

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 12th September 2012 at 7.02pm in the Memorial Hall, Bedford Road, Wootton.

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- Present.** Cllrs Quirk, Chalmers, Price and Wheeler. Cllr Lloyd arrived at 7.15pm. BBCllr Prescod was also in attendance.
The Clerk (Sue Playford).
1 member of the public.
- P12/146 Apologies for absence.**
Cllr Doggrell.
- P12/147 Declarations of interest on any items on the agenda.**
None.
- P12/148 Report from outside organisations.**
None.
- P12/149 List of correspondence received (copies of correspondence can be requested from the clerk).**
Proposed temporary road closure - Green Lane, Stewartby (Level Crossing). From a point approx. 20 metres east of the level crossing to a point approx. 20 metres west of the level crossing, for level crossing renewal works. A series of closures is anticipated to be in operation from:
2200hrs Saturday 15th Sep 2012 through to 0400hrs Monday 17th Sep 2012,
2100hrs Monday 17th Sep 2012 through to 0600hrs Tuesday 18th Sep 2012,
2100hrs Tuesday 18th Sep 2012 through to 0600hrs Wednesday 19th Sep 2012,
2100hrs Wednesday 19th Sep 2012 through to 0600hrs Thursday 20th Sep 2012,
2100hrs Thursday 20th Sep 2012 through to 0600hrs Friday 21st Sep 2012,
2200hrs Saturday 22nd Sep 2012 through to 0400hrs Monday 24th Sep 2012,
2200hrs Monday 24th Sep 2012 through to 0600hrs Tuesday 25th Sep 2012,
2200hrs Tuesday 25th Sep 2012 through to 0600hrs Wednesday 26th Sep 2012,
2200hrs Wednesday 26th Sep 2012 through to 0600hrs Thursday 27th Sep 2012,
2200hrs Thursday 27th Sep 2012 through to 0600hrs Friday 28th Sep 2012,
2200hrs Saturday 20th October 2012 through to 1900hrs Sunday 21st October 2012.
Specific dates will be advertised nearer the time - where possible access will be maintained to property and premises but may be restricted from time to time according to local signing.
No further comments were received.
- Planning Scheme of Delegations - approved by Bedford Borough Council's planning committee on 23rd July 2012, effective from 1st August 2012. This scheme will be in place for 12 months and will, if necessary, be reviewed after that period. Details can be found on the planning pages of Bedford Borough Council's website.
No further comments were received.
- Open Forum - meeting to be adjourned.**
The member of the public present wished to make representation regarding agenda item P12/155 and so the meeting continued without adjournment.
- P12/150 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 8th August 2012.

The minutes were signed as a true and accurate record of the meeting.

P12/151

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. Further quotations to be obtained.

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. Quotation to be taken forward.

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. Both bins are now in place but no response received re possible sponsorship. Move to close.

P12/102 – sale of Keeley Farm. Article forwarded to Cllr Lloyd for inclusion in the next newsletter.

P12/103 – Hall End Road footpath. Programmed for repair 2012-13 – exact date yet to be confirmed.

P12/104 – Popes Way – erection of bollards. Works awaited – potential issue regarding cabling sited nearby – clerk awaiting a further update from the contractor.

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.

P12/140 – Grass cutting within the village. Discussed 8.8.12 – further update awaited.

P12/141 – Lorraine Road cemetery Memorial walls. Discussed 8.8.12 – cemetery caretaker to be instructed to undertake a tidy up as needed.

P12/142 - Pond near Keeley Lane. Further investigation needed regarding ownership - Cllr Quirk to inform resident accordingly.

P12/152

a Planning Applications.

12/01207/LBC - Wood Farm, Wootton Green - internal and external repairs and alterations including replacement oak limbers (sic - timbers), replacement of cement render with lime render, repairs to dormer windows and installation of new dormer window in front elevation - installation of two internal walls.

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

12/01610/FUL - 19 Elmsdale Road - two storey rear extension. Single storey front extension.

Having reviewed the application those present resolved **TO OBJECT** - it was considered an over development of the site.

12/01674/FUL - 26 Elmsdale Road - single storey rear extension.

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

12/01581/FUL - 90 Tithe Barn Road - erection of conservatory to rear.

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

b Planning Approvals.

12/00827/TPO - 58 Cause End Road - 1 weeping willow - fell.

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

P12/153

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

It was resolved by all present that Cllr Prescod would represent the parish council at the planning meeting of Bedford Borough Council, in respect of planning application 12/01610/FUL (as above).

P12/154

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

Cllr Prescod (as Borough Councillor) confirmed that he would request to call in planning application 12/01610/FUL (as above).

P12/155

To discuss the area of unkempt grass in Studley Road, following new information received.

Since this area was discussed at the planning meeting on the 8th August 2012, new information had come to light regarding the developers. A resident from Studley Road

specialising in insolvency had reported that the developer had gone into LPA (Law of Property Act) receivership, and that an insolvency practitioner had been appointed over certain assets, but not the area of land in Studley Road. The resident had contacted a developer director and stated if the parish council wished to adopt this land, it would have to act whilst he still had powers of directorship. The resident was willing to provide advice with regard to insolvency law, but recommended the parish council contact a solicitor for further advice. Cllr Quirk asked that BBCllr Prescod make enquiries at Bedford Borough Council, to establish if they knew of any contractual obligations in this area, as the land had been given as amenity land. It was asked if the parish council were willing to take on what would be a liability, as opposed to an asset, but it was noted that a number of Studley Road residents had complained about this area being unkempt. After further discussion it was resolved by all present that BBCllr Prescod make enquiries with regard to possible contractual obligations and also approach a Bedford Borough Council solicitor, for further legal advice.

Action - BBCllr Prescod to take forward as above.

Meeting closed at 7.30pm

Chairman.....

Date.....