

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 8th August 2012 at 7.01pm in the Memorial Hall, Bedford Road, Wootton.

- Present.** Cllrs Quirk, Lloyd, Price and Wheeler. Cllr Chalmers arrived at 7.50pm.
The Clerk (Sue Playford).
- P12/130 Apologies for absence.**
Cllr Doggrell.
- P12/131 Declarations of interest on any items on the agenda.**
None.
- P12/132 Report from outside organisations.**
None.
- P12/133 List of correspondence received (copies of correspondence can be requested from the clerk).**
Footpath - Hall End Road. Nadine Dorries MP responded on the 28th June to say she would take matters forward. Dave Hodgson, Mayor of Bedford, responded on the 9th July to say the works would be undertaken in this financial year, but that a date was not yet available.
No further comments were received.
- Letter from Bedford Borough Council regarding the installation, replacement or repair of Dog and Litter bins. They are looking to standardise the process across the Borough, to ensure that there is a full understanding of responsibilities by all parties. A draft policy will be sent to all parish councils for consultation, before being laid before Borough councillors for consideration.
No further comments were received.
- Open Forum - meeting to be adjourned.**
There were no members of the public present so the meeting continued without adjournment.
- P12/134 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 11th July 2012.
The minutes were signed as a true and accurate record of the meeting.
- P12/135 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. Letter sent to resident detailing that the suckers will be removed but that

the tree is otherwise considered healthy. Further letter to be sent. Article appeared in BoS.

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.

n/a – tree inspection. See separate agenda item.

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.

P12/58 – upgrading of lights at Tithe Barn Road. See separate agenda item.

n/a – poor surface of old A421 (now C94). Clerk emailed highways 26.4.12. Logged as 169373.

P12/92 – request to site litter bins at the Popes Way/Cause End Road junction and the top of Fields Road. Clerk is still enquiring about a possible sponsorship deal and has instructed BBC to proceed. Charles Wells responded saying they were unable to help – Clerk has approached Greene King. No response to date.

P12/102 – sale of Keeley Farm. Diarised to include in the next newsletter.

P12/103 – Hall End Road footpath. See under list of correspondence received.

P12/104 – Popes Way – erection of bollards. All quotations now received - clerk has instructed accordingly.

P12/105 – creation/improvement of footpaths and bridleways in the parish. Cllr Price is investigating further and will report back to the clerk in due course.

P12/107 – insurance review. Cllr Quirk is producing a list of all assets – for inclusion within a 6 month time scale as a further agenda item.

n/a – Footpath No 35 – issue with kissing gate and disabled access. The clerk has spoken with Allison Nelson – Rights of Way officer at BBC, who is investigating.

P12/129 – Tithe Barn Road footpaths – trip hazards on both. Clerk has instructed repairs to proceed.

P12/136

a Planning Applications.

(Street trading consent - application)

Mr Nirmal Badhan t/a Dave's Snax. Monday - Friday 06:30-14:00, Saturday 07:30 -12noon. 12 months consent applied for to sell hot and cold food and drink - lay-by situated adjacent to Broadmead Road.

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

b Planning Approvals.

12/00723/FUL - The Lake House, 5a Bellamy Road - erection of garden shed and garden toilet building.

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

12/00761/AOC - 10/01748/LBC - Vine Cottage, Wood End - Condition 6 window details - single storey rear extension to link outbuilding to form additional living accommodation. Alterations to existing roof to form first floor accommodations. New porch to front.

The clerk has been unable to locate the original application from 2010.

12/01036/FUL - 115 Bedford Road - erection of outbuilding in rear garden.

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

12/01195/NMA - East View, 101 Bedford Road - 07/03568/FUL (Appeal ref App/W0205/a/08/2069184) - erection of single storey dwelling and associated parking.

This council had previously recorded **AN OBJECTION**.

P12/137 To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.
Not applicable.

P12/138 To request above applications be considered by the full Planning Committee of Bedford Borough council.
Not applicable.

P12/139 To receive a report from Cllr Quirk regarding the latest tree inspection at Lorraine Road cemetery and St Mary's cemetery.
Following an initial tree survey which was undertaken earlier this year, a further aerial search of trees considered in need of further investigation had been recently undertaken, with the findings examined by both Cllr Quirk and the tree warden. After discussion it was proposed by Cllr Wheeler, seconded by Cllr Lloyd and agreed by all present that 3 invitations to tender for the works proposed therein, be sought.

