

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 13th July 2011 at 7.05pm in the Memorial Hall, Bedford Road, Wootton.

Present. Cllrs Quirk, Bland, Lloyd and Wheeler. Cllr Wallace was also present.
The Clerk (Sue Playford).

P11/84 Apologies for absence.
Cllrs Cunningham and Rowse and RFO (Sue Bolton). No apologies were received from Cllr Prescod.

P11/85 Declarations of interest on any items on the agenda.
None.

P11/86 Report from outside organisations.
Chairman Quirk reported that he, the clerk and Cllr Lloyd had recently attended a planning workshop, laid on by Bedford Borough council.

P11/87 List of correspondence received (copies of correspondence can be requested from the clerk).
Letter from Bedford Borough council - proposed temporary road closure Keeley Lane, Wootton - to undertake remedial surface dressing work. The legal order will cover a 4 month period - but the dates are anticipated to be 1 day - between Monday 8th August 2011 and Friday 30th September 2011. Specific dates will be advertised locally nearer the time. Any observations are to be made to the clerk at this meeting.

There were no observations. Clerk will keep the correspondence on file.

Letter from Bedford Borough council - extension of prohibition to proceed on foot along the length of footpath No 1, Wootton - OS GR TL 0098 4358 south east to OS GR TL 0112 4348 - extension until 4th December 2011 or whenever works are completed, whichever is the earlier.

Cllr Wallace stated that he would be following this item up through the Ramblers Association over the coming 2 months.

Letter from Bedford Borough council - proposed emergency temporary road closure - Manor Road, Kempston Hardwick - to undertake carriageway lining work. The legal order will cover a 5 day period - but the dates are anticipated to be between 10pm Saturday 9th July 2011 until 3am Monday 11th July 2011. Specific dates will be advertised locally nearer the time. Any observations are to be made to the clerk at this meeting.

There were no observations. Clerk will keep the correspondence on file.

Email received from CA Traffic Ltd offering traffic calming measures and services - including a Speed Indication Display (temporary measure), Radar Recorder (investigates speeding complaints covertly) and a Transcalm Responsive Speed Hump (an air filled device which deflates when speeds are adhered to, but remains filled when approached by speeding vehicles causing progressive discomfort with increasing speed).

Cllr Wheeler mentioned that he had spoken to PC Quinney regarding the Speed Indication Display. Cllr Wallace observed that the council should not be undertaking what is essentially a police role - would motorists caught as a result of this equipment be prosecuted in the same way and what would the cost implications to the council be? The clerk mentioned Cllr Rowse's response to this item - he was keen to learn feedback from the meeting, with the possibility of including something in his traffic report currently being completed. After discussion it was agreed that Cllr Rowse be approached with a view to obtaining costings and further information from CA Traffic Ltd. If unable to do so, the clerk will take matters forward.

Action - Cllr Rowse to contact CA Traffic Ltd for costings and further information. If unable to do so, the clerk will arrange.

Request received from Bizzy Bees with regard to their intention to replace the worn wooden fencing at the Memorial Hall with metal fencing similar to that surrounding the grassed play area. They have requested that the parish council provide a letter of support for the proposal. They are seeking funding from WREN with 10% match funded by themselves and so far have 1 of 3 quotes (in the region of £8,000). The fencing will ensure children can play securely on the hard-standing area.

The clerk had provided all present with details of the proposal ahead of the meeting. It was noted that no official records exist to say that Bizzy Bees can use the car park area as a play area, although the parish council do support this use during the hours that Bizzy Bees make use of the Memorial Hall. As a further mark of support it was resolved that a sum of £200 be donated to Bizzy Bees to help them achieve their fund raising target. For the avoidance of doubt it was suggested that two letters be sent - the first supporting their proposal and confirming the donation. The second - stating that the area remains a car park when not being used by Bizzy Bees. Any and all damage to the new fencing will be the responsibility of Bizzy Bees.

Local Government (Misc. Provisions) Act 1976 s19.

Action - Clerk to write both letters to Bizzy Bees and liaise with the RFO re donation.

Open Forum.

Three members of the public were present and represented by one, who wished to discuss the agenda item P11/94. The parishioner explained that certain residents of Canons Close were looking into the possibility of buying parts of Lot 1 and he wished to learn of the council's intention. It was then resolved that agenda item P11/94 be brought forward to this stage. (See under that agenda item for further information).

P11/88 Minutes of the meeting.

To confirm that the minutes of the Planning Committee meeting held on the 22nd June 2011 were adopted by the required number of planning committee members at the full council meeting held on the 29th June 2011.

