



WOOTTON PARISH COUNCIL

3 Longden Close
Haynes
Bedfordshire
MK45 3PJ

Tel: 07531 930788

E-mail: woottonparishclerk@gmail.com

Website: woottonpc.bedsparishes.gov.uk



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Minutes of the Meeting of the **Planning Committee** held on Wednesday 14th May 2014 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum	There was one member of the public present who wished to observe and speak with regard to agenda item P14/80 - 14/00880/MAR. The meeting continued without adjournment.			Public Bodies (Admissions to Meetings) Act 1960 s1(2) and Local Government Act 1972 s100.
Present	Cllrs Quirk, Chalmers, Doggrell, Lloyd, Price and Wheeler. In Attendance: Sue Playford (Clerk).			
Absent	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P14/74	Apologies for absence. None.			Local Government Act 1972 Sch12 p40.
P14/75	Disclosure of local and/or disclosable pecuniary interests. Cllr Wheeler – P14/80 - 14/00880/MAR.			Local Government Act 1972 s117.
P14/76	Report from outside organisations. None.			
P14/77	List of correspondence received (copies of correspondence can be requested from the Clerk). Proposed temporary road closure – Broadmead Road, Stewartby. To facilitate tree Cutting around overhead power lines. From Wootton Broadmead Farm to Park Crescent. The closure is anticipated to be in operation between 9am and 3.30pm on Wednesday 9 th July 2014. Specific dates will be advertised locally nearer the time. Where possible access will be maintained to property and premises but may be restricted from time to time according to local signing.	No further comments received.		
P14/78	Minutes of the previous meeting.	Minutes were received and adopted.		Local Government Act

	Members of the Planning Committee were asked to receive and adopt the minutes of the Planning Committee meeting held on the 23 rd April 2014.	Proposed: - Cllr Price. Seconded: - Cllr Chalmers. Resolved by all present.		1972, Sch 12 p 41.
P14/79	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 11.9.13 and they will write to Mr Wiles and consider works to the hedgerow and fencing. It is understood the land may have recently sold, and the Clerk has requested details from Robinson & Hall. • P12/142 – Pond near Keeley Lane. The handyman has installed the life belt and sign, and the Clerk has requested remedial repairs to be undertaken by the grass contractor. Some works will now have to wait until autumn, due to nesting wildlife. A RoSPA inspection is programmed for May 2014. • 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 – Cllr Doggrell will be liaising with him to ensure a uniform approach (the resident has been told to expect remedial works before the end of February 2014). Several pot holes have now also been reported and the Clerk has been informed Amey intend to visit the village 17.1.14. No further updates received – the resident has recently requested an update from Highways. The Clerk met with BBCllr Prescod on 10.3.14 and requested he continue to chase. • 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 and chased again 16.1.14. The Mayor has granted approval and a cooling off period is now taking place. Clerk has queried the peppercorn rent as detailed by Linda Stevens, as the paperwork states this is only applicable in certain cases. No response received to date. • P13/109 – Studley Road grass area. It was resolved at Planning on 11th December to leave this on file pending the outcome of the proposed development behind Studley Road. Clerk has since written to BNP Paribas Real Estate UK and Bedford Borough Council (who adopted the footpath) informing them of their Health & Safety obligations. Bedford Borough Council has since undertaken an inspection of the fence and stated as it is not impeding on the public highway, they will not take any further action. Clerk chased BNP Paribas Real Estate UK again 30.4.14. • P13/213 – Village Hall car park entrance. Works due 12th-16th May 2014. Notices have been placed and letters delivered to nearby houses. • P14/49 – Request for a new bin adjacent to the bus shelter (opposite junction with St Mary's Road). See separate agenda item. P14/50 – Identification of Parish Council/Borough Council street lights. Records differ between the two organisations and the Clerk and Cllr Quirk will be working to resolve this, and a meeting with the Borough Council has been arranged.			
P14/80	a) Planning Applications. 14/00758/FUL – 112 Mepham Road – single storey front extension. 14/00880/MAR – Land North of Fields Road – erection of school with car parking and landscaping works. Reserved Matters application for access, appearance, landscaping, layout and scale pursuant to Outline Approval 11/01502/EIA. b) Planning Approvals. None. c) Planning Applications withdrawn. None.	Proposed: - Cllr Doggrell. Seconded: - Cllr Lloyd. Resolved by all present – no objections. Proposed: - Cllr Doggrell. Seconded: - Cllr Chalmers. Resolved by all present – no objections, but the following observations were raised: Neil McGruer attended the meeting and spoke as a Governor of Wootton Lower School. He confirmed the Local Authority were in agreement that the existing lower school manage both sites. He raised three concerns: • Access footpath through Grovebury Court – this needed to be in place before the	Clerk to inform BBC Planning Department of the following observations: 1. Access footpath required in time for Sep 2015 opening. 2. Permanent	Town & Country Planning Act 1990 & subsequent.

