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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 29th October 2014 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum	Several members of the public were present to observe agenda item P14/214 (Planning application 14/02473/MAF). Two members of the public were also present to observe agenda items P14/217 and P14/218. All were informed they would be permitted to speak after the agenda items had been discussed and before any resolution was taken. No members of the press were present and so the meeting continued without further 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. Cllrs Bennett, Bygraves, Groves, Hall and Wallace were also in attendance. In Attendance: Sue Playford (Clerk).			
Absent	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P14/208	Apologies for absence. None.			Local Government Act 1972, Sch12 p40.
P14/209	Disclosure of local and/or disclosable pecuniary interests. None.			Local Government Act 1972, s117.
P14/210	Report from outside organisations – for information only. None.			N/A.
P14/211	List of correspondence received (copies of correspondence can be requested from the Clerk). - Bedford Borough Council – Application for the designation of a Neighbourhood Area – Dean & Shelton and Wyboston, Colesden & Chawston Parish Councils. - Further correspondence from Bedford Harriers AC advising of a change of date for the half marathon from Sunday 14th December 2014 to Sunday	No further comments received. No further comments received.	Clerk to keep on file. Clerk to keep on file.	N/A.

	7th December 2014. Resident's letters will now be delivered 30th November 2014. Bedford Borough Council – proposed temporary road closure of Church Road to facilitate carriageway patching work. From Bedford Road to Cause End Road. Closure is anticipated to be in operation from Monday 17th November 2014 to Wednesday 19th November 2014 between 8.00am and 6.00pm. 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.	No further comments received.	Clerk to keep on file.	
P14/212	Minutes of the previous meeting. Members of the Planning & Environment Committee were asked to receive and adopt the minutes of the Planning & Environment Committee meeting held on the 24th September 2014.	Resolved to receive and adopt. Proposed: - Cllr Doggrell. Seconded: - Cllr Chalmers. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12 p 41.
P14/213	Matters arising from the minutes to include Issues log review – for information only. - P11/47 - Overgrown alleyway Lorraine Road/Hoo Close. Remedial works are due to be completed in the coming weeks. - P12/142 & P14/85 – Pond near Keeley Lane. PCSO's visited the resident who denied any wrong doing. 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 BBCllr 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. Cllr Lloyd and the Clerk met with the Mayor and Deputy Mayor			N/A.

	on 20th August 2014 to point out the poor state of roads and footpaths at various sites within the village – including recently undertaken repairs in the Church Road/Jenkyn Road area. Other areas have since been reported to the Deputy Mayor. Ongoing. • 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. The Mayor has agreed to chase on the Clerk's behalf. Ongoing. • P13/109 – Studley Road grass area. Please refer to agenda item P14/218. • 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. Bedford Borough Council has made a proposal with costings for them to adopt all street lights. Ongoing. • P14/84 & P14/152 – Parking problems/yellow lines proposals. Please refer to agenda item P14/217. • 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. Remedial works have been completed and the Clerk continues to look for correspondence regarding its crowning. Ongoing. • P14/149 – Revisit tree inspection report. Resolved at planning meeting on 30th July 2014 that the Clerk seek quotations to undertake another inspection of all Parish Council trees. Ongoing. • P14/151 – Possible purchase of additional land to extend Lorraine Road cemetery. Resolved at planning meeting on 30th July 2014 that Cllr Quirk provide the Clerk with the information required by The Crown Estate. Ongoing. • P14/176 – Commemoration of the centenary of the outbreak of World War 1. A service of dedication is planned for 3pm on Friday 31st October. Ongoing.			
P14/214	a) Planning Applications. 14/02473/MAF – Land at Hall End Road – construction of 58 dwellings, including 17 on-site affordable housing units together with ancillary car	Please refer to Appendix 1.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	parking, private amenity space and landscaping and associated highway, access and infrastructure works. b) Planning Approvals. None. c) Planning Applications withdrawn. None. d) Planning Refusals. 14/01962/FUL – Fox Cottage – 27 Church Road – single storey front extension. This Council had previously recorded NO OBJECTION. e) Planning - other. 14/01836/EIASCR – Land South of Fields Road. Request for screening opinion in respect of residential development (max 600 dwellings), an extra care residential facility (max 55 units) and associated development. (Decision – not recommended).			
P14/215	To request above applications be considered by the full Planning Committee of Bedford Borough Council.	Resolved to call in application 14/02473/MAF. Proposed: Cllr Wheeler. Seconded: Cllr Price. Resolved by all present.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P14/216	To consider representation of the Council at the Planning meeting of Bedford Borough Council discussing the above applications.	Resolved that Cllr Quirk represent the Parish Council at the relevant Planning meeting. Proposed: Cllr Wheeler. Seconded: Cllr Price. Resolved by all present.	Cllr Quirk to take forward.	Town & Country Planning Act 1990 & subsequent.
P14/217	To consider a formal proposal from Bedford Borough Council's Highways department to extend existing restrictions at the junction of Cause End Road/ Bedford Road.	One resident asked if any further amendments had been made from the Highways department since their communication dated 8th October and the Clerk confirmed nothing more had been received. He then stated the proposal was the best that could be hoped for. Cllr Lloyd stated for the minutes that the	Clerk to take forward.	Bedford Borough Council, Highways.

