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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 30th July 2014 at 7.05pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum	There were members of the public present, three who wished to comment on agenda item P14/152, and one who wished to raise the ongoing situation regarding Studley Road (unkempt grassland and fence). The three members wished to hear the debate regarding P14/152 so did not speak under Open Forum. The other resident raised his concerns regarding Studley Road, stating the grass was once again unkempt and the area was being fly-tipped. The fence was still flattened and he had also seen vermin in the area. The Clerk explained she had contacted both the land agents and liquidators for Cowlgrove (who owned the land before they went into liquidation), and was still attempting to either get them to take responsibility and make good the area, or reduce their legal fees/expenses and allow the Parish Council to take ownership. She was aware that another local resident had raised the vermin issue with the Borough Council (who have responsibility for the footpath) and had contacted them also, asking to be kept appraised of the situation. After further discussion it was suggested the resident raise a petition with his neighbours – the Clerk was happy to forward it as necessary.			Public Bodies (Admissions to Meetings) Act 1960 s1(2) and Local Government Act 1972 s100.
Present	Cllrs Quirk, Chalmers, Doggrell, Price and Wheeler. Cllr Bygraves was also in attendance. In Attendance: Sue Playford (Clerk).			
Absent	BBCllr Prescod was invited to attend the meeting and confirmed with the Clerk on 29 th July that he would attend. No apologies were received.			
Agenda no	Agenda item title	Resolution	Action	Power
P14/140	Apologies for absence. Cllr Lloyd.			Local Government Act 1972 Sch12 p40.
P14/141	Disclosure of local and/or disclosable pecuniary interests. None.			Local Government Act 1972 s117.
P14/142	Report from outside organisations – for information only. - Bedford Borough Council – change of date to the temporary Closure of Broadmead Road, Stewartby. Now expected to be Tuesday 26th August 2014, between 8.30am and 4pm. - Andrew McGrorey sent apologies ahead of the meeting.	No further comments received.	Clerk to keep on file.	
P14/143	List of correspondence received (copies of correspondence can be requested from the Clerk). Correspondence from a resident to Brian Hayward, Head of Highways, Bedford	No further comments received.		

	Borough Council.			
P14/144	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 9 th July 2014.	Resolved to receive and adopt. Proposed: - Cllr Chalmers. Seconded: - Cllr Doggrell. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12 p 41.
P14/145	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 the new owners The Crown Estate, to request remedial works to the brook, ditch and hedgerow. An acknowledgement has been received. Ongoing. - P12/142 & 14/85 – Pond near Keeley Lane. A local resident has been instructed to stop cutting trees and fly-tipping in the vicinity. Ongoing. - 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 BBCLr Prescod on 10.3.14 and requested he continue to chase. Cllr Doggrell and the Clerk are to undertake a further walk around the village, in order to see what works have been undertaken to date. Cllr Doggrell has completed an updated report, and the Clerk has requested the same from Highways. Please also see item of correspondence under P14/143. - 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. No response received to date. A resident has informed the Clerk is has also taken the issue forward with Bedford Borough Council, as vermin have been spotted in the vicinity.

- 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 was held with the Borough Council, who confirmed their records were out of date. A proposal was made that the Borough Council adopt all street lights, and the Clerk is waiting for a further update.
 - P14/84 – Parking problems in St. Mary's Road/Tithe Barn Road and Mephram Road/Bedford Road junction. Bedford Borough Council were requested to consider replacing the grass verges with grassed paving, which would allow cars to park yet grass to grow. Their response was budget restrictions could not permit the request. Suggestion of no parking on verges signage for the area was not taken forward at a Planning meeting on 25th June 2014 (P14/124). Parking on the green at St. Mary's Road has been resolved, and the Clerk and several councillors met with Bedford Borough Highways on 1st July 2014 to discuss proposals for double yellow lines at several points within the village. Please refer to agenda item P14/152.
 - P14/123 – Keeley End Pond RoSPA report. Please refer to agenda item P14/150.
 - P14/125 & P14/137 – Lime tree at Lorraine Road cemetery. Resolved to undertake remedial works at Planning meeting on 9th July – ongoing. Investigations as to whether the tree should be crowned every number of years remain ongoing.
 - P14/138 – Overgrown hedgerows (both footpaths leading from Tithe Barn Road to the recreation ground) and at Church Road outside the village hall. Resolved to undertake remedial works at Planning meeting on 9th July – ongoing.
- P14/139 – Request for remedial works to tree and undergrowth in St. Mary's extension cemetery. Resolved to undertake remedial works at Planning meeting on 9th July, to remove all undergrowth and overhanging branches to a distance of 1 metre from the fence, to enable the resident to undertake remedial works to the fence from their side. Investigations as to who owns the rusting chain-link fence remain ongoing.