	d) Planning Refusals. None.	new school opened in September 2015. The volume of traffic on Fields Road warranted concerns should the footpath not be in situ ahead of opening. • A permanent canopy - WLS had already had discussions with the architect, and requested this be sited on the nursery side (as seen from the road), to provide shelter for the children from sun and rain. • Parking issues at the new school and Grovebury Court. Cllr Quirk responded by stating the Parish Council could only act as an observer and make recommendations to the Planning Department at the Borough Council. A discussion was held regarding the footpath through Grovebury Court to the new school, and it was recognised there might be a future need for yellow lines in that area, to prevent potential parking issues. Cllr Chalmers asked what year groups would use the footpath and Cllr Wheeler confirmed that whilst a pre-school would be at the new site, other year groups had not yet been determined. With 3 separate pre-school providers in the village, it was anticipated there would not be a need to travel between the sites. Cllr Lloyd recommended staggered start/finish times between the two school sites, the existing school starting first with the aim of directing traffic away from the village in the mornings. Cllr Wheeler also raised concerns also parking at the school. The narrow road, raised kerbs, parking bays and nearby residents cars looked likely to cause difficulties in turning around. The new Community Hall would also cause a bottleneck. Cllr Quirk mentioned the need for either a school crossing patrol or pedestrian crossing – no safety	canopy required. 3. Consideration to be given regarding parking restrictions in Grovebury Court. 4. Consideration to be given regarding traffic flow/parking at the new lower school. 5. Consideration to be given regarding either a pedestrian crossing at the new lower school, or school crossing patrol. 6. Establish who will be responsible for the upkeep of the car park, considering how the boundary is currently detailed.	
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		features were detailed on the plans. Cllr Doggrell also confirmed the need for a footpath via Grovebury Court. Cllr Lloyd stated the school boundary as detailed enclosed both the school and Community Hall car parks, indicating both were owned by the school. If that were so, were the school responsible for the upkeep of the entire area, and might issues arise over access to the Community Hall, were the car park ever closed. Finally, it was also noted that a two-stage build would result in the second stage build being land locked between the school, Community Hall and car park, causing an access problem for plant equipment and deliveries.		
P14/81	To request above applications be considered by the full Planning Committee of Bedford Borough Council.	Not applicable.		Town & Country Planning Act 1990 & subsequent.
P14/82	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.
P14/83	To receive a report from the Clerk regarding the recent consultation, and to resolve whether to place a new litter bin adjacent to the bus shelter on Cause End Road, opposite the St. Mary's Road junction.	The Clerk reported she had received one observation in favour of the bin, and one against. Resolved to install the bin. Proposed: Cllr Price. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to action.	Litter Act 1983, ss5&6.
P14/84	To receive a report from Cllr Quirk and the Clerk regarding parking problems along St. Mary's Road, and to resolve what course of action to take next.	Cllr Quirk stated that as the Parish Council did not own the land in question, it could only make recommendation. After discussion it was resolved that the Borough Council be asked to consider replacing the verges in St. Mary's Road and Tithe Barn Road with grassed paving, which would allow cars to park, yet grass to grow. It was also resolved that the Clerk request the police to write to the resident parking on St. Mary's green, requesting them not to do so in future.	Clerk to take forward.	Road Traffic Regulation Act 1984, ss44&72.

		Cllr Quirk also mentioned a parking problem at the junction of Mepham Road/Bedford Road, recently brought to his attention. After discussion it was resolved that the Borough Council be asked to consider yellow lines in this area, and Cllr Quirk asked members to also consider other potential areas in the village. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present.	Members to consider other potential areas and inform the Clerk.	
P14/85	To receive a report from Cllrs Quirk and Price, and the Clerk regarding fly tipping at Keeley End Pond, and to resolve what, if any, course of action to take next.	Cllr Quirk provided a history to the long-standing issue, and the Clerk added that the platform would be strimmed and cuttings removed, but that the remaining works would now take place in the autumn so as not to disturb the wildlife. After discussion it was resolved that Cllr Price would visit the resident to insist no further fly-tipping be made. Proposed: Cllr Doggrell. Seconded: Cllr Chalmers. Resolved by all present.		Public Health Act 1936, s260.

Meeting closed at 8.10pm.

Chairman.....

Date.....