

Planning Applications Refused/Granted 2023/24

Date rec'd	Appl. No	Address	Details	ATC position	ATC Comments	CBC Decision Granted/ Refused	Date of Decision
07/02/24	CB/23/04028/FULL	Arlesey Landfill Site, Mill Lane, Arlesey SG15 6RF	Change of use of two existing buildings from sui generis to class B2 (general industrial) together with associated yards, parking and landscaping	No objection	As per previous no objection	Granted	11/12/24
16/04/24	CB/24/01029/RM	Land at Lewis Lane, Lewis Lane, Arlesey, SG15 6FB	Reserved Matters: following Outline Application CB/19/00201/OUT) OA for up to 80 dwellings. Matters to be considered: Access) Submission of RM for 71 dwellings & associated ancillary works, pursuant to OP permission CB/19/00201/OUT & OUTLINE CONDITIONS 7,14,15,16,17,18 & 21		Access/egress to the development should be from the newly installed relief road • Contravenes adopted Neighbourhood Plan policy ARL5 as would exacerbate pre-existing traffic issues at this pinch point onto the High Street • Detriment to amenity of existing properties • Policy HA4 of Local Plan states qualifying sites of 10 or more units will provide 30% affordable housing- this development would require 21 units under this policy, with "affordable units dispersed throughout the site and integrated with the market housing to promote community cohesion and tenure blindness". The current plan clusters affordable units in the southern corner therefore contravening policy HA4 • Reduced/impacted vision splays when accessing High Street from proposed development due to existing on street parking issues • No offset of parking loss for Rose Cottages within the development will cause further on street congestion/hazards. • Future highway access proposed in the southeast of the development to access the new relief road (if this were to become available for development) would be better located in Northeast corner. • No evidence of biodiversity uplift plan • Retained/proposed biodiversity within the development appears to fall under management of residential properties as incorporated into boundaries. This would not protect for trees/hedgerow for the required 30 years as is legally required. • S106 agreement outdated and needs re-negotiating • Development	Granted	28/03/25
22/03/24	CB/24/00469/MW	Arlesey Landfill Site, Mill Lane	Erection of a reserve osmosis treatment plant with welfare & storage containers.	No Objection		Granted	09/12/24
15/01/24	CB/23/03541/OUT Amendment (See below entry)	129 High Street, Arlesey SG15 6SX	Outline application with all matters reserved except means of access, for the demolition of 2 existing dwellings & erection of 64 bed care home (C2 use) & up to 103 dwellings (C3 use) a new vehicular & Pedestrian access off High Street, public open space, sustainable drainage systems & all ancillary	Object	Council request a condition to be applied to application that High Street access be permitted as temporary vehicle access whilst relief road to the west is being delivered & following relief road completion this temporary access/egress be restricted to pedestrian/cycle access only & closed off with installation of bollards or removed & grassed over to prevent continued vehicular access.	Granted	01/04/25
24/11/23	CB/23/03532/FULL	Land at 129 & 131 High Street & to rear of 112 Cricketers Road to 149 High Street, Arlesey	Demolition of 2 existing dwellings & erection of 22 affordable homes (C3 use) with new vehicular & pedestrian accesses off High Street & Cricketers Road, public open space & all ancillary infrastructure.	Object	until western relief road is delivered in entirety no further access/egress should be made via High Street for long term. Negative impact on amenity of neighbouring properties of vehicle access from increased noise & pollution accessing development alongside existing houses. Negative impact of additional weight of traffic on to High Street. Close proximity to lower & pre-School Medical & Community Centre will add to danger posed to pedestrians & road users.. Should application be granted ATC submit request for condition- High Street be bollarded/closed off following development delivery to prevent vehicular access.		Awaiting Decision
20/11/23	CB/23/02409/FULL	Land adjacent to 197 Hitchin Road, Arlesey	Application for FULL planning permission for the change of use to a 10 pitch traveller site comprising 1 mobile home & 1 touring caravan per pitch with 2 dayrooms to the rear of the site & associated operational development.	Object	not all existing spaces are currently rented to G&T community but private individuals which shows lack of need for additional pitches: Existing G&T site has recently applied for change of use to residential- due to no requirement for additional pitches: increase in volume of traffic onto national speed limit road (Policy ARL Neighbourhood plan): Contravention of policy ATL1 of NP as development is outside settlement: contravention of Planning policy for Travellers sites 2015 c(14) relating to rural areas & countryside which states the scale of site must not dominate the nearest settled community. Woodview Lodge site would neighbour the new pitches requested would dominate the most southern end of Arlesey.	Refused	15/01/25

