, it will drain into the bridleway ditch system. If this is full of flood water what happens then? There is only a small overflow pond. **Grave concerns about the flood proposal, however, we understand that it has been worked out with the CB flood team.**

Do the proposed three-storey apartments meet the street scene where there are one-storey and two-storey buildings?

Is there enough protection for the scout hut and scouts to eliminate any forms of noise nuisance or complaints in the future?

Traffic calming, we feel this needs to be seriously addressed. Pads are not the way forward; they are noisy and expensive to maintain.

We suggest a proposal, between Moring Rise and Hollybush Close a raised table. The traffic calming for the scout hut and Mossman Drive a raised table for a zebra crossing. Yes, from there to the raised table in the centre of the village should be fine.

## **CB/24/00257/FULL 56 Manor Road, Caddington, Luton, LU1 4ED**

Proposed rear extension. Loft conversion with two front and 2 rear-facing dormers. Existing garage to be converted into a habitable space and connected into the rear extension. (**Planning Decision Deadline 28/02/2024**).

**No objection**

## **CB/24/00245/FULL 1 Winchfield, Caddington, Luton, LU1 4NE**

Garage conversion to home office with roof height increase (**Planning Decision Deadline 29/02/2024**).

**No objection**

## **CB/24/00307/FULL 82A Mancroft Road, Caddington, Luton, LU1 4EL**

Part single and two-storey rear extension (**Decision Planning Decision Deadline 6/03/2024**)

**No objection**