

WOOTTON PARISH COUNCIL

Minutes of the Meeting of the **Planning Committee** held on Wednesday 28th November 2012 at 7pm in the Memorial Hall, Bedford Road, Wootton.

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- Present.** Cllrs Quirk, Chalmers, Doggrell, Lloyd, Price and Wheeler.
The Clerk (Sue Playford).
- P12/179 Apologies for absence.**
None.
- P12/180 Declarations of interest on any items on the agenda.**
None.
- P12/181 Report from outside organisations.**
None.
- P12/182 List of correspondence received (copies of correspondence can be requested from the clerk).**
Proposed temporary road closure. Hall End Road/Church Road - to facilitate the Bedford Harriers Half Marathon road race. Length affected- Keeley Lane to Cause End Road. The closure is anticipated to be in operation from 8.00am to 1.00pm on Sunday 9th December 2012.
No further comments were received.
- Response dated 6th November 2012 from Bedford Borough Council planning department with regard to a request for information made at a planning meeting on the 31st October 2012 - P12/175. NMA (Non-material amendments) are minor amendments to an application that has already been granted planning permission, and neither parishes or neighbours are consulted. As there is no statutory requirement to notify any parties, they are also not included on the weekly advisory list.
No further comments were received.
- Gypsy and Traveller Policy update from Bedford Borough Council, dated 8th November 2012. Papers in part are attached - please let the Clerk know if you wish to receive the remainder ahead of this meeting.
No further comments were received.
- Open Forum - meeting to be adjourned.**
No members of the public or press were present and so the meeting continued without adjournment.
- P12/183 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 31st October 2012.
The minutes were signed as a true and accurate record of the meeting.
- P12/174 Matters arising from the minutes to include issues log review.**
P11/47 - Overgrown alleyway Lorraine Road/Hoo Close. Clerk has written to BBCllr Prescod, BBCllr Hill and the Mayor, pointing out that a Beds CC sign is clearly visible in a photograph, and requesting that remedial works be undertaken. Further response awaited.

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

n/a – tree inspection. Clerk applied and was given the necessary planning permission with regard to those trees within the conservation area. Invitations to quote for the works have been sent – responses are awaited.

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. Works are expected to start in 4-5 weeks time. No further response to date.

n/a – poor surface of old A421 (now C94). Clerk emailed highways 26.4.12. Logged as 169373. No further updates to date – Clerk is chasing.

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. Wall and fence at St. Mary's church should be insured by the parish council. Information has been passed to the insurance company – Clerk is awaiting an update with regard to a potential premium change.

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. Rotten sleepers have been replaced and the gate has been modified to allow for disabled access. Move to close.

P12/129 – Tithe Barn Road footpaths – trip hazards on both. Clerk has instructed repairs to proceed. No further updates to date.

P12/140 – Grass cutting within the village. Discussed 8th August – further update awaited. It is hoped the contractor will agree to renew their contract for a further year, to allow for investigations to be concluded.

P12/142 – Pond near Keeley Lane. Clerk has now established that Ideal Homes were taken over by Persimmon. Clerk has chased and is awaiting a further response.

P12/155 – area of land at Studley Road. See separate agenda item.

P12/185 **a** **Planning Applications.**
None.

b **Planning Approvals.**
12/00413/AOC -11/01502/EIA - Condition 8 landscaping and associated amenity space phase 1 - land parcels A, B and C only - Hybrid application consisting of:
(I) an outline application of 415 residential units with associated ancillary works

and facilities including a retail local centre, a lower school, a community building, sport and recreational facilities, open space, associated infrastructure including means of access (all other matters reserved); and (ii) a full application for an access road, 195 residential units, a central parkland area with footpaths and play facilities and associated infrastructure. This application is accompanied by an Environmental Statement. Land North of Fields Road.

This council had previously recorded AN OBJECTION.

12/01999/NMA - 12/00541/FUL - 18 Grovebury Court - loft conversion with roof extension and rear dormer. Alterations to front gable.

This council had previously recorded NO OBJECTION.

c Planning - Other.

11/01559/MAF - Construction of a new 3-arm roundabout and associated infrastructure, including footpaths, cycleways, bridleway and amendments to existing drainage ditches and culvert (revised scheme).

This application has now been disposed of and Bedford Borough Council will be taking no further action on it.

P12/186 To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.
Not applicable.

P12/187 To request above applications be considered by the full Planning Committee of Bedford Borough council.
Not applicable.

P12/188 To receive an update from Cllr Quirk/the Clerk regarding areas of land within the parish, either privately owned or for which ownership is unclear, and have fallen into disrepair or require remedial works.

The Clerk began by discussing the issues that had arisen following her recent attempts to register areas of land in the name of the parish council, which the parish council had traditionally maintained. Without the relevant Title Deeds, both she and Cllr Quirk had been advised by the Land Registry to seek advice from an appropriate solicitor, which would incur considerable costs. After discussion it was proposed by Cllr Wheeler, seconded by Cllr Doggrell and resolved by all present no to pursue these registrations.

Cllr Quirk then discussed the following:

1. Did the parish council wish to continue maintaining land that it owned?
2. Did the parish council wish to continue maintaining land, where ownership could not be established?
3. Did the parish council wish to continue maintaining land, where ownership was known (and wasn't the parish council?)
4. Did the parish council wish to maintain privately owned land which backed on to parish council owned land?

After much discussion it was proposed by Cllr Wheeler, seconded by Cllr Doggrell and resolved by all present that:

1. The parish council continue to maintain land that it owned. It was noted that the parish council would also continue to maintain land, that it did not own, but for which it had a legal obligation to maintain (churchyards).

2. The parish council continue to maintain land where ownership could not be established - as long as it was of benefit to the parish.
3. The parish council write to the owners (in the case of Lorraine Road green - Bedford Borough Council) informing them that maintenance would continue until 31st March 2013, after which, requesting that the land either be gifted to the parish council or a sum of money be paid (ongoing) to cover parish council costs.
4. The parish council does not maintain privately owned land bordering it's property.

Cllr Quirk then informed all present that he and the Clerk were meeting with Persimmon on the 29th November to discuss Keeley Land pond. The findings would be reported back to the parish council at the earliest opportunity. Cllr Price stressed he was not in favour of accepting any liability.

Action - Clerk to take forward as above.

Meeting closed at 7.33pm

Chairman.....

Date.....