29/11/24	CB/24/01029/RM (Amendments received 29/11/24)	Land at Lewis Lane, Lewis and Arlesey SG15 6FB	RM: following Outline Application CB/19/00201/OUT (up to 80 dwellings. Matters to be considered: Access). Submission of RM for 71 dwellings & associated ancillary works, pursuant to OP permission CB/19/00201/OUT & discharge of OC 7,14,15,16,17,18 & 21- Alteration to parking, turning & vehicular areas- other plans amended to reflect changes. Highways statement provided for consideration. Alterations to Landscape Management & Maintenance Plan	No Objection	However, ATC would like to draw Planning Officer attention to 2 identified areas of concern requesting further officer investigation: 1: Highway access to the development from the High Street through Rose Cottages is only 5.5m wide. 2. Sewer/drainage outlet connection is identified running from Rose Cottages to Cluney Way- installation for which will cause severe disruption to High Street and the pumping & adequacy of the connection raised concerns with request for Planning Officers to investigate suitability, further.	Granted	28/03/25
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24/10/2024	CB/24/02933/LB	Gothic Farm, 153 High Street, Arlesey, SG15 6SX	Listed Building, Repaire & replace 2 dormer windows & 1 groundfloor window to the north elevation. Address the failed wood of the dormers, remove materail that may persist any rot & replace materials like for like, with a black painted finish.	No objection		Granted	09/12/24
22/10/24	CB/24/02932/FULL	Arlesey Town Football Ground, Hitchin Road, SG15 6SE	Creation of landscaped earth bund wall to the rear of football club for security and sound reduction. Retrospective.		ATC support any response submitted by ATFC. In the absence of response submitted to CBC by ATFC Council has no objection.	Granted	11/12/24
18/10/24	CB/24/02744/RM (Amendments received 19/12/24)	Land south of Arlesey Road, Stotfold SG5 4HD	RM following Outline application CB/21/01248/OUT (with all matters reserved except access) for a development of up to 181 dwellings to include up to 35% affordable, an integrated Care Village (C2 use) with ancillary community facilities, 11ha of public open space comprising parkland & woodland extension, Pix Brooke flood mitigation proposals, extensive new landscaping, play areas, creation of biodiversity habitat, public car park, new access arrangements & all ancillary works) Area 1 landscaping, appearance, scale & layout.		ATC fully support objections raised by Stotfold Town Council dated 10/1/25 & submit objections on same grounds. ATC also urge CBC officers to secure bio diversity net gain delivery within the site laid out & not offset nationally, due to the extensive area of land being lost to this development	Granted	12/03/25
14/10/24	CB/24/02717/FULL	31 Chancellors, Arlesey, SG15 6YB	Single storey rear extension following removal of existing conservatory, single storey side porch extension.	No objection		Granted	25/11/24
04/10/24	CB/24/02787/FULL	The Fox and Duck, 149 Arlesey Road, Stotfold, SG5 4HE	Change of use of ground floor from public house (suis generis) to café/restaurant/bar Class E	No objection		Granted	19/11/24
01/10/24	CB/24/02682/FULL	Land north west of Eliot Way, Eliot Way, Fairfield Park	Creation of a memorial garden, allotment area with disabled parking provision & associated access.	No objection			Awaiting Decision
19/09/24	CB/24/02164/FULL	Ground floor of 3 High Street, Arlesey, SG15 6RA	Change of use from a betting shop (sui generis) to a café/restaurant E(b), installation of a new commercial kitchen extraction system with ventilation ducting at the rear & associated works.	No Objection in principle	Providing that applicant can satisfy the CBC officer concerns raised regarding mitigation of noise, odour & fumes from the ventilation system.	Granted	20/12/24
13/08/24	CB/24/02263/RM	Phase 1 Land at Chase Farm, East of High Street, Arlesey,	Reserved Matters: following Outline app CB/17/01158/OUT : Development of up to 950 dwellings an 80 bedroom extra care unit, a two form of entry to lower school, up to 7000sq.meters of employment floor space, up to 6500 sq.meters of retail (A1-A5), a hotel. Healthcare provision of new doctors surgery & dentists & leisure/community use of up to 500sq.meters to comprise of community use floor space, provision of new cycling & walking routes, open space including sports pitches, associated changing parking and other ancillary facilities & formal play areas together with associated works & operations including engineering operations & earthworks.) Reserved matters for the erection of 200 dwellings & associated landscaping, drainage & infrastructure. Approval of conditions 1,2,5,6,7,21,& 23	Object	Insufficient evidence that the RM has been satisfied or discharged which is echoed in the recommendations made by CBC officers & other consultees. Concerns also raised regarding the residential types allocated for Affordable Housing as the vast majority appeared to be 1 to 2 bed houses or flats..	Granted	15/11/24