Open Spaces Act 1906 ss 9&10.

Action - Cllr Quirk to invite tenders as above, for the clerk to take forward upon her return from holiday.

P12/140 To receive a report from Cllr Quirk regarding grass cutting issues in the parish.
The clerk had received grass cutting maps from both Bedford Borough Council and the parish council contractors. It was unclear who was responsible for cutting certain areas within the village, and Cllr Quirk confirmed that both he and the clerk were working to remedy this. The clerk stated that a number of complaints had been received regarding an area of grass in Studley Road, which had historically been cut by the developer. The clerk confirmed she had contacted the developer to ascertain why they were no longer taking responsibility for this area, but no response had been received to date. After further discussion, it was resolved by Cllr Price, seconded by Cllr Wheeler and agreed by all present that the clerk be instructed to request the parish council contractor to undertake a final cut at the end of the year, as a goodwill gesture, but to continue to chase the developer and inform the local residents accordingly.
Highways Act 1980 s96.

Action - Clerk to take forward as above.

- P12/141 To receive a report from the clerk regarding maintenance of Lorraine Road Memorial walls.**
At the present time, the caretaker does not have responsibility to maintain the ground between vases placed in front of the Memorial Walls. This has traditionally been the responsibility of families/friends of the deceased. It was felt that the overall presentation of the cemetery should reflect it being cared for generally, and that thought be given to extending this to burial plots which may also have fallen into disrepair. After further discussion, it was resolved that the caretaker be asked to tend to the area surrounding the Memorial Walls, and that this be included as an ongoing task in future contracts, along with burial plots.
Open Spaces Act 1906 ss9&10.

Action - Clerk to inform the caretaker as above.

- P12/142 To receive a report from Cllr Quirk regarding the pond and immediate area adjacent to 149 Bedford Road.**
The clerk had received an email raising concerns about the disrepair of a fence surrounding the pond and area, as above. A recent Land Registry search had confirmed that this area of land was registered, and that title deeds were available. Documents in the parish council's possession showed the developer's intent to hand over this area a number of years ago, however further investigations would now be needed in order to establish who the legal owner was.
The clerk stated she had spoken with BBCllr Prescod who had suggested warning signs be placed in the immediate area. After discussion it was resolved not to proceed with signs until the legal owner had been established, and to make the necessary enquiries of the Land Registry. Cllr Quirk confirmed he would inform the resident in the clerk's absence that investigations were continuing.
Open Spaces Act 1906 ss9&10.

Action - Clerk to take forward as above and Cllr Quirk to inform the resident in the clerk's absence.

- P12/143 To resolve that under the terms of the Public Bodies (Admissions to Meetings) Act 1960 s1 (2) and Local Government Act 1972 ss100 & 102 any members of the public or press present please leave, in order that the following item(s) may be discussed.**

- P12/144 To receive a report from Cllr Quirk with regard to quotations for replacement light columns in Tithe Barn Road and Cannons Close.**
Cllr Quirk provided a summary of the 3 quotations received - to install 8 poles and libra lanterns, and remove the existing 6 concrete poles - in Tithe Barn Road. All had also quoted for 3 replacement poles in Canons Close. Cllr Quirk pointed out the additional electrical costings of c£7,000 (disconnection and reconnection fees), and after further discussion it was proposed by Cllr Price, seconded by Cllr Lloyd and agreed by all present to accept the quotation for £4,507 (to include Canons Close, and subject to the additional electrical costs as above).

Parish Councils Act 1957 s3.

Action - Cllr Quirk to informally advise the outcome as above, pending formal confirmation from the clerk upon her return.

P12/145 To receive a report from Cllr Quirk with regard to the maintenance of parish council street lighting.

The quotation had been submitted prior to some 30% of parish council owned street lights being replaced. After discussion it was resolved that an annual contract was not appropriate at this time, as Bedford Borough Council might be invited to take over responsibility for the lights, and the potential contractor could be employed as needed to undertake remedial repairs.

Parish Councils Act 1957 s3.

Action - Clerk to inform as above.

Meeting closed at 7.50pm

Chairman.....

Date.....