

Development Control Committee

Minutes

24 February 2021 at 6.00 pm

Present:

Councillor Taylor (Chair); Councillors Agbley, Ali, Bridgen, Campbell, Donelon, Franks, A. Hussain, M. Hussain and Roche

10 Apology for Absence – (Ref 1)

An apology for absence from the meeting was received on behalf of Councillor Rivers.

11 Minutes - Ref (2.1)

That the minutes of the meeting of the Committee held on the 27 January 2021 be taken as read, approved as a correct record and signed by the Chair in due course.

12 2 Wodecroft – 2100006FULHH (Ref 7)

The Planning Officer reported on Application No. 21/00006/FULHH submitted by Luton Council's Building Technical Services for a resubmission of planning permission in relation to the erection of two storey side and rear extensions, front parking area and construction of vehicular crossover at No 2 Woodcroft, Luton.

An update to the report was circulated to Members in advance of the meeting.

The Planning Officer reported that the application had been notified to 9 adjoining and nearby residential occupiers. To date one representation had been received in objection to the application.

The Planning Officer further referred to a previous planning application Ref (20/00848/FULHH) for this site on 20 July 2020 for a scheme that was identical in principle, however, different in design to the current scheme.

In accordance with the right to speak procedure (RTS), the applicant and one objector addressed the Committee.

Following discussions and deliberation by Members, Councillor Franks moved that the application be deferred, seconded by Councillor Taylor.

Resolved: That Application No. 21/00006/FULHH be deferred for further consideration at a future meeting of the Committee as members of the Committee raised concerns about the lack of clarity on the proposed development which needed further discussions with the Applicant to ensure that the issues raised were appropriately addressed.

13 Airport Way, Century Park 1702300EIA - Ref 8

The Planning Consultant reported on application 17/02300/EIA – 1, Outline permission for a new business park comprising office space (Class B1), warehouse and industrial space (Class B2 and B8), mixed employment space (Class B1/B2/B8), a hotel (Class C1), cafe space (Class A3); energy centre (sui generis), internal access roads; car parking, landscaping and associated works including earthworks, utility diversions, sustainable drainage systems, tree removal and tree protection; and relocation of the airport car hire centre. 2) Full permission for the construction of a 2km Century Park Access Road incorporating a new junction on the A1081, alterations to the existing Airport Way roundabout, alterations to Frank Lester Way, a newly created access from Eaton Green Road, a new roundabout providing access into the business park, demolition of buildings, provision of replacement car parking (temporary and permanent), associated earthworks, landscaping, surface water drainage and utilities diversions; the creation of new public open space including footpaths, landscaping and ecological mitigation; extension and alterations to Wigmore pavilion building to provide cafe (Class A3) and additional community space; construction of a new skate park and children's play area; and construction of a replacement airport technical services building and associated parking at Airport Way – Century Park Luton.

An update to the report was circulated to Members in advance of the meeting.

He reported that this was an update of the previous report Application No. 17/02300/EIA, considered and approved by the Committee on 27 March 2019, subject to, inter alia, referral to the Secretary of State.

In accordance with the right to speak procedure, the Applicants and several Objectors had already exercised their right to speak at the Committee's meeting on 27 March 2019.

The Planning Consultant also explained the purpose of this report and the decision of the Secretary of State as contained in the Report Ref: 8.

Resolved: That having taken the additional matters contained in the report Ref: 8 into account: to grant Planning Permission Application No. 17/02300/EIA as the reasons for approval and resolution to grant as agreed on 27th March 2019 still stand; subject to the previously agreed conditions, the addition of one further condition in relation to ecological surveys [as indicated in the Update to the report] and the satisfactory completion of a Section 106 legal agreement on the terms previously agreed and as contained in the update report.

(Note: (i) Councillor M. Hussain declared a personal and prejudicial interest in respect of Agenda Item 7 Application No. 21/00006/FULHH (Resubmission) (2 Woodcroft Road, Luton) as a result of his friendship with the objector to the application. He added that he was also surprised to hear that Luton Council's Building Technical Services submitted the application. Consequently, he escalated the matter to the Council's Chief Executive for further investigation. Councillor Hussain neither participated nor took part in the discussions or the Committee's decision regarding this item);

(ii) Councillor David Taylor (Chair of the Development Control Committee) did not declare interest; however, in relation to Item 8 of the Agenda, Airport Way Century Park Planning Application, he explained that he had previously declared interest on 27 March 2019, when this application was initially considered. He stated that at that time his nephew was a Member of the Board of Directors of London Luton Airport Limited. Therefore, as this was no longer the case, and following legal advice, he remained in the room and continued his role as Chair of the Committee.

(iii) Councillor A. Hussain in relation to Item 8 of the Agenda, Airport Way Century Park Planning Application, stated that a petition regarding this application was considered by the Petitions and Representations Board for which he is a member but was not present at that meeting. He did not declare interest, remained in the virtual meeting room, and participated in the debate, discussions and decision thereof.

(iv) The meeting ended at 7.50pm))