

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 12th October 2011 at 7.30pm in the Memorial Hall, Bedford Road, Wootton.

Present. Cllrs Quirk, Lloyd, Prescod and Wheeler. Cllrs Cruse, Hall, Wallace and Woolfenden were also in attendance.
The Clerk (Sue Playford).

P11/126 Apologies for absence.
Cllr Rowse, RFO (Sue Bolton).

P11/127 Declarations of interest on any items on the agenda.
Cllr Quirk declared a personal interest in agenda item 11/137 - he lives near to the proposed development. It was agreed that he would speak if needed on matters which affected areas not adjacent to his property, but not vote. Cllr Wallace declared an interest in agenda item 11/137 - he is a Governor for Wootton Upper School.

P11/128 Report from outside organisations.
BBCllr Prescod gave a short report on the footpath on Hall End Road, near the upper school. The footpath is suffering from subsidence, which is why remedial works have yet to start. The clerk thanked BBCllr Prescod and said she would update her issues log.

Cllr Quirk recently attended a meeting of the village hall committee and passed a copy of the minutes to the clerk for her records. It was noted that village hall bookings were at a high level - the clerk is to contact Jenny Lambert with regard to the Diamond Jubilee celebrations.

Action - clerk to contact Jenny Lambert as above.

P11/129 List of correspondence received (copies of correspondence can be requested from the clerk).
Milton Keynes Core Strategy - Post-Submission consultation.
MK council are carrying out a further 6 week consultation on a post-submission change to the MK Core Strategy. Details of the change and reasons justifying it are explained in a briefing note at <http://www.milton-keynes.gov.uk/core-strategy-submission> along with information relating to the consultation and where you can view the relevant documents. All comments are to be received by MK council no later than 5pm on Wednesday 9th November 2011.
Details were provided to all present - no further comments were received.

Open Forum.
None.

P11/130 Minutes of the meeting.
Members of the planning committee are asked to receive and adopt the minutes of the planning committee meeting held on the 28th September 2011.
The minutes were signed as a true and accurate record of that meeting.

P11/131 Matters arising from the minutes to include issues log review.

P11/47 - Overgrown alleyway Lorraine Road/Hoo Close. Clerk emailed Robinson & Hall 28.7.11 to see if Mr Wiles would allow access across the land to clear the overgrowth. No response to date. Clerk wrote to IDBS for further guidance – they have requested Anglian water to get in touch – awaiting response. Clerk also has a contact within the BBC who she awaiting a response from.

P11/51 - Changes to s106 Fields Road – open meeting held 27.7.11. For discussion at full council. Further correspondence sent to Jim Caffrey. Cllr Wallace has met with Jim and Persimmon/Pegasus – see agenda item below.

P11/87 (4) – CA Traffic Ltd. Costings with Cllr Rowse who is preparing a traffic report.

P11/93 – Recreation ground bins. James Lynch (BBC) will provide a second hand cover for the burnt bin. Clerk obtaining costings to replace lock on the second bin. Glasdons believe they can replace the lock – further response awaited.

P11/106 – Stagecoach's proposal to stop buses between Wootton and Cranfield. WPC have registered their complaints. A meeting is due in November after which more information may be known.

P11/121 – Trees in Lorraine Road cemetery. Caretaker will undertake works when the leaves have dropped. Clerk has emailed Pam Stephenson re replacing the dead pear and additional planting and is awaiting her response.

n/a – Overhanging trees in Wootton house. Pam Stephenson has taken a look and Philip Scott-Collins (Conservation officer BBC) will also visit and provide an update. Response awaited.

P11/123 – Replacement lighting columns – Hall End Road. Cllr Quirk is in the process of preparing a specification to invite bids.

P11/125 – Christmas tree 2011 – clerk has contacted Jakins Christmas trees.

n/a – Damaged railings at the Church Hall/cemetery. Clerk is visiting the site 4.10.11. See agenda item below.

P11/132

a Planning Applications.

11/01961/FUL - 7 Monoux Road - single storey side extension.

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

b Planning Approvals.

11/01372/FUL - Krama Cottage - 6 Keeley Lane - erection of detached garage in garden.

This council had previously recorded **no objection**.

11/01605/FUL - 66 Keeley Lane - first floor rear extension and replacement front porch.

This council had previously recorded **no objection**.

11/01686/EXT - 10 St Mary's Road - two storey side extension. Application for extension of time for implementation.

This council had previously recorded **no objection**.

11/01699/FUL - 17 Monoux Road - single storey side extension.

This council had previously recorded **no objection**.

11/01552/EXT - 12 St Mary's Road - first floor side extension. Application for extension of time for implementation.

This council had previously recorded **no objection**.

P11/133

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

Not applicable.

