

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 30th March at 7.00pm in the Memorial Hall, Bedford Road, Wootton.

- Present.** Committee Cllrs Quirk & Wheeler (6.45pm), Lloyd & Wright (7pm) & Wallace (7.25pm). Cllr Bland (7pm), Cllrs Cruse and Prescod (7.20pm), Cllr Cunningham (7.35pm). The Clerk (Sue Playford) and Responsible Financial Officer (Sue Bolton) (both 6.45pm). Also present were three members of the public to discuss agenda item P11/41 - planning application 11/000532/FUL (23 Summerfield Drive).
- P11/33 Apologies for absence.**
Cllr Rowse.
- P11/34 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 P11/41.
- P11/35 Report from outside organisations**
Chairman Quirk reported that the tree warden had made mention of a dead branch which had fallen within the cemetery. This will be resolved.
Chairman Quirk also reported on an issue raised by the tree warden concerning trees along the boundary to No 5 Bedford Road (Mrs Hallam). The land on which these trees stand is not owned by Wootton parish council, and it was agreed that the clerk would write to the tree warden advising them of this fact, with the suggestion that Bedford Borough Council be contacted for their possible assistance.
- Action - Clerk to inform tree warden accordingly**
- P11/36 List of correspondence received (copies of correspondence can be requested from the clerk)**
Land Registry - Studley Road update.
It is now established that the land concerned still belongs to Calgrove Builders, who are responsible for the maintenance of the fence, path and grass areas. Mr McGruer has contacted the builders who will be arranging for the fence to be repaired in the next 1-2 weeks. Mr McGruer asked that his thanks be passed to Chairman Quirk for his assistance in resolving this matter, and the clerk will keep a copy of this correspondence in case future queries arise.
- P11/37 Parishioner's Open Forum**
Three members of the public were present who wished to make a representation regarding agenda item P11/41 (application 11/000532/FUL). They were invited to do so at that time.
- P11/38 Chairman's announcements and report**
None.
- P11/39 Minutes of the meeting**
The minutes of the meeting held on the 23rd February 2011 have been taken forward by virtue of acceptance on the 9th March 2011.

P11/40 Review of actions from previous meeting

P11/28 - Signage on A421

The clerk had received a response on the 16th March 2011, to a request to include Wootton on the A421 signage. The response stated that discussions held between the Highways Agency and Bedford Borough Council during the design phase of the scheme resulted in Wootton not being considered a primary destination - hence no mention on the signage.

It was unanimously agreed that Wootton is a primary destination and a further enquiry be made to the Highways Agency. Chairman Quirk will provide a suitable response for the clerk.

Action - Chairman Quirk to provide response to the clerk.

P11/41 Planning Applications

11/00532/FUL Two storey side extension and single storey rear extension - 23 Summerfield Drive

Three members of the public were invited to make a representation at this time, and it was noted that the resident from 32 Summerfield Drive spoke on behalf of all.

A number of concerns were raised - these being safety (the proposed works would reduce the line of sight for passing cars and there is no pavement in that area), reduction of natural light to neighbouring properties, over development of the site, the proposed works being out of character with other properties and the possibility that the works may be sited over the building line.

Plans and photographs were seen by all present, and Councillors were invited to make comment. All were in agreement that an objection be made on the grounds as laid out above - with the added comment that if the proposed works are to exceed the existing fence, then there may be an issue with regard to who owns that land.

It was observed that in light of the above comments that Wootton Parish Council DOES OBJECT.

All members of the public left the meeting at 7.25pm.

11/00536/FUL Construction of access road - Land north of Fields Road

Cllrs Wheeler and Lloyd were concerned that the plans (detailing the proposed bus loop) did not make sense and were incorrect. The paperwork provided was considered incomplete and inconsistent. All present were in agreement that an objection be raised, and a request was made to Cllr Lloyd to provide the clerk with the full reasons ahead of her response.

It was observed that in light of the above comments that Wootton Parish Council DOES OBJECT.

Action - Cllr Lloyd to provide full details to the clerk in order that the objection may be taken forward

P11/41a To consider representation of the council at the planning meeting of Bedford Borough Council discussing the above applications.

Wootton Parish Council wish to be represented by Cllr Lloyd with regard to Planning application 11/00536/FUL.

P11/41b To request the above applications be considered by the Full Planning Committee of Bedford Borough Council.

The clerk is instructed to request that the applications to which objection is made be referred to the Borough Councillor with the request that matters be called in.

P11/42

To discuss Memorial Hall land registration and valuation

Chairman Quirk detailed that in order to proceed with registering the land adjacent to the Memorial Hall, a valuation would be needed from a RCIS registered surveyor. Robinson & Hall were able to provide a land valuation for the sum of £100. However, in light of the proposal that Wootton Parish Council take over the Memorial Hall, Chairman Quirk stated a full structural survey and valuation would be more appropriate, at a cost of £700. Chairman Quirk was able to confirm that a refurbishment was undertaken in 2003 which was to Local Authority standards, and it was felt that nothing untoward would be found within the hall if a full structural survey were undertaken.

Chairman Quirk's suggestion of a full structural survey and valuation was considered the better approach and Cllr Wheeler suggested this be raised again at the next Full council meeting on the 13th April 2011, to obtain approval. All present were in agreement.

P11/43

Any other business

None.

Meeting closed at 7.35pm

Chairman.....