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Minutes of the Meeting of the **Planning Committee** held on Wednesday 13th March 2013 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Present. Cllrs Quirk, Chalmers, Doggrell, Lloyd, Price and Wheeler.
The Clerk (Sue Playford). Cllr Groves was also in attendance.
4 members of the public.

P13/43 Apologies for absence.
None.

P13/44 Disclosure of local and/or disclosable pecuniary interests.
None.

P13/45 Report from outside organisations.
None.

P13/46 List of correspondence received (copies of correspondence can be requested from the clerk).
Allocations & Designations Plan - proposed modifications.
No further comments were received.

Open Forum - meeting to be adjourned.

A member of the public who lived close to the proposed Black Horse development raised an objection to the proposal on the grounds of over development. The current plans were for 5 houses, which would also impact on light to his property. It was thought revised plans were being prepared, but without having those he intended to object to the current application and asked the parish council to give consideration to doing the same. An application for a footpath in Potters Cross would also add to the issue of access and parking in the area, as the road was already narrow.

Another member of the public also raised the same concerns regarding the same application. The development would directly overlook his property, and he also enquired about his access rights to a well - believed to be on the site of the Black Horse. Cllr Quirk confirmed this was outside the parish council's remit and recommended that he take legal advice in this regard.

Cllr Quirk recommended that all parishioners present contact the Borough Councillor to inform him of their objection, and confirmed that the parish council would give it's

consideration under agenda item P13/49.

P13/47 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 27th February 2013.

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

P13/48 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. Mr Wiles is not authorised to burn scrub so had to turn down the parish council's request. He expressed concerns about debris being left behind that could be harmful to cattle, but will keep checking the field and will report back again to the Clerk.

n/a – tree inspection. Works are complete – invoice with the Clerk. Move to close.

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. Works are complete – invoice with Clerk.

P12/104 – Popes Way – erection of bollards. Works are complete – invoice with Clerk. Move to close.

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. Works are complete – invoice with Clerk. Move to close.

P12/140 – Grass cutting within the village. Contractors have agreed to a years extension. Review is ongoing. Clerk has chased Clive Betts at Borough for an update regarding amenity land ownership.

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

P13/30 – Parking issues in and around the village. Clerk has written to Highways, Borough Councillor Prescod and the Mayor to request no parking on verges signs for the entrances to the village on Ridge/Bedford Road, Cranfield Road and Fields Road. A separate request for additional double yellow lines has been made also, and a letter will be sent to residents in Foster Road, Neale Road and Thorpe Way asking them to park more considerately. If successful, it may be extended to other areas within the village.

P13/40 – Poor state of roads and footpaths within the village. The Clerk has written to Highways, BBCllr Prescod and the Mayor endorsing a letter received from a resident, that the entire network be programmed for extensive remedial works.

P13/49 a Planning Applications.

13/00072/FUL - The Black Horse, 7 Potters Cross - demolition of public house

and construction of five dwelling houses with associated parking and external works.

Having reviewed the application it was proposed by Cllr Price, seconded by Cllr Wheeler and resolved by all present **TO OBJECT** on the following grounds:

It was considered an over development of the site.

The following observations were also noted:

The development would have an impact on pre-existing parking issues in the area;

The development would put a further strain on lower school numbers - potential pupils are already being turned away.

13/00141/FUL - 113 Keeley Lane - erection of one new agricultural building and extension to existing agricultural building.

Having reviewed the application those present resolved there was **NO OBJECTION**, however Cllr Price made the following observation;

A previous application had been made under the code AGR. Concerns were raised that by changing the code to FUL, the future use of these buildings could be changed from agricultural use only. It was agreed that the Clerk email Bedford Borough Council's planning department for clarification.

Action - Clerk to email as above.

13/00261/TPO - 22 Payne Road - Ash tree - fell.

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

13/00274/FUL - 57 Lorraine Road - single storey side extension to form granny flat.

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

13/00276/FUL - 17 Haycroft - re-location of boundary fence.

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

13/00333/FUL - 78 Bedford Road - erection of detached single garage/store to front.

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

Town & Country Planning Act 1990 & subsequent.

b Planning Approvals.

12/02462/FUL - 111 Bedford Road - single storey front extension, first floor rear extension and single storey garage extension to side.

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

12/02311/MAF - Land North of Fields Road - erection of 10 dwellings with garages. (Partial re plan of phase pursuant to hybrid application 11/01502/EIA).

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

Town & Country Planning Act 1990 & subsequent.

c Planning Applications withdrawn.

None.

P13/50 To request above applications be considered by the full Planning Committee of Bedford Borough council.

Cllr Quirk stated that he was aware application 13/00072/FUL had already been called in by BBCllr Prescod.

P13/51 **To consider representation of the council at the planning meeting of Bedford Borough Council discussing the above applications.**
Cllr Groves confirmed she would attend the relevant planning meeting of Bedford Borough Council.

P13/52 **To accept a quotation from DFA Law with regard to the transfer of ownership of Keeley Lane pond, to the parish council.**
The Clerk confirmed she was waiting to hear from the insurance company with regard to potential implications relating to transfer of ownership. After discussion it was proposed by Cllr Price, seconded by Cllr Doggrell and resolved by all present to accept the quotation from DFA Law.

Action - Clerk to take forward as above.

P13/53 **To consider how many Planning committee meetings will be needed for 2013-14, in light of the Borough Council's decision to increase the planning consultation window from 21 to 28 days.**
After discussion it was agreed that Cllr Quirk would draft a proposal for member's consideration, with regard to the future number of meetings needed.

Action - Cllr Quirk to take forward as above.

Meeting closed at 7.30pm

Chairman.....

Date.....