- P11/134 To request above applications be considered by the full Planning Committee of Bedford Borough council.**
Not applicable.
- P11/135 To receive a report from Cllr Quirk with regard to damage caused to iron railings at the cemetery gate (leading to the Church hall).**
The clerk began by detailing what was found when she and Cllr Quirk visited the site on the 4th October 2011. Bars had been bent out of shape and left sticking out, with the potential to cause injury. Koru Ironworks subsequently visited the site for the purpose of providing a quotation, and detailed that the following was required:
Replacement of a linear measurement of approximately 3.3m of bowtop rails, 3 posts (concreted into the ground) and 1 off 1m pedestrian gate (with locinox gate latch and keep) bowtop stock of diameter 16mm, rail frame of 40x10 mild steel - supplied, installed and powder coated black. It was reported that the gate was liable to fall down at any time - an additional hazard to that reported above.
Cllr Quirk explained that Koru was the only quotation received - they had previously supplied and installed the railings and gates at Lorraine Road cemetery. Financial Regulations state that for works costing below £5,000 the clerk should 'strive' to obtain 3 quotations, but that urgent repairs be exempt. After discussion it was agreed that this should be treated as an urgent repair and it was resolved to accept Koru's quotation.
BBCllr Prescod subsequently made an offer to contribute an amount of ward money towards the works. The clerk agreed to email him with the quotation in order that matters be progressed.

Action - clerk to provide relevant details to BBCllr Prescod. Clerk to also inform Koru that works can commence.

- P11/136 To receive a report from Cllr Quirk with regard to the precept for the upcoming year.**
Cllr Quirk had previously provided figures to all present and began by stating that it was a **suggested** precept at this stage, in order to provide F&GP with an idea of requirements. Cllr Lloyd stated that further details should be provided, and Cllr Quirk agreed that this would be the case. The clerk had spoken to the RFO, who suggested that further meetings in order to finalise details would be useful. After discussion, it was resolved to accept Cllr Quirk's initial precept request.

Action - RFO, clerk and heads of committees to meet to discuss precept demands in further detail.

- P11/137 To discuss the Bedford Development Framework - Allocations and Designations Plan.**
Cllr Quirk declared an interest in this agenda item, and this item was discussed as the last item on the agenda.
The latest plan has copies in Bedford Borough and Town halls, plus Bedford and Wootton libraries. Notices have been placed in the parish noticeboards and the website, inviting comments to be made to the BBC. It was noted that an amendment had been made since the initial proposal - namely the addition of a safe route from Hall End Road to Studley Road. It was also noted that when the original proposal came to the parish council, the meeting was not quorate and therefore comments could not be made at that time. Cllrs Quirk and Wallace responded in a personal capacity. The clerk questioned the need for a public meeting. The public have been notified and given the opportunity to respond to the BBC and it was resolved that a public meeting was not necessary.

To receive a report from Cllr Wallace with regard to his meeting with Persimmon, Pegasus and Bedford Borough council on the 29th September 2011.

Cllr Wallace previously circulated the following information to all councillors:

- A report headed ITEMP11/138 - Wootton Parish Council Planning Meeting 12th October (sub titled Introduction and Community Hall).
- A report headed Report on Meeting with BBC Planners and Persimmon 29.9.11
- A report headed New Community Facilities in Wootton - A Proposal
- A letter addressed to Jim Caffrey from the parish council, dated 11th August 2011.
- A response from Sport England dated 7th October 2011.

Cllr Wallace began by stating that the community facilities (and s106 requirements) were the main issue at this point in time, and provided a précis of information to date. It was anticipated that the new lower school would open in 2015. It was noted that the traffic summary from the BBC made mention of a new roundabout at the Fields Road, Bedford Road, Church Road junction. Cllr Wallace had received a communication from Sport England as their initial response with regard to outdoor recreation facilities was incorrect. British Waterways had voiced their objections. The parish council have previously supported the canal but not at the expense of outdoor facilities and village community infrastructure.

It was noted that the trigger for a community building was now 300 houses - but it was unclear if this was based on houses built, or occupations. Cllr Wheeler made mention that Persimmon were now only proposing to build 70-90 houses each year. On that basis, it would be 4 years at least before any s106 monies were received.

BBCllr Prescod stated that the sum due to the parish council now stood at £400,000, considerably down from previous figures.

The issue of the community centre/health care centre was discussed. It was agreed that the clerk should contact WWHLC and arrange a meeting for Wed/Thurs 2nd/3rd November to discuss their requirements along with the parish council's. In order to ensure that all councillors again have the chance to pass comment, the clerk was instructed to post the report headed ITEMP11/138 to all, with a covering note that comments are received ahead of the WWHLC meeting. Councillors are reminded that they have all the documentation as detailed above, for referral.

A further meeting should then be requested with BBC planning department.

Action - clerk to contact WWHLC to arrange a meeting. When booked, a further meeting should be arranged afterwards with BBC planning department.

Action - clerk to post the report to all councillors as above.

Meeting closed at 8.55pm

Chairman.....

Date.....