Planning Applications Refused/Granted 2024/25 (Coloured cells= NEW entry result)

Date rec'd	Appl. No	Address	Details	ATC position	ATC Comments	CBC Decision/Refused	Date of Decision
31/03/25	CB/25/00969/RM	Land adjacent & north of Arlesey Town Football Ground, Hitchin Road	Reserved Matters: following Outline app CB/21/04901/OUT : (O.P. permission with all matters reserved except access for a residential development of 4 bungalows & assoc.works, retrospective permission for the removal of the earth bund). Cond 1 appearance,landscaping, layout & scale. Cond 7 Ecology Enhancement Cond 8 access details Cond 12 Cycle parking Cond 13 Bin collectionpoints Cond 14 Water efficientuse Cond 15 Climate change details Cond 16 Hydrant Cond 17 Broadband provision Cond18 Ecology appraisal Cond 19 Survey planshowing existing trees cond 20 Surface water drainage Cond 21 Drainage maintenance plan Cond 22 EV charging points cond 23 Line of trees to northern boundary.		Council supports CBC Officer concerns raised regarding trees & wildlife & having read officer comments,council determine original points raised have failed to be addressed with conditions of reserved matters not having been met either. Council also raises concerns to be addressed by enforcement officers over alteration to the contour of the landwithin the development.A vast quantity of soil has been deposited on the site usedto replace the previously removed bund, whichmay potentially be used to alter the dimensions of the new bund& should be monitoredbu CBC officers.		
21/03/25	CB/25/00794/FULL	5 London Row, Arlesey, SG15 6RX	Enlargement of rear dormer, single storey rear extension & garage side/rear extension, rooflights to front extension.	No objection		Granted	08/05/25
04/03/25	CB/25/00631/FULL	10 Lymans Road, Arlesey, SG15 6TE	Partial single/two storey rear extension	No objection		Granted	23/04/25
04/03/25	CB/25/00606/LB	Gothic Farm, 153 High Street, Arlesey, SG15 6SX	Listed Building : Removal concrete sub- flooring and plastic membrane in 2 rooms. installationof a breathable sub-flooring. Internal walls to be stripped of non-breathable plaster & re-plastered in lime. Paint from an external brick wall removed & repointed and re-painted	No objection		Granted	17/04/25
06/02/25	CB/25/00263/FULL	2 Chase Close, Arlesey, SG15 6UT	Erection of a single storey side & rear extension, front extension to create a bay window/porch. Demolition of conservatory & garage.	No objection		Granted	17/03/25
23/01/25	CB/25/00162/FULL	33 Lymans Road, Arlesey, SG15 6TE	Erection of a single storey rear extension & a detached garden room along the boundary of the property on a section extending from the rear garden.	No objection		Granted	03/04/25
30/12/24	CB/24/03733/FULL	37 Lymans Road, Arlesey, SG15 6TE	Conversion of existing garage to annex & formation of vehicle crossover (part retrospective)	No objection		Granted	19/02/25
11/12/24	CB/24/03569/FULL	24 House Lane,Arlesey,SG15 6XU	Front Porch Extension	No objection		Granted	13/01/25
05/12/24	CB/24/03500/FULL	44 Chase Close,Arlesey, SG15 6UU	Apply off-white external sand cement render to the four external elevations of the house to match the recently consented rear extension.	No objection		Granted	23/01/25
11/11/24	CB/24/02164/FULL) Amendment received 2/12/24)	Ground floor of 3 High Street, Arlesey, SG15 6RA	Change of use from a betting shop (sui generis) to a café/restaurant (E(b), installation of a new commercial kitchen extraction system with ventilation ducting at the rear & associated works. Amendments received- Odour assessment. Amendments to proposed floorplan	No motioned tabled		Granted	20/12/24

06/11/23	CB/23/03541/OUT	129 High Street, Arlesey SG15 6SX	Outline application with all matters reserved except means of access, for the demolition of 2 existing dwellings & erection of 64 bed care home (C2 use) & up to 103 dwellings (C3 use) a new vehicular & Pedestrian access off High Street, public open space, sustainable drainage systems & all ancillary infrastructure.	Object	Until relief road on west side is delivered in entirety (connecting behind the White Horse) no further access/egress should be made via the High Street for the long term. If permission is granted Town Council submit a request for the following condition to be applied: That the High Street vehicular access/egress should be bollarded/closed off following development delivery preventing cars/motor vehicles accessing whilst retaining access for bicycles, pedestrians, mobility vehicles etc.	Granted	01/04/25
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