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Minutes of the Meeting of the **Planning Committee** held on Wednesday 27th February 2013 at 7pm in the Memorial Hall, Bedford Road, Wootton.

- Present.** Cllrs Quirk, Chalmers, Doggrell, Lloyd and Price.
The Clerk (Sue Playford). 4 members of the public.
- P13/31 Apologies for absence.**
Cllr Wheeler (Governor training at Bedford Borough Council). BBCllr Prescod (Full Council meeting at Bedford Borough Council).
- P13/32 Disclosure of local and/or disclosable pecuniary interests.**
None.
- P13/33 Report from outside organisations.**
None.
- P13/34 List of correspondence received (copies of correspondence can be requested from the clerk).**
Bedford Borough Council - Minerals and Waste Local Plan Proposed Modifications. Please see attached.
No further comments were received.

Bedford Borough Council - engineering measures are being implemented to reinforce existing speed limits in Hall End Road. Please see attached.

Cllr Quirk reported that additional 30MPH signs had been erected in the area.

Open Forum - meeting to be adjourned.

A member of the public raised concerns about parking in the Potters Cross area, particularly in light of the proposed of The Black Horse, former PH - plans for which were to be included on the next Planning agenda on the 13th March. His concerns were that parking was already horrendous and this would increase with the loss of the PH car park, which was currently used by local residents. Cllr Quirk thanked him for his comments.

The next resident then mentioned firstly dog mess, in and around the village and provided flyers sent to him from Bedford Borough Council, along with photographic evidence. He suggested that perhaps more bins were needed, along with additional signage. He also queried whether someone be employed to police the village and whistle blow where

necessary. The Clerk confirmed that she had spoken with a representative from the Borough Council's Environmental Services Department and was awaiting confirmation of their attendance at a Leisure & Amenities meeting to discuss this issue further. He then discussed the poor state of roads and footpaths throughout the village, and referred to his letter which had been circulated to all members ahead of this meeting.

Another resident mentioned the need for yellow lines to be repainted or added in places, stating that parking on footpaths was unacceptable. Her feeling was that the village appeared shabby and in need of remedial works, compared to other areas within the Borough. She also mentioned the lights at the village hall which were not working, and the Clerk confirmed an electrician had been asked to investigate.

Cllr Quirk thanked all concerned for their comments.

P13/35

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 13th February 2013.

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

P13/36

Matters arising from the minutes to include Issues log review.

P11/47 - Overgrown alleyway Lorraine Road/Hoo Close. Clerk has written to Mr Wiles to request permission to burn scrub on his land – before contacting Borough to request remedial works to the footpath and fencing. No response to date – Clerk has chased again.

n/a – tree inspection. Works started w/c 11th February.

n/a – request to site a dog bin along the footpath behind Lorraine Road. Clerk spoke to the resident on 15.12.12 – still ongoing.

P12/58 – upgrading of lights at Tithe Barn Road. Columns are on order – works now expected to start end of February 2013.

P12/104 – Popes Way – erection of bollards. Works not yet started – Clerk has chased again.

P12/107 – insurance review. Clerk has received an updated insurance premium but has requested a breakdown as the increase is significant (extra £571.03). Breakdown in part has been received – Clerk to obtain quotations from other insurers.
Clerk is meeting with Came & Co 11.3.13.

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

P12/140 – Grass cutting within the village. Contractors have agreed to a years extension. Review is ongoing. Clerk has chased Borough for an update – response awaited.

P12/142 – Pond near Keeley Lane. See separate agenda item.

P13/30 – Parking issues in and around the village. All council members were requested to pass their comments and concerns to the Clerk. The Clerk has also asked organisations within the village for their feedback also. See separate agenda item.

P13/37

a Planning Applications.

13/00262/TPO - 22 Payne Road - Ash - reduce crown by 70%.

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

13/00048/AGR - Mortal Man Farm, Bourne End Road - erection of agricultural building.

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

b Planning Approvals.

12/02418/FUL - 13 Monoux Road - replacement of flat room with pitched roof.

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

c Planning Applications withdrawn.

None.

P13/38 To request above applications be considered by the full Planning Committee of Bedford Borough Council.

Not applicable.

P13/39 To consider representation of the council at the Planning meeting of Bedford Borough Council discussing the above applications.