The minutes of the meeting held on the 22nd June 2011 have been taken forward by virtue of acceptance on the 29th June 2011.

P11/89 Matters arising from the minutes to include issues log review.

P11/47 - Overgrown alleyway Lorraine Road/Hoo Close. Farmer says not his responsibility. Simon fisher (BBC) contacted clerk to say not a Borough responsibility – might be Amey's. Simon to forward request to Clive Parker. Request also made to Land Registry to establish ownership of ditch, which came back unregistered. Resident has confirmed BBCllr Tim Hill arranged for an area to be tarmac'd last year – clerk has asked

for further details from Simon Fisher and Clive Parker. BBC have confirmed once again it is not their responsibility. Clerk to investigate further in light of potential land sale.

P11/51 - Changes to s106 Fields Road. Open meeting arranged for 27th July 2011.

P11/54 - Ditch at 4 Fields road. Clerk has established that neither Anglian Water, BBC or IDBS have responsibility. Home owner has yet to locate her deeds. Clerk is awaiting the deeds and will direct home owner to the Environment Agency for guidance. Juan Vasquez (Amey) informed the clerk 5.7.11 that fencing was being proposed by BBC to stop people falling in. Clerk is awaiting an email from Juan with further details before informing the resident. Email received and Kee Klamp fencing is now in place. The resident has been informed. Cllr Wheeler thanked the clerk for her efforts in resolving this issue.

P11/90

a Planning Applications.

- **11/01472/FUL - 34 Fields Road - single storey side extension.**

Having reviewed the application those present resolved that, subject to the neighbours not objecting there was **NO OBJECTION**. The clerk had received no such notification from any neighbour.

Action - clerk to advise BBC planning department.

b Planning Approvals.

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

This council had previously recorded an objection.

P11/91

To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.

Not applicable.

P11/92

To request above applications be considered by the full Planning Committee of Bedford Borough council.

Not applicable.

P11/93

To discuss a report received from the caretaker that a bin in the recreation ground has a large hole burnt into the top of it.

Photographs of the bin were shown to all present. A further bin on the recreation ground has a failed lock. After discussion it was resolved that the clerk contact DSD with regard to obtaining costings to repair or replace as necessary.
Litter Act 1983 s56.

Action - clerk to contact DSD to obtain costings.

P11/94

To discuss the possible purchase of land - Lots 1 and/or 2 - Keeley and Brook farms.

A member of the public mentioned that certain residents of Canons Close were looking into the possibility of purchasing parts of Lot 1. Cllr Wallace reiterated it was unlikely a developer would get housing here in the next 30-40 years. The resident accepted this, but

was still keen to make a personal bid to ensure this could not happen. He was asked what their intentions were with regard to the land - it would remain unfenced certainly in the short term - and possibly let for grazing. If the parish council were to bid, the land would have to be open to all to use. The resident confirmed that his mortgage company would only entertain lending him money if it were to add value to his property - so therefore the land could not be turned over to the public. This is likely to be the case with other residents also. After discussion it was resolved that the clerk contact the Royal Institute of Chartered Surveyors with regard to obtaining an idea of costings to value Lots 1 and 2 (at this stage in their entirety) before appointing a land agent to proceed. Cllr Lloyd proposed a limit of £1000 on costs for this service which was seconded by Cllr Bland and agreed by all. The parishioner then asked when further council meetings would be held - the clerk said she would email him, but that agendas are displayed on noticeboards and on the website. The parishioner also asked if the parish council went ahead with any purchase, would the public be involved? Chairman Quirk replied yes, but the financial aspect would have to remain confidential so as not to jeopardise proceedings.

Action - clerk to obtain land valuation details as above.

Action - clerk to email meeting details to parishioner.

P11/95

To receive an update from Chairman Quirk with regard to a request for a map of footpaths within the village.

Chairman Quirk has received correspondence from Zaria Bettles (BBC) who has confirmed that Yvonne Gregory (BBC) has recently completed a revised Rights of Way map. There are two maps for Wootton showing 40km of public footpaths. Chairman Quirk also mentioned electronic maps based on Ordnance Survey maps, which are available through a company called Metro Maps. The costings are likely to be in the region of £400-£500 which would include the right to display them (a license number would be included). Cllr Wallace suggested detailing a different walk in each newsletter and maybe trying to get parishioners involved in a Saturday walk. It was agreed that Cllr Wallace provide sketches and walk details - starting later in the year for newsletter inclusion. The clerk is to inform the parishioner accordingly.

Action - clerk to update parishioner as above.

Meeting closed at 8.18pm

Chairman.....

Date.....