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Minutes of the Meeting of the **Planning Committee** held on Wednesday 10th July 2013 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum.

Two members of the public were present - one of whom wished to observe the workings of the Parish Council with a view to possible co-option in September 2013, the other who wished to comment on agenda item P13/140. The latter had attended previous Planning meetings in his quest to push for roads and footpaths to be repaired, and had recently received a further response from the Borough Councils Highways Department, the contents of which were read to all present. He was concerned that the Highways Department had missed his point that the footpaths in many areas were in a worse state of repair than the roads, although he had noticed that some remedial works had recently been undertaken. He commended the Parish Council for its efforts with regard to the addition of yellow lines at various sites within the village.

Present Cllrs Quirk, Chalmers, Doggrell, Lloyd, Price and Wheeler. Cllr Wallace was also in attendance (7.10pm).
The Clerk (Sue Playford) and two members of the public.

P13/131 Apologies for absence.
None.

P13/132 Disclosure of local and/or disclosable pecuniary interests.
None.

P13/133 Report from outside organisations.
None.

P13/134 List of correspondence received (copies of correspondence can be requested from the clerk).
Proposed Temporary Road & Footway closure - Green Lane, Stewartby (Level Crossing).
No further comments were received.

Proposed Temporary Road closure - Ampthill Road, Kempston.
No further comments were received.

Proposed Temporary Road & Footway closure - Green Lane, Stewartby (Level Crossing).
No further comments were received.

Proposed Temporary Road & Footway closure - Broadmead Road, Stewartby (Wootton Broadmead Level Crossing).
No further comments were received.

Designation of Neighbourhood Areas.

No further comments were received.

Draft Tenancy Strategy 2013-17

No further comments were received.

P13/135 Minutes of the previous meeting.

Members of the Planning Committee are asked to receive and adopt the minutes of the Planning Committee meeting held on the 26th June 2013.

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

P13/136 Matters arising from the minutes to include Issues log review - for information only.

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. Clerk wrote again 14.6.13.

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.

P12/140 - Grass cutting within the village. Cllr Quirk is drafting a tender proposal - to remain on file.

P12/142 - Pond near Keeley Lane. Clerk has instructed legal proceedings and is completing the relevant paperwork. A Client Care letter, along with relevant documentation was posted to DFA Law on 15th May 2013.

P13/30 - Parking issues in and around the village. Funding to erect "No Parking on Verges" signs will be considered as part of the precept for 2014-15. The Clerk is awaiting proposals from the Borough Council with regard to double yellow lines at various locations within the village. Clerk is to establish with Highways whether the lines in Mepham Road might be lengthened without causing any delay to the consultation. Resolved 26.6.13 to accept option 3 with regard to Squires and Mepham Road - move to close.

P13/40 - Poor state of roads and footpaths within the village. A further response has been sent to the Highways department following their recent response. See separate agenda item.

P13/87 - Transfer of ownership of Lorraine Road Green. The Clerk has asked the questions (term of lease and erection of bollards) of Bedford Borough Council, and is awaiting a response. A 99 year lease is the most they will agree to as anything in excess of that is considered to be freehold. The Clerk is awaiting a further update regarding the bollards.

P13/102 - Bedfordshire & River Ivel Drainage Board proposals. The Clerk is writing to request the ditch past the Doctor's surgery in Fields Road, down to, and including the drain which crosses Berry Wood is given priority, as these works have been proposed for the last 3 years without action. A request for an up-to-date map to include the new A421, Fields Road roundabout and development and proposed canal route will also be made.

P13/109 - Studley Road grass area. The Clerk has received information advice that the land could potentially be transferred to the Parish Council for a nominal sum, however the receivers have yet to receive all files. The Clerk will be writing to them, informing them of the Parish Councils intention to undertake a one-off grass cut, without prejudice, pending the outcome of other investigations.

- P13/137 a Planning Applications.**
13/01183/FUL - 5 Browns Lane - single storey rear extension.
 It was proposed by Cllr Price, seconded by Cllr Chalmers and resolved by all present that having reviewed the application there was **NO OBJECTION**.
- 13/01133/MAR - Land at Ridge Road (opp Hill Rise junction), West of Kempston - single storey rural primary school with car parking and landscaping works. Reserved matters application for access, appearance, landscaping layout and scale, pursuant to outline approval 02/00787/OUT.**
 It was proposed by Cllr Price, seconded by Cllr Chalmers and resolved by all present, that having reviewed the application it was noted the proposal was outside the parish of Wootton, and there were **NO FURTHER OBSERVATIONS**.
- 13/01179/FUL - 49 Elmsdale Road - garage conversion including external alterations.**
 It was proposed by Cllr Price, seconded by Cllr Chalmers and resolved by all present that having reviewed the application there was **NO OBJECTION**.
- 13/01214/FUL - The Black Horse, 7 Potters Cross - demolition of public house and construction of three dwelling houses with associated parking and external works.**
 It was proposed by Cllr Price, seconded by Cllr Chalmers and resolved by all present that having reviewed the application there was **NO OBJECTION**.
- 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.
- P13/138 To request above applications be considered by the full Planning Committee of Bedford Borough council.**
 Not applicable.
- P13/139 To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.**
 Not applicable.
- P13/140 To receive a further update from Bedford Borough Council Highways Department regarding a programme of planned maintenance for roads and footpaths in the village, and to resolve how to respond and proceed.**
 It was acknowledged that Highways were doing the best they could, bearing in mind budget restraints. After discussion, it was proposed by Cllr Price, seconded by Cllr Doggrell and resolved by all present that the Clerk acknowledge their latest response letter and request a walk around with Highways and Cllr Doggrell to point out the areas most in need, in the hope that works could be suitably prioritised. It was also agreed that hedges growing onto the public highway be highlighted too.
- Highways Act 1980 s43.**

Action - Clerk to take forward as above.

The resident who commented on the above agenda item left the meeting at 7.25pm.

- P13/141 To review the Transfer of part of registered title(s) as received from DFA Law,**

with regard to the pond near Keeley Lane.

The documentation was circulated ahead of the meeting. The Clerk pointed out that her address would be added and that DFA Law would make the necessary amendments to the signing arrangements. After discussion it was proposed by Cllr Wheeler, seconded by Cllr Lloyd and resolved by all present that the Clerk confirm to DFA Law all was in order, to enable a final form to be prepared for execution.

Open Spaces Act 1906 ss9&10.

Public Health Act 1936 s260 (1).

Action - Clerk to take forward as above.

P13/142 To consider a request from Cranfield Parish Council regarding changes to the arrangements for the Landfill Liaison Forum.

After discussion it was proposed by Cllr Price, seconded by Cllr Chalmers and resolved by all present to support the objection.

LGA 1972 s111.

Action - Clerk to take forward as above.

Meeting closed at 7.30pm

Chairman.....

Date.....