Not applicable.

P13/40 To consider a letter received from a parishioner regarding the poor state of roads and footpaths within the Jenkyn Road/Squires Road area, and a request received from Bedford Borough Council regarding their Highways Maintenance programme for 2013/14.

The letter was circulated ahead of the meeting and the resident was in attendance and able to provide more in the way of background and information. His thoughts were that the villages roads and footpaths as a whole needed programming for works, and he offered his services to help monitor any such programme. If given the go-ahead, this would most likely take 2-3 years to complete. It was recognised that the Highways Department at Bedford Borough Council would be responsible for taking this proposal forward, but that the parish council could endorse any recommendation, albeit it as only one voice. It was noted that a petition would also only represent one voice, and so it was suggested that residents send individual letters to the Highways Department (copied to the Borough Councillor and the Mayor), to ensure their recommendations and concerns were also taken into consideration. The resident mentioned again the issue regarding dog mess. After further discussion it was proposed by Cllr Price, seconded by Cllr Doggrell and resolved by all present, that the parish council write to Highways, the Borough Councillor and the Mayor, endorsing the resident's letter and also highlighting the issue of dog mess.

Highways Act 1980 s43.

Action - Clerk to write as above.

P13/41 To consider all comments and concerns received regarding parking issues in and around the village, and to resolve how best to bring this to the attention of Bedford Borough Council.

Many problem areas within the village had been identified, and a report was circulated ahead of the meeting. It was noted that "No Parking on Verge" signs were in place on Ridge Road, Kempston Rural, but that de-restriction signs were also in place before entering Wootton, which could indicate it was acceptable to park on village footpaths and verges. Cllr Price then mentioned Thorpe Way/Neale Road and Foster Road - where cars frequently parked so that emergency vehicles would be unable to pass. After discussion it was proposed by Cllr Chalmers, seconded by Cllr Lloyd and resolved by all present to:

Write to the Highways Department, Borough Councillor and the Mayor requesting similar "No Parking on Verge" signs and restrictions to Kempston Rural at the village boundaries on Fields Road, Cranfield Road and Bedford/Ridge Road.

Action - Clerk to write as above.

Write to the residents of Thorpe Way/Neale Road and Foster Road, pointing out the potential consequences of irresponsible parking. If successful, this could be expanded to cover other areas within the village.

Action - Cllr Price to draft a letter for the Clerk's signature.

The issue of yellow lines was then discussed. After discussion it was proposed by Cllr Price, seconded by Cllr Doggrell and resolved by all present that a request be made to the Highways department, Borough Councillor and the Mayor for the following:

- That existing double yellow lines be re-painted as necessary, and new double yellow lines be added as follows:
- Outside the village hall in Church Road, from the village hall entrance, around to the junction with Bedford Road, finishing opposite the Cock Inn PH, and on the other side of Church Road from Squires Road to the junction with Cranfield Road.
- Cause End Road - outside the Methodist Church.
- Top of Cause End Road - junction with Church Road - just on the side of the bungalows opposite the cemetery extension.
- Mephram Road/Hanover Court junction near Bedford Road - just on the Hanover Court side.

Highways Act 1980 s43.

Action - Clerk to write as above.

P13/42 To consider a report from Cllr Quirk regarding recent remedial works to, and potential transfer of ownership to the parish council, of Keeley Pond.

The Clerk confirmed that Persimmon had agreed to the parish council's request for a commuted sum of £10,000, but that the parish council would have to pay it's own legal fees with regard to the transfer of ownership. The Clerk was awaiting details of Persimmon's solicitors, however it was hoped that an advertisement recently placed asking for a solicitor who might be willing to offer their services for free would prove successful. Failing that, it was agreed the Clerk would source a solicitor to conduct this item of business only, reporting back with the legal fee figures for approval, when known.

Cllr Quirk discussed his and Cllr Groves' recent separate risk assessments regarding the pond and potential remedial works required. After discussion it was agreed that the Clerk would contact the insurance company to establish what they would consider to be adequate cover in this respect and relevant costings.

Open Spaces Act 1906 ss9&10.

Public Health Act 1936 s260 (1).

Action - Clerk to take forward as above.

Meeting closed at 8.15pm

Chairman.....

Date.....