P14/146	a) Planning Applications. (CTIL ref 107009) Pre-application consultation request for the proposed 4G base station upgrade at Bourne End Farm. b) Planning Approvals. None. c) Planning Applications withdrawn. 09/01263/S73 – 1a Yew Tree Court, 46 Bedford Road – erection of Class A5 (hot food takeaway) shop unit, replacement post office, sorting office stores and single storey extension to side elevation – variation of Condition 4 of planning permission 93/00035/FUL and Condition 6 of planning permission 97/01219/FUL to allow opening on Sundays between 16.00hrs and 22.00hrs and Mondays – Saturdays up to 24 hrs (resubmission). d) Planning Refusals. None.	Resolved no objections. Proposed: Cllr Price. Seconded: Cllr Wheeler. Resolved by all present.	Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.
P14/147	To request above applications be considered by the full Planning Committee of Bedford Borough Council.	Not applicable.		Town & Country Planning Act 1990 & subsequent.
P14/148	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.
P14/149	To appoint members to revisit a Tree Survey Report undertaken in 2012, and to resolve what, if any, remedial measures to take forward.	Resolved that the Clerk seek quotations to undertake another inspection of all Parish Council trees. Proposed: Cllr Doggrell. Seconded: Cllr Chalmers. Resolved by all present.	Clerk to take forward.	Open Spaces Act 1906, s10.
P14/150	To revisit the RoSPA report from Playsafety Ltd regarding Keeley End Pond, and to resolve what, if any, remedial measures to take forward.	Resolved that no further action was necessary, and to leave the report findings on file. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present.	Clerk to keep on file.	Highways Act 1980, s43.
P14/151	To receive a report from Cllr Quirk and the Clerk, with regard to the possible purchase of additional land adjacent to Lorraine Road cemetery, and to resolve how best to proceed.	Resolved that Cllr Quirk would provide the necessary information for the Clerk to pass to the Crown Estate. Cllr Wallace had joined the meeting at this stage and advised against committing funds at this stage, as it was possible future developers would have to provide similar as part of a s106/CIL agreement. Proposed: Cllr Price.	Cllr Quirk and the Clerk to take forward.	Open Spaces Act 1906, s10.

		Seconded: Cllr Doggrell. Resolved by all present.		
P14/152	To consider a formal proposal from Bedford Borough Council's Highways department, with regard to plans to introduce double yellow lines at various sites within the village.	This agenda item was discussed immediately after P14/150. Three members of the public were present, who wished to comment on all proposals for Cause End Road. One had also been advised that CER was to become a one way system. Members pointed out the latter had not come from the Parish Council, and that no such proposal had been received from Highways (Bedford Borough Council). • Cause End Road/Tithe Barn Road junction (no waiting at any time). It was considered there was no need for restrictions in that area, with no clear benefit or advantages. In fact, parked cars would help to reduce traffic speed. It was resolved <u>NOT</u> to recommend this proposal. Proposed: Cllr Chalmers. Seconded: Cllr Wheeler. Resolved by all present. • Cause End Road – opp (no waiting Sunday 8am-2pm only) and adj (no waiting at any time) the Methodist Church. One resident stated parking problems were not restricted to those times, adding a better solution would be to have restrictions at all times. It was resolved <u>to request Highways revisit this proposal and consider amending the time restrictions in line with the above.</u> Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present. • Cause End Road/Bedford Road junction and roundabout (no waiting at any time and no loading Mon-Fri 8-	Cllr Wheeler to take the school crossing issue further. Clerk to inform the Borough Council and take forward.	

9am and 3-4pm). Initial thoughts had been the inconvenience caused to local residents, and two members of the public added their concerns to that, and the issue of the school crossing and dropped kerb. It was thought to have it so close to the roundabout was dangerous, but again, it was thought having parked cars would slow traffic speed. After further debate it was resolved **NOT** to recommend this proposal. (Cllr Wheeler agreed to take the school crossing issue further).

Proposed: Cllr Price.

Seconded: Cllr Chalmers.

Resolved by majority vote.

- Squires Road (no waiting and no loading at any time). Cllr Doggrell spoke out against this proposal. After discussion it was resolved **NOT** to recommend this proposal.

Proposed: Cllr Doggrell.

Seconded: Cllr Chalmers.

Resolved by all present.

- Bedford Road/Memorial Hall area (no waiting at any time). It was felt restrictions here would lead to illegal parking in the private road opposite, potentially resulting in small children having to cross the busy Bedford Road to reach the Memorial Hall. After discussion it was resolved **NOT** to recommend this proposal.

Proposed: Cllr Price.

Seconded: Cllr Chalmers.

Resolved by all present.

- Bedford Road/Memorial Hall area (no verge or footway parking). It was resolved **to recommend this proposal.**

	Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present. - Neale Road (no waiting at any time). It was believed restrictions here would drive the issue elsewhere along that road. The estate was built in the 1970's and simply not designed for as many cars. After discussion it was resolved <u>NOT</u> to recommend this proposal. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present. - Mepham Road/Bedford Road junction (no waiting at any time). It was recognised there was an issue here with both parking opposite the junction and on the footpath on Bedford Road. After discussion it was resolved <u>to recommend this proposal.</u> Proposed: Cllr Price. Seconded: Cllr Wheeler. Resolved by majority vote. - Mepham Road – opp Hanover Court (no waiting at any time). It was believed restrictions here would drive the issue elsewhere along that road. After discussion it was resolved <u>NOT</u> to recommend this proposal. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present. - Keeley Lane/Bedford Road junction (no waiting at any time). After discussion it was resolved <u>to recommend this proposal.</u> Proposed: Cllr Price. Seconded: Cllr Wheeler. Resolved by all present.		
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		- Grovebury Court/Bedford Road junction (no waiting at any time). After discussion it was resolved <u>to recommend this proposal.</u> Proposed: Cllr Wheeler. Seconded: Cllr Chalmers. Resolved by all present. - Hall End Road/private road (no waiting at any time). After discussion it was resolved <u>to recommend this proposal.</u> Proposed: Cllr Doggrell. Seconded: Cllr Wheeler. Resolved by all present. - Hall End Road – opp the Chequers PH (no waiting at any time). After discussion it was resolved <u>to recommend this proposal.</u> It was noted that Wootton Parish Council would be asked to pay for the proposals it recommended, and it was resolved that monies be moved from earmarked funds accordingly. It was also resolved that Highways be asked to revisit their consultation figure of £600, as not all proposals had been put forward by the Parish Council. It was also resolved that should Highways take forward any proposals NOT recommended by the Parish Council, they bear the costs - not WPC. Proposed: Cllr Quirk. Seconded: Cllr Chalmers. Resolved by all present.		
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Meeting closed at 8.10pm.

Chairman.....

Date.....