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Minutes of the Meeting of the **Planning Committee** held on Wednesday 9th October 2013 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum

Two members of the public were present to observe the presentation made by Optimis Consulting - agenda item P13/194.

Present Cllrs Quirk, Chalmers, Doggrell, Lloyd and Wheeler. Cllrs Bygraves, Cruse, Prescod and Wallace were also in attendance.
The Clerk (Sue Playford).

P13/192 Apologies for absence.
Cllr Price. The Clerk had summoned all Councillors in light of the presentation being made, and apologies were also received from Cllrs Bennett, Dillistone and Groves.

P13/193 Disclosure of local and/or disclosable pecuniary interests.
None.

P13/194 Report from outside organisations - for information only.
Justin Wickersham and Sarah Greenish from Optimis Consulting gave a presentation on behalf of Bovis Homes, with regard to plans for housing on land opposite Wootton Upper School, Hall End Road. Electronic plans were circulated ahead of the meeting to all members, and A3 hard copy plans were passed around on the evening. Justin began by providing the background and identified the site, west of Wootton, which had been included in the Allocations & Designations Plan, recently adopted by Bedford Borough Council. 2 hectares had been earmarked for residential build, and 1 hectare for education (expansion of Wootton Upper School). The Parish Council had last met with Justin in February 2013, and he had met previously with Wootton Upper School and planners from Bedford Borough Council. Contractual issues since, had led to delays, and Bovis were currently identifying how best to develop and take forward the residential area. A proposal had been put last week to Bedford Borough Council, with indicative elevations and street scenes, but as this was still a pre-application, no formal public consultation had yet taken place. Technical specifications had been discussed with Highways, and Justin then stated the importance of input from the Parish Council and local residents. He did confirm another meeting would be needed with Wootton Upper School to discuss changes made since February, and stressed that his presentation at this meeting was to discuss the residential site only.

Highways had confirmed they were happy with the access point, and Justin pointed out the footway had been extended around the corner, further to the north. He detailed the footpath link and indicated there would be a crossing point for children walking to Wootton Upper School, across Hall End Road. The intention was for the frontage to be a loose development with low density detached dwellings. The centre would be denser to incorporate a higher number of affordable dwellings. A grass play area was earmarked for the north, but the design had yet to be agreed, and he added

materials and elevations were only perceived at this stage.

Comments and questions then came from the table:

Cllr Wallace stated the original plans for the footpath from Studley Road indicated a cycleway also, and asked if that was still the case. Justin confirmed it was. Cllr Wallace then asked if he was aware of any access issues in taking the footpath/cycleway into Studley Road. Justin believed it to be a capable link, but stated he would liaise with Bovis Homes.

Cllr Chalmers raised the issue of parking along Hall End Road and the immediate vicinity - already an issue with students driving to the school. He asked if there were plans to add parking restrictions along the frontage and stated that it was possible the development would also be used for parking by non-residents. Justin reiterated they would be meeting again with the school, but indicated the possibility of the school redeploying some of their existing car park within their new site. He acknowledged the entrance to the development should be re-examined in this respect, but could not commit further. It was hoped the opening of Kimberley College would alleviate this issue further.

Cllr Lloyd queried the number of parking spaces per dwelling, and the fact that the larger 5 bedroom houses only had a single garage. Justin confirmed that Bovis Homes were obliged to demonstrate that all parking was adequate, thus meeting the standards set by the Borough Council. He gave assurances the proposals were acceptable, and that Bovis intended to go above the minimum standard, possibly by introducing tandem garages and parking spaces.

Cllr Wheeler sought clarity over the issue of construction traffic, a concern from February with the likelihood of heavy vehicles driving down Church Road, the main pedestrian route to school. Justin was unable to provide a further update and confirmed he would liaise with Bovis.

Cllr Doggrell then asked about proposed materials for the roads and footpaths. Justin stated this was still at discussion stage, but that surface materials to encourage drivers to slow down were being considered. The main roads in the development would be adopted by Highways, with other areas remaining private driveways.

Cllr Bygraves then queried the broken hedge line opposite 27-29 Hall End Road. Justin replied that section would allow a natural change to the street scene and would provide the transition from country to village.

Cllr Prescod commented also on parking and a possible second exit. It was understood a zebra crossing would be provided for Hall End Road at a suitable location as yet undefined - who would provide that facility was as yet undecided. Cllr Prescod then requested consideration be given to a "pick up" area outside the school and Justin confirmed he would take that request to Bovis. Cllr Prescod also reiterated the need for bus companies to be involved in the decision making process.

Cllr Quirk asked how Bovis intended to manage the open spaces and Justin responded saying they would be offered to the Borough Council in the first instance, then the Parish Council, and lastly a private management company (of which the shareholders would either be Bovis or the homeowners). A decision had yet to be made. Cllr Wallace highlighted the need for a commuted sum to facilitate this.

Cllr Quirk then sought clarification with regard to the "potential off site attenuation feature" as detailed in the plans. Justin confirmed this referred to a balancing pond, and that the land on which this would feature was still under negotiation, alongside the development land and the land needed to accommodate the footpath to Studley Road. He added no application would be submitted until it was under Bovis' control.

