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Minutes of the Meeting of the **Planning Committee** held on Wednesday 11th December 2013 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum	One member of the public was present to observe the meeting, but did not wish to speak.	Public Bodies (Admissions to Meetings) Act 1960 s1(2) and Local Government Act 1972 s100.
Present	Cllrs Quirk, Chalmers, Doggrell, Lloyd, and Price. Cllrs Wallace and Willison were also in attendance – Cllr Willison wished to observe the meeting with a view to being appointed on to the Committee. Members agreed that Cllr Willison be co-opted at the earliest opportunity and it was left for the Clerk to take forward. In Attendance: Sue Playford (Clerk).	
Absent	None.	

Agenda no	Agenda item title	Resolution	Action	Power
P13/226	Apologies for absence. Cllr Wheeler had previously indicated he would be late and arrived at 7.20pm.			Local Government Act 1972 Sch12 p40.
P13/227	Disclosure of local and/or disclosable pecuniary interests. None.			Local Government Act 1972 s117.
P13/228	Report from outside organisations. None.			
P13/229	List of correspondence received (copies of correspondence can be requested from the Clerk). Email from a resident of Lorraine Road thanking members for taking on her concerns and bringing the issue of the railings at Lorraine Road cemetery to a positive conclusion. Email response from the Bedfordshire Association of Town and Parish Councils, in relation to a	No further comments received. No further comments received.		

	request regarding quotations. Applications for the designation of Neighbourhood Areas – Great Denham Parish Council. In this case the proposed Neighbourhood Area is the whole civil parish. Further information and a copy of the applications are available to view at the Customer Service Centre, 2 Horne Lane, Bedford or online at: www.bedford.gov.uk/neighbourhoodplanning. Under the requirements of the Neighbourhood Planning (General) Regulations 2012, Bedford Borough Council has designated the following Neighbourhood Areas: Oakley, Stevington, Stewartby and Wilden. In each case the Neighbourhood Area is the whole civil parish. Further information and a copy of the Council's decision statements, including maps of the Neighbourhood Areas, can be viewed on the Council's web site at www.bedford.gov.uk/neighbourhoodplanning and at the Customer Service Centre, 2 Horne Lane, Bedford. As a result of the designations, the Parish Councils will be able to proceed to prepare Neighbourhood Development Plans or Neighbourhood Development Orders within the respective Neighbourhood Areas.	No further comments received. No further comments received.		
P13/230	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 27th November 2013.	Proposed: - Cllr Chalmers. Seconded: - Cllr Price. Resolved by all present.		Local Government Act 1972, Sch 12 p 41.
P13/231	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. Land had subsequently been sold but it is understood this has fallen through. • P12/140 – Grass cutting within the village. Cllr Quirk has prepared an initial draft, currently with the Clerk for examination. Cllr Lloyd has sourced a software package which may help with highlighting electronic maps. Cllrs Lloyd and Quirk are to meet to discuss the software.			

	• P12/142 – Pond near Keeley Lane. Clerk has received the commuted sum and confirmation that the transfer is moving forward. Awaiting final paperwork to confirm. • 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, and the footpath by the post office on Bedford Road. Amey have responded regarding the Bedford Road footpath to say they believe no remedial works are required at this stage, but that they will continue to monitor. A resident has contacted the Clerk to say he also did a walk about with members from the Highways Department – he will email her with his latest comments and findings. • P13/87 – Transfer of ownership of Lorraine Road Green. Completed paperwork has been returned to Bedford Borough Council. Clerk has received an acknowledgement from Linda Stevens. • 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. See separate agenda item. • P13/203 – Railings and Screening at the Memorial Walls, Lorraine Road cemetery. Resolved at planning 27.11.13 to replace the railings and plant hedging to the front. • P13/213 – Village Hall car park entrance. Clerk to secure quotations to take up the broken concrete, replace with the same or tarmac taking into account the drain alongside the village hall. Quotations awaited.			
P13/232	a) Planning Applications. <u>13/02303/MDC3</u> – Land at Fields Road – construction of a new 3 arm roundabout and associated infrastructure, including footpaths, cycle ways, bridle way and drainage.	Proposed: - Cllr Price. Seconded: - Cllr Chalmers. Resolved by all present – no objections.		Town & Country Planning Act 1990 & subsequent.

	13/02343/LBC – Manor Farm House, Cause End Road – removal of cladding from western elevation of the front block of the property. b) Planning Approvals. 13/01652/MAR – Land North of Fields Road – 193 dwellings and associated roads, open space and play areas – reserved matters application for all reserved matters (access appearance, landscaping, layout and scale). The council had previously recorded NO objection. c) Planning Applications withdrawn. None. d) Planning Refusals. None.	Proposed: - Cllr Price. Seconded: - Cllr Chalmers. Resolved by all present – no objections.		
P13/233	To request above applications be considered by the full Planning Committee of Bedford Borough council.	Not applicable.		Town & Country Planning Act 1990 & subsequent.
P13/234	To consider representation of the Council at the Planning meeting of Bedford Borough council discussing the above applications.	Not applicable.		Town & Country Planning Act 1990 & subsequent.
P13/235	To receive an update from the Clerk regarding the area of grassland in Studley Road, currently owned by a construction company (now in liquidation).	The Clerk stated the disbursement figure had not yet been confirmed by the liquidator, and that the footpath had been adopted by the Borough Council. The member of the public present confirmed no grounds maintenance fees had historically been paid to the construction company. Cllr Quirk detailed the figures required by the liquidator to secure ownership - £1000 plus legal fees of £550 (plus VAT). It was felt the proposed Bovis development could be a factor in who would likely end up maintaining the grass area and fence, and a suggestion was made to pass on details of the liquidator to residents	Clerk to keep on file.	Local Government Act 1972 s124.

		who might query why the matter remained unresolved. It was resolved to take no further action regarding ownership at this stage. Proposed: Cllr Lloyd. Seconded: Cllr Chalmers. Resolved by all present.		
P13/236	To resolve that under the terms of the Public Bodies (Admissions to Meetings) Act 1960 s1(2) and Local Government Act 1972 s100 any members of the public or press present please leave, in order that the following item(s) may be discussed.		The member of the public left the meeting.	Public Bodies (Admissions to Meetings) Act 1960 s1(2) and Local Government Act 1972 s100.
P13/237	To resolve to appoint a contractor to undertake remedial works to the village hall car park entrance.	Two quotations were received and circulated ahead of the meeting. Initial discussions focused on the driveway and it was resolved to accept the lower quotation, using tarmac, and remind the contractor to submit a further quotation with regard to the soak away. It was also resolved to use the same contractor for the sleeping policeman. It was further resolved that the Clerk be authorised to proceed with the soak away quotation (subject to budget restrictions) and to seek advice as to which holiday would be the best time for works to start (Christmas, February half-term or Easter). Proposed: Cllr Price. Seconded: Cllr Doggrell. Resolved by all present.	Clerk to inform both contractors as detailed, and liaise with the village hall committee before works commence.	Road Traffic Regulation Act 1984 s57.

Meeting Closed at 7.25pm.

Chairman.....

Date.....