

## CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Thursday, 8 May 2014.

### PRESENT

Cllr D McVicar (Chairman)  
Cllr A R Bastable (Vice-Chairman)

Cllrs D Bowater  
C C Gomm  
Ms A M W Graham  
K C Matthews

Cllrs B Saunders  
A Shadbolt  
P Williams

Apologies for Absence: Cllrs

Substitutes: Cllrs

Members in Attendance: Cllrs P N Aldis  
R D Berry  
I Dalgarno  
Mrs J G Lawrence  
D J Lawrence  
T Nicols  
B J Spurr  
M A G Versallion  
J N Young

Deputy Executive  
Members for Community  
Services  
Executive Member for  
Community Services  
Executive Member for  
Children's Services  
Executive Member for  
Regeneration

Officers in Attendance: Mr M Coiffait – Community Services Director  
Mr A Davie – Head of Development Management  
Mrs S Frost – Local Planning and Housing  
Manager  
Ms C Murphy – Principal Planning Officer  
Mr J Partridge – Corporate Policy Manager  
Mr J Tombe – LTP Team Leader

Others in Attendance 3 Members of the public

SC/14/1. **Members' Interests**

None.

SC/14/2. **Chairman's Announcements and Communications**  
The Chairman reminded the Committee that a Special Sustainable Communities OSC was planned to take place on the afternoon of 12 May 2014.

SC/14/3. **Minutes**

**RESOLVED that the minutes of the meeting of the Sustainable Communities Overview and Scrutiny Committee held on 10 April 2014 be confirmed and signed by the Chairman as a correct record.**

SC/14/4. **Petitions**

None.

SC/14/5. **Questions, Statements or Deputations**

The Committee were informed that several concerns had been raised in advance of the meeting by Cllr D Lawrence with regards to traffic issues in Potton. These concerns would be discussed by the Committee under Item 10.

SC/14/6. **Call-In**

None.

SC/14/7. **Requested Items**

None.

SC/14/8. **Executive Member Update**

Cllr Spurr advised the Committee of several road closures during periods of repair and proposals to discuss closure times with residents and Councillors before works took place. A further update on speed cameras would be provided to a future meeting.

Cllr Young apologised to the Committee with regard the uncertainty regarding the meeting on 12 May 2014, which had arisen as a result of the Strategic Housing Market Assessment (SHMA) not being concluded on time, meetings with Luton Borough Council being cancelled and the need to adhere to the 27 May 2014 Executive deadline.

In response Members of the Committee raised several queries to which the Executive Members responded as follows:-

- The A5-M1 link was progressing and would continue to progress.
- A report could be provided to a future meeting of the Committee with regard to parking on grass verges.
- A statement provided by the Leader in relation to filling pot holes would be distributed to Members and further information with regards to road surveys would be sought and if available provided to Members.
- The potential judicial review of a granting of permission for development.

- Discussions that would take place in the future with Town and Parish Councils with regards to funding for parking on grass verges.

#### SC/14/9. **Potton Road Development Brief**

Cllr Mrs J Lawrence advised the Committee of concerns with regards to traffic movement in Potton that would use the Eastern Relief Road to travel north. In light of proposed developments there was a genuine concern that residents would not use the Eastern Relief Road but would instead use smaller roads such as Potton Road, St John's Street and Sun Street, which were not capable of taking that level of traffic. Something had to be done to address concerns of capacity for the local infrastructure, which should be addressed before any development occurred.

The Principal Planning Officer delivered a presentation that set out the development principles as well as key elements of the development brief and the process that had been taken to date in relation to consultation. The presentation also outlined some of key themes of the responses to the consultation and the way in which the Council had responded to some of these issues. It was also highlighted that a full traffic assessment would be required as part of the development brief and that a plan could not come forward before the completion of the Eastern relief road. Whilst the brief highlighted some elements many of these would not be resolved until a formal planning application was submitted. The Committee were informed that representatives from the Council's Highways Team and Bellway and Bloor homes were in attendance to answer any detailed questions on the development brief.

In light of the report and presentation the Committee discussed the following issues in detail:-

- Whether enforcement action would be undertaken for those residents who did not park appropriately in parking courts. It was confirmed that the Council was working with the developer to review the design of the development to ensure that parking concerns were planned out of the design. The Council was also reviewing bins and storage to ensure that the design provided an appropriate architectural solution.
- The importance of resolving challenges of local infrastructure and the impact of development on other local roads. In response the Executive Member commented that issues relating to strategic transport would be considered during the development of the local transport plan. Officers were considering sustainable transport in Biggleswade as part of proposals for Land East of Biggleswade. A full transport assessment would be undertaken and there was the opportunity to consider the use of S106 to address these challenges. Conversations with regards to the Northern bypass would be undertaken during the new site allocations process.
- A petition that was in development with regard to the suitability of local infrastructure that would be considered at a future date by the Traffic Management Meeting.
- Progress in relation to the number of completed housing units on Land East of Biggleswade, which would trigger S106 funding for the development of the Eastern Relief Road.

- The list of likely requirements in the development, such as health facilities, which had been included in the draft development brief and would be considered in more detail as part of a planning application.
- The need to ensure that the development brief took account of the recently approved Sustainable Urban Drainage (SuDs) guidance and that references to “where appropriate” were removed so that developers were required to take account of this.
- The importance of providing adequate open space that allowed for outdoor play.

The Committee agreed to unanimously support the development brief and whilst there were challenges that had been raised these would be addressed during the planning application stage.

**RECOMMENDED to Executive that the development brief be adopted as technical guidance for Development Management purposes.**

SC/14/10. **Work Programme and Executive Forward Plan**

The Corporate Policy Manager introduced the Committee’s draft work programme and drew attention to the relevant items of the Executive Forward Plan.

**RECOMMENDED that the work programme be approved.**

(Note: The meeting commenced at 10.00 a.m. and concluded at 11.07 a.m.)

Chairman .....

Dated .....