		Highways department would be meeting all costs. Resolved to accept the proposal. Proposed: Cllr Price. Seconded: Cllr Wheeler. Resolved by all present. That resident then left the meeting.		
P14/218	To receive a report from Cllr Quirk and the Clerk with regard to the grassland area between the older and newer Studley Road developments and to resolve whether to continue to seek ownership.	A detailed land registry search was circulated to all members and Cllr Quirk contacted several homeowners in the vicinity ahead of the meeting. Discussion centred on whether the Parish Council should continue to seek ownership (at a cost). After discussion it was resolved not to pursue ownership of the land but to formally agree that the Parish Council would cut the grass (as part of its existing contract with A R Worboys Ltd). It was noted that the Parish Council accepted no responsibility for the damaged fencing (which the resident agreed to dispose of) or the trees on site – both of which would remain the responsibility of Cowlgrove's appointed liquidators. Proposed: Cllr Price. Seconded: Cllr Wheeler. Resolved by all present.	Clerk to take forward.	Open Spaces Act 1906, ss9&10.
P14/219	To consider budget headings and proposed capital projects for 2015-16, ahead of determining the precept demand and to make recommendation to Full Council no later than January 2015.	In light of prolonged discussions regarding P14/214 it was resolved to defer this agenda item to the next meeting. Proposed: Cllr Doggrell.	Clerk to take forward.	Local Government Finance Act 1992, s41. Financial Regulations.

		Seconded: Cllr Lloyd. Resolved by all present.		
P14/220	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.			Public Bodies (Admissions to Meetings) Act 1960, s1(2) and Local Government Act 1972, s100.
P14/221	To receive a report from Cllr Quirk with regard to replacement street lights for Hall End and Potters Cross and to resolve which if any, to accept and make recommendation to Full Council (in conjunction with agenda item P14/219 above).	In light of prolonged discussions regarding P14/214 it was resolved to defer this agenda item to the next meeting. Proposed: Cllr Doggrell. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to take forward.	Parish Councils Act 1957, s3.

Meeting closed at 7.55pm.

Chairman.....

Date.....

P14/214

The Clerk had received objections from residents citing flooding concerns and disability/age related concerns, the latter of which was circulated to members ahead of the meeting.

Cllr Quirk then opened the discussion stating the Parish Council had initially objected to proposals to build on the land some 2 years ago, when the land was put forward for inclusion in the Borough Council's Allocations & Designations Plan (A&DP). Its objections were not accepted however, and the A&DP was subsequently adopted by the Borough Council in July 2013. He therefore stated the discussion lead should focus on what the developer intended to do with the site and asked members initially for their thoughts.

Cllr Doggrell expressed concerns over the balancing pond and the likelihood of further flooding due to the high density of housing proposed and the subsequent increase in traffic.

Cllr Lloyd added his concerns over the increase in traffic and also stated the plans mentioned an **ASSUMED** site for the balancing pond rather than a given location. The belief was the intended location was on land still privately owned – Cllr Quirk had approached the landowner for further information but none was forthcoming.

Cllr Wheeler understood the intention was to build a 6th form art college on the education land allotted adjacent to the proposed development – stating also this would lead to a further increase in traffic. Construction traffic would also give cause for concern. He added the plans did not have adequate provision for parking, which would lead to an increase in parked vehicles on Hall End Road.

Cllr Price reiterated comments made previously but added his concerns were for flooding not just in the immediate area but further down into the village. The ditch alongside the back of Lorraine Road takes rainfall which takes some time to drain through the soil, however with tarmac the excess would be carried away far more quickly – with greater potential for flooding.

Cllr Chalmers also mentioned the traffic impact, adding the entrance to the development (being opposite that for the upper school) was insufficient for the number of proposed dwellings.

Cllr Quirk detailed the current drainage in the area which included a pipeline to the Lorraine Road ditch which in turn led to the balancing pond in Canons Close. The footpath behind Canons Close already flooded on occasion as did Hall End Road.

Members of the public were then invited to speak. The first concern was for the safety of students going to and from the upper school and the fact that two buses in the morning, lunchtime and afternoon were transporting 6th form students between Hall End and Kimberley College (in addition to regular buses transporting other year groups in the

morning and afternoon). It was noted Mr Gleeson (Executive Principal Wootton Upper School) had recently written to parents/carers warning of traffic concerns in the area and had recently witnessed a student being struck by a wing mirror – caused by a van mounting the pavement to avoid an oncoming bus). All before any further development has taken place and concerns were raised that someone would be killed if no action was taken. It was added a petition of