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

- Present.** Cllrs Quirk, Chalmers, Doggrell, Lloyd, Price and Wheeler. Cllrs Bygraves and Hall were also in attendance.
The Clerk (Sue Playford). 3 members of the public were also in attendance.
- P13/54 Apologies for absence.**
None.
- P13/55 Disclosure of local and/or disclosable pecuniary interests.**
None.
- P13/56 Report from outside organisations.**
None.
- P13/57 List of correspondence received (copies of correspondence can be requested from the clerk).**
None.

Open Forum - meeting to be adjourned.

The first member of the public spoke in relation to the roads and footpaths, following the response received from the Borough Council (agenda item P13/63). He felt the Borough Council had overlooked the offer that both he and the parish council had made - to put in place a programme of works over a number of years. He stated he would be advising his fellow residents to consider suing the Borough Council for any damage caused as a result of the poor state of roads and footpaths.

The remaining two residents then spoke in relation to agenda item P13/60 - 13/00377/FUL - 19 Elmsdale Road. Their main concern was parking. The garage had already been converted into a residence and a minimum of 4 cars were already in situ at the premises. A considerable extension including bedrooms would likely affect parking requirements and the scale of the proposal was not in keeping with the rest of the houses in the area. They confirmed they would be submitting an objection and asked that the parish council take into consideration their comments.

- P13/58 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 March 2013.
The minutes were signed as a true and accurate record of the meeting.
- P13/59 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 – 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. Issues remain with regard to the energising of these lights – see separate agenda item.

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 met with Came & Co 11.3.13 – schedules are being prepared for comparison.

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. Clerk awaiting advice from the insurance company before proceeding further. Legal fees are likely to be in the region of £300 plus VAT and land registry search fees.

P13/30 – Parking issues in and around the village. See separate agenda item.

P13/40 – Poor state of roads and footpaths within the village. See separate agenda item.

P13/60

a Planning Applications.

13/00217/FUL - 57 Mephram Road - one and two storey extensions to rear and side.

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

13/00377/FUL - 19 Elmsdale Road - two storey front extension and single storey rear extension.

The Clerk received a letter from the homeowner of 19 Elmsdale Road, a copy of which was circulated to all members ahead of the meeting, for their consideration alongside the application.

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

The proposed extension to the front would extend beyond the original building line.

The proposed extension would have an adverse visual effect on the existing street scene.

The original dwelling was built with appropriate allocated parking, which would no longer suffice, impacting on parking and traffic congestion in the area.

Town & Country Planning Act 1990 & subsequent.

b Planning Approvals.

None.

Town & Country Planning Act 1990 & subsequent.

c Planning Applications withdrawn.

None.

Town & Country Planning Act 1990 & subsequent.

P13/61 To request above applications be considered by the full Planning Committee of Bedford Borough council.

The Clerk was instructed to contact BBCllr Prescod and request that Planning Application 13/00377/FUL - 19 Elmsdale Road, be called in, as above.

Action - Clerk to take forward as above.

P13/62 To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.

Not applicable.

P13/63 To consider the response received from Bedford Borough Council's Highways department, following a parish council request for a programme of remedial works to all footpaths and highways within the village.

The Borough Council's response was noted by all present and would remain on file.

Highways Act 1980 s43.

P13/64 To consider the response received from Bedford Borough Council's Highways department, following a parish council request to erect "No parking on verges" signs in the village, and re-paint/add additional double yellow lines at various sites within the village.

It was noted that the CCTV van was now making regular visits to the village. It was also noted that the proposed costs to erect "No parking on verges" signs had not been precepted for 2013-14, and after further discussion it was agreed to leave this on file, consider a smaller scheme and include the proposal when next reviewing the precept.

Action - Clerk to keep on file as above.

It was noted that a programme of works relating to double yellow lines was being prepared by the Borough Council, and the Clerk confirmed she would ensure this was received and forwarded to all members for further consideration.

Highways Act 1980 s43.

Action - Clerk to ensure receipt.

P13/65 To receive a report from Cllr Quirk with regard to responsibility for street lighting.

Cllr Quirk reported how the street lights had been maintained historically. The parish council maintained a number of columns within the village as it had previously been deemed too costly to transfer ownership to the Borough Council. A risk assessment and asset register of columns maintained by the parish council was then circulated. Cllr Quirk then detailed his findings with regard to the current electricity charges, which he felt were too high. After further discussion it was agreed that the Clerk would investigate this with the supplier.

Parish Councils Act 1957 s3.

Action - Clerk to take forward as above.

Meeting closed at 7.45pm

Chairman.....

Date.....