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Minutes of the Meeting of the **Planning Committee** held on Wednesday 24th July 2013 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum.

Two members of the public were present who wished to discuss agenda item P13/149 - 13/01348/FUL.

Present Cllrs Quirk, Lloyd, Price and Wheeler. Cllrs Cruse and Wallace were also in attendance. Two members of the public.
The Clerk (Sue Playford).

P13/143 Apologies for absence.
Cllrs Chalmers and Doggrell.

P13/144 Disclosure of local and/or disclosable pecuniary interests.
None.

P13/145 Report from outside organisations.
None.

P13/146 List of correspondence received (copies of correspondence can be requested from the clerk).
Proposed Temporary Road & Footway Closure - Broadmead Road, Stewartby (Wootton Broadmead Level Crossing) - please note this has been CANCELLED.
No further comments were received.

Sale of land South of Fields Road - the Clerk has received an email from Andrew Broadbent, Property Development Manager for Bedford Borough Council. External consultants have been engaged by the Borough Council to undertake the marketing of the site which will commence towards the end of July. He and Jim Caffrey (Principal Planner Bedford Borough Council) will attend a planning meeting on 28th August to provide members with further information.
No further comments were received.

P13/147 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 10th July 2013.
The minutes were signed as a true and accurate record of the meeting.

P13/148 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. Documents for final draft have now been approved.

P13/40 – Poor state of roads and footpaths within the village. Clerk has now requested a village walk about.

P13/87 – Transfer of ownership of Lorraine Road Green. See separate agenda item.

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.

P13/149 a Planning Applications.

13/01348/FUL - 115 Bedford Road - erection of rear conservatory, formation of four first floor windows in south (side) elevation and one first floor window in north side elevation. Formation of second floor windows in rear gable, two roof lights to front east elevations and two roof lights to south side elevation. Increase in roof height of dwelling by 150mm.

Two members of the public present raised an objection in relation to the south elevation - in particular two bedroom windows which they considered would overlook their property and invade their privacy. After discussion it was proposed by Cllr Price, seconded by Cllr Wheeler and resolved by all present that having reviewed the application **TO OBJECT** on the grounds it overlooked a neighbouring property and would cause loss of privacy.

13/01383/HPN - 48 St Mary's Road - householder prior notification application. Prior notification for single storey rear extension(s) between 3 and 6 metres depth. This is not a planning application because it relates to development that is permitted by Government Regulation. It will not therefore be reported to the Planning Committee but considered by officers under delegated powers. Only objections from adjoining neighbours can be considered and, if officers confirm that the Development can proceed, it must be completed by 30th May 2016.

This application was for information only and no further comments were received.

Application to renew a street trading consent - Mr Nirmal Badhan.

It was proposed by Cllr Lloyd, seconded by Cllr Price and resolved by all present that having reviewed the application there was **NO OBJECTION**.

Town & Country Planning Act 1990 & subsequent.

b Planning Approvals.

13/00918/FUL - 41 Keeley Lane - two storey side/rear extension.

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

13/01008/FUL - 41 Mepham Road - single storey front extension and canopy.

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

Town & Country Planning Act 1990 & subsequent.

c Planning Applications withdrawn.

None.

Town & Country Planning Act 1990 & subsequent.

P13/150 To request above applications be considered by the full Planning Committee of Bedford Borough council.

It was proposed by Cllr Price, seconded by Cllr Lloyd and resolved by all present that Planning Application 13/01348/FUL - 115 Bedford Road - be called in for consideration by the full Planning Committee of Bedford Borough Council.

Town & Country Planning Act 1990 & subsequent.

Action - Clerk to inform BBCllr Prescod.

P13/151 To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.

Not applicable.

P13/152 To receive an update from the Clerk regarding the transfer of ownership on Lorraine Road green from Bedford Borough Council to Wootton Parish Council, and to resolve how to proceed.

It was proposed by Cllr Wheeler, seconded by Cllr Price and resolved by all present that the question regarding the erection of bollards had been answered by Bedford Borough Council, and was something to be considered as a further agenda item and expense, at a later stage. It was also resolved to move forward with arrangements to secure the 99 year lease.

Local Government Act 1972 s124.

Action - Clerk to inform BBC as above.

Meeting closed at 7.25pm

Chairman.....

Date.....