

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 11th April 2012 at 7pm in the Memorial Hall, Bedford Road, Wootton.

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- Present.** Cllrs Quirk, Lloyd, Price and Wheeler. Cllrs Cruse and Doggrell were also in attendance.
The Clerk (Sue Playford).
3 members of the public.
- P12/47 Apologies for absence.**
Cllr Chalmers and Rowse.
RFO (Sue Bolton).
- P12/48 Declarations of interest on any items on the agenda.**
Cllr Price declared a personal interest in item P12/53 (12/00614/FUL) - as a friend of neighbours at 68 Keeley Lane, he did not take part in this item.
- P12/49 Report from outside organisations.**
None.
- P12/50 List of correspondence received (copies of correspondence can be requested from the clerk).**
None.

Open Forum.

Two members of the public were present and wished to discuss planning application 12/00614/FUL - this was discussed under agenda item P12/53.

Mr Dave Garner, resident of Hall End Road also attended the meeting to register his distaste regarding the replacement lighting in Hall End Road. Whilst the number of columns remained the same, he felt the light output had increased. He also believed the decision to replace the columns was made against the wishes of local residents, but was unable to locate a previous email he understood could substantiate his claim. He did agree that Heritage style columns had been agreed by residents if any replacements were deemed necessary. His concerns were those of light pollution and he felt WPC had acted in their own interests. Cllr Quirk thanked Mr Garner for his input and stated that this would now have to be brought back to the planning committee as an agenda item for further discussion. Cllr Quirk did state that to disconnect all columns would cost £1500 each under the terms of the parish council's E.on contract, and that this would not likely be considered an option. Mr Garner then mentioned shields to deflect light away from housing and Cllr Quirk confirmed that if requests were received for shields, they would be considered.

Action - clerk to add to next planning agenda.

- P12/51 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 14th March 2012.
The minutes were signed as a true and accurate record of the meeting.
- P12/52 Matters arising from the minutes to include issues log review.**

P11/47 - Overgrown alleyway Lorraine Road/Hoo Close. Keep on file until October.

P11/51 - Changes to s106 Fields Road - open meeting held 27.7.11. Plans were passed on 3rd January 2012.

P11/87 (4) – CA Traffic Ltd. Keep on file.

P11/121 – Trees in Lorraine Road cemetery. The lime tree has had it's suckers cut away from the fence but the clerk has received a further complaint from a local resident saying that it should be crowned every 2 years. Clerk has informed the resident that a tree survey has been undertaken, the report for which will determine whether further works are needed. See separate agenda item.

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. Pamela has heard nothing more and will chase again. Clerk advised that matters are now being left until the trees come into leaf.

P11/123 – Replacement lighting columns – Hall End Road. Signed agreements handed back to Allan Peacock Ltd on 21.2.12. Works commenced 7.3.12 – clerk chased 27.3.12 as items are outstanding.

n/a – poor state of land at the Fields Road/Bedford Road noticeboard. Works will take place in early March 2012. Works mostly finished – two plants still to be added.

Open forum – positioning of dog mess bin in Keeley Lane. Due for discussion again in March 2012. See separate agenda item.

n/a – tree inspection. Bob Morwood is preparing a report, expected in March 2012. See separate agenda item.

P11/174 – continued closure of Footpath No 1. The clerk has pushed again for the footpath to be reinstated as soon as possible, and whilst a response was received stating this would be resolved in the coming months, the clerk has now requested whether the proposed bridleway also mentioned, should have had plans submitted. Footpath is expected to be reinstated this month – no response to date re plans for the bridleway.

n/a – request to site a dog bin along the footpath behind Lorraine Road. Clerk received a response from BBC to say there was no call for a bin in that area, and that the residents should keep a diary of events to help with a further future request.

P12/36 – Seasonal Vegetative Cropping Programme (SVC) – the clerk has enquired of BBC how they monitor which areas have been cropped by landowners, and respective payments. Response received 15.3.12 stating that no landowners in the parish are paid – all relevant pathways are cut by BBC contractors. Move to close.

P12/46 - Stewartby PC cemetery fees. RFO has confirmed the fees are now up-to-date and that the increase has been agreed. Move to close.

P12/53

a Planning Applications.

12/00545/FUL - 21 Summerfield Drive - conversion of garage to habitable room.

Cllr Quirk had concerns that the loss of garage space would lead to parking on the road, however having reviewed the application those present resolved there was **NO OBJECTION**.

12/00574/FUL - 128 Bedford Road - erection of detached timer garage to side.

Cllr Wheeler had received observations that it was unsightly and not consistent with the neighbourhood, however having reviewed the application those present resolved there was **NO OBJECTION**.

12/00614/FUL - 68 Keeley Lane - loft conversion and extensions at the side and rear to provide first floor accommodation.

Two residents presented their findings on the plans submitted - relating in particular to the side view from the west side. Their concerns were lack of sun but they did realise that this objection might not be considered a material concern.

Having reviewed the application and listened to the statement from those present it was resolved there was **NO OBJECTION**. - subject to the consideration and observation of neighbours.

b Planning Approvals.

12/00135/NMA - 13 Hollies Walk - erection of 1st floor side extension over garage (previously 08/00592/FUL).

This council had previously recorded **NO OBJECTION**.

P12/54 To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.
Not applicable.

P12/55 To request above applications be considered by the full Planning Committee of Bedford Borough council.

12/00614/FUL 68 Keeley Lane - the residents agreed they would request BBCllr Prescod call in this application - he informed the clerk before the meeting that the application would be considered at the Bedford Borough planning meeting on the the 30th April.

P12/56 To discuss changes made to the Fields Road roundabout - 11/01559/MAF.

Cllr Quirk confirmed that original plans had been for a 4-arm roundabout (which were passed), but as not all land was initially available, revised plans for a 3-arm were subsequently presented. A decision had now been made to revert to the original 4-arm proposal. Questions were raised as to who would be responsible moving forward, for the maintenance of the (several) ditches currently being dug.

Action - clerk to enquire re ditches.

P12/57 To discuss a request to re-site a dog mess bin in Keeley Lane.

This was discussed 6 months ago and the parishioner requested again it be moved for ease of access from their driveway. After discussion it was resolved this be a job for the handyman when his appointment is confirmed.

Action - clerk to liaise with handyman when formally appointed.

P12/58 To receive an updated report from Cllr Quirk with regard to potential changes to the lighting in Tithe Barn Road.

Cllr Quirk had asked Amey to provide a scheme for enhancing the lights in Tithe Barn Road. What was sent was not a project improve document, and so was not as previously agreed by the committee. Amey had suggested a concrete column sleeve (to fit over existing columns) which was cheaper - with no mention of any further lights. Cllr Quirk

asked if Amey's opportunity to save £10k be taken, but with no new lights. He also asked members to consider that this option could not go to competitive tender as Amey were the only organisation able to offer sleeves. After further discussion it was resolved that Cllr Quirk inform Amey that the preference was for a project improve document.

Action - Cllr Quirk to take forward as above.

P12/59 To receive a report from Cllr Quirk with regard to a recently completed tree survey.

Cllr Quirk had read the report - which contained some urgent recommendations. After discussion it was resolved that a spend of up to £3000 be permitted by the clerk to secure the services of a specialist tree surveyor (Apex Tree services for one) to conduct an aerial search to see which trees - initially in the church yard - are cracking. Any remedial works would likely require the agreement of Bedford Borough Council, as most trees in this area are subject to a preservation order.

Open Spaces Act 1906 ss 9&10.

Action - clerk to take forward as above.

P12/60 To discuss a request received from a resident for financial assistance to repair a fence damaged by cars using the village hall car park.

The fence is the property of the resident, and so some 40 fences could also suffer the same fate in this area. Concerns were raised that a precedent would be set. After discussion it was resolved that the resident be informed this was a matter for the police and insurance and so the request was declined.

Action - clerk to inform resident as above.

Meeting closed at 7.32pm

Chairman.....

Date.....