

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 23rd February at 7.00pm in the Memorial Hall, Bedford Road, Wootton.

Present. Committee Councillors P Quirk, J Wheeler, G Lloyd, all present at 7pm. & Cllr Wallace.
The Clerk (Sue Playford), The Responsible Financial Officer (Sue Bolton).
At 7.30pm Cllrs Cruse & Prescod.
At 8.30pm Cllr Cunningham.
Also present was one member of the public and the team referred to within agenda item P11/32.

P11/20 To welcome the new clerk, Sue Playford, to the planning committee of the council
Cllr Quirk welcomed and introduced the newly appointed clerk to the committee.

P11/21 Apologies for absence.
Cllrs. S Rowse, W Hall, L Bland, K Wright. J Cunningham (would attend as soon as an earlier Borough Council meeting permitted).

P11/22 Declarations of interest on any items on the agenda
Cllr Wheeler observed that whilst his residence was on Fields Road he did not consider his situation to be prejudicial to matters that will be discussed at P11/32.

P11/23 Open Forum
No response was made at that time.

P11/24 Minutes of the meeting
To receive and approve the minutes of the Planning Committee held on Wednesday 9th February 2011.
Minutes of the meeting held on Wednesday 9th February 2011 were amended to show agenda item P11/16 as a vote of no objection, the numbers of votes cast being removed from the text. The minutes were then agreed as a true and accurate record of that meeting.

P11/25 Planning Applications
11/00141/FUL. One and two storey rear extension to front dormer, replacement pitched roof to rear dormer, rear extension and alterations to detached garage.
53 Tithe Barn Road, Wootton MK43 9EZ
*Having reviewed the application those present resolved there was **NO OBJECTION**.*

11/00242/FUL. Single storey rear extension.
80 Cause End Road, Wootton MK43 9DF

*Having reviewed the application those present resolved there was **NO OBJECTION**.*

11/00236/MAF. Ground modelling including infilling of existing ditch and land raising, excavation of four ponds, landscaping and associated infrastructure works.

Land south of Fields Road, Wootton Bedfordshire

Cllr Wheeler stated that work had already commenced - trees have been felled near the roundabout. This area is home to foxes including at least one vixen and her cubs and also muntjack deer. Concerns were also raised regarding the drainage as per the plans. Cllr Wheeler suggested rather than felling trees they be resited at the end of the woods however tree roots would be a problem and would prevent quick re-establishment.

Cllr Wallace stated that residential development is being included south of the road.

*It was observed that in light of the proposed residential development and loss of habitat, removal of woods and drainage concerns that it be recorded as a departure from the local plan and therefore for this reason Wootton Parish Council does **OBJECT**.*

P11/26 To consider representation of the council at the planning meeting of Bedford Borough Council discussing the above applications.
No.

P11/27 To request the above application be considered by the Full Planning Committee of Bedford Borough Council.
It is understood that application 11/00236/MAF will be decided by the full Borough Council planning committee wherein this Parish's objections will be considered. Representation is therefore not required.

P11/28 To consider requesting the highways authority to include the village of Wootton on road destination signage associated with the new A421.
Unanimous decision to include on signage.

P11/29 To review enquiries from residents of Studley Road as to the ownership of a derelict fence to the rear of 16-22 Studley Road.
Posts have rotted and panels blown over. The fence was initially the developers and in light of the fact residents are using the land, it was agreed to leave matters with them.

P11/30 To consider a scheme to replace the wooden upright supports for the perimeter chain fencing of the war memorial.
The chainlink support has rotted, and Alec Head (British Legion) has requested concrete posts and uprights. It was agreed to apply for funding from the Commonwealth War Graves Commission - the new clerk can use this as training towards her CiLCA qualification.

P11/31 To receive information regarding the expenditure of S106 monies.
White Lion Close proposal for play equipment. Round the table suggestions - Cllr Prescod preferred the Recreation Ground site, Cllr Wheeler the Memorial Hall. Cllr Lloyd suggested applying for a grant from the Landfill site and maybe having both. Cllr Cruse suggested keeping the site and the Recreation Ground and pushing for extra funding. Cllr Wallace proposed the Recreation Ground site and was seconded by Cllr Prescod. The first quote in the booklet was favoured on the understanding the Parish Council use their funds to put down a suitable surface. No objections. Sue Bolton will liaise with Cllr Quirk and also Cettina Lambert-Laurent from Bedford Borough.

P11/32 To receive a formal presentation from Paul Burrell representing those planning the development of the land adjacent to Fields Road.

Paul Burrell (Pegasus Planning), Martin Wright (Persimmons) and Gary R Surkitt (Woods Hardwick Development) undertook the presentation.

Paul Burrell started with the background - in 1999 it was proposed to develop some 900 houses on the site. 2005 saw the S106 agreement approved and Persimmons acquired the set in 2008. Fields Road North/South has been divided - with a new application for the North Side including new survey works, updated costings and planning policies. Basic elements remain the same including access. The plan is still evolving and a Formal Public Consultation will be held at the end of March/early April. It was suggested Wootton Blue Cross be the best venue.

Cllr Prescod sought reassurance that leisure space had not been reduced since the last plan. He was also concerned about the type of convenience store planned for, and the impact it would have on the village.

Cllr Quirk put the question forward that if the retail units cannot be filled, would residential dwellings be built? Martin Wright said yes this could happen.

Tracy Corby (public) had concerns about the playing fields and access from school. Land has been earmarked and the proposed Lower School has been future proofed to guard against a 2 tier system being introduced. At present 1.4hectares has been allocated - this could rise to 2.2.

Linear play areas for younger children are prosed to run throughout the development.

Older play areas will be included near the canal.

Cllr Lloyd asked about parking facilities per house. A 2 bed house would have 2 spaces allocated - 1 of which would be the garage.

Cllr Wheeler queried what would happen if the canal wasn't built? Martin Wright said that planning has not yet been granted for the canal but as Persimmons have future proofed the Lower School and leisure amenities surrounding it, the canal would have to be resited. He also confirmed that a non-polluting lighting system would be used. Cllr Wheeler also suggested a pavilion in the central green area - for daily use.

Cllr Wallace expressed concerns that the sports pitches (3 originally agreed) would now not be delivered as the plans now show 1 main, 1 small and 1 ungraded. There was an agreed level of expectation to deliver in spite of the south side delay, and he was concerned houses were being built with no infrastructure.

Cllr Lloyd requested figures with regard to car volumes in relation to the proposed link road.

Cllr Quirk drew the meeting to a close and summarised by saying the above points had been duly noted, but that there would be further opportunity for discussion, namely the forthcoming Formal Public Consultation to be held at the end of March/early April.

Meeting closed at 8.35pm

Chairman.....

Please note there will be no Planning meeting on the 9th March 2011 as no items have been presented for Agenda.