Cllr Quirk queried drainage issues and asked if a hydrological survey had been completed - Justin confirmed it had. Although not yet determined, it was felt the build would start at the end nearest the retained school land, at the front (for the show home). Typically the build would then be along the frontage, and it was noted affordable housing would also need to feature at an early stage. Mention was made of an existing overhead power line which currently provided electricity to the school and it was asked if this would go underground. Justin replied stating he would direct the question to Bovis. It was added no decision had been made as yet regarding specifications for street furniture.

The first member of the public then raised his query regarding water drainage, as the plans indicated water would have to drain up hill. He was familiar with the area and the fact that the field was liable to flood. Justin confirmed flooding and pooling had both been taken into consideration, with pooling issues being addressed in a different manner from flooding, but that the draining system would satisfy all relevant requirements.

The second member of the public raised concerns about the attenuation feature being sited next to a play area and asked if young children would be at risk playing alongside an unfenced pond. Justin stressed the attenuation area would not be a pond and could actually feature as part of the play area, but would become wet after heavy rain fall, and would be fenced. He added that a life buoy and relevant safety features would be on site. The member of the public then referred an area in Studley Road that had initially been earmarked as a play area which never happened, adding he hoped that would not be the case again. Cllr Wallace added the Borough Council's Planning Policy was such that a certain amount of play area had to be provided.

It was felt that works would possibly start in March 2014, although this could not be guaranteed. Sarah had taken her own notes during the presentation and agreed to provide a copy (signed by Justin) to the Clerk, and both were thanked for attending the meeting. They then left as did the two members of the public.

Action - Clerk to diarise for receipt.

P13/195 List of correspondence received (copies of correspondence can be requested from the clerk).

Applications for the designation of Neighbourhood Areas - Oakley and Wilden Parish Councils.

No further comments were received.

Consultation on Wixham Park Master Plan.

No further comments were received.

P13/196 Minutes of the previous meeting.

Members of the Planning Committee were asked to receive and adopt the minutes of the Planning Committee meeting held on the 25th September 2013.

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

P13/197 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. Clerk met with Amey and Highways on 11th September and they will write to Mr Wiles and consider works to the hedgerow and fencing.

P12/140 - Grass cutting within the village. See separate agenda item.

P12/142 - Pond near Keeley Lane. Completed paperwork has been returned to DFA Law.

P13/40 - Poor state of roads and footpaths within the village. Borough will consider major works to Bedford Road, and have listed proposals for the footpaths leading to Tithe Barn Road from Church Road, Squires Road and Russell Way. Clerk has since requested they look at Elmsdale Road.

P13/87 - Transfer of ownership of Lorraine Road Green. Completed paperwork has been returned to Bedford Borough Council.

P13/102 - Bedfordshire & River Ivel Drainage Board proposals. Meeting arranged with IDBS and Cllrs Doggrell and Wheeler and the Clerk for 18.9.13. John Oldfield agreed Fields Road would be given priority and it was hoped works would be done by the end of the year.

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.

P13/198 a Planning Applications.

13/01884/HPN - 12 Fields Road - 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.

13/01901/ADV - Berry Farm, Cranfield Road - erection of one v-shaped advertisement consisting of two sign boards (retrospective advertisement application).

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

13/01917/FUL - 3 Squires Road - new bay window to front.

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

Town & Country Planning Act 1990 & subsequent.

b Planning Approvals.

13/01380/LBC -2 The Old Barn, Church Road - installation of multi-fuel (wood/coal burning) stove and external flue to the rear of the property.

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 elevation and two roof lights to south side elevation. Increase in roof height of dwelling by 150mm.

Town & Country Planning Act 1990 & subsequent.

c Planning Applications withdrawn.

None.

d **Planning Refusals.**

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 elevation and two roof lights to south side elevation. Increase in roof height of dwelling by 150mm.

Town & Country Planning Act 1990 & subsequent.

P13/199 To request above applications be considered by the full Planning Committee of Bedford Borough council.
Not applicable.

P13/200 To consider representation of the council at the planning meeting of Bedford Borough council discussing the above applications.
Not applicable.

P13/201 To receive a report from the Clerk regarding the recent sale of Keeley Farm.
The report was circulated ahead of the meeting and it was acknowledged that whilst nothing more could happen at this stage, Central Government could review the decision and dictate otherwise. Cllr Prescod highlighted the Community Right to Bid - to be left on file.

P13/202 To receive an update from Cllr Quirk regarding village grass cutting, to include the preparation of a schedule ahead of the renewal of the existing grass cutting contract.
Cllr Quirk provided the background with regard to grass cutting, pointing out that invitations to tender would be required soonest, to help with the setting of next year's precept. He then detailed his findings to date and passed a copy to the Clerk for examination. It was agreed the Clerk would report back to Cllr Quirk before invitations to tender were taken forward.

Action - Clerk to take forward as above.

P13/203 To receive a report from Cllr Quirk and the Clerk regarding a request for additional screening and potential replacement of railings alongside the Memorial Walls at Lorraine Road cemetery.
Cllr Quirk detailed the comments made by a resident whose property adjoins the cemetery, in particular the poor state of railings and lack of privacy. An earlier project had seen the railings and gates replaced/erected at the front of the cemetery. After discussion it was proposed by Cllr Doggrell, seconded by Cllr Wheeler and resolved by all present that the contractor who undertook the original railing works be contacted with a view to grinding the tops of the railings to make safe, and suitable hedgerow be planted in front to provide better screening.

Action - Cllr Quirk to source the contractor for the railings and hedgerow and liaise with the Clerk.

Meeting closed at 8.15pm

Chairman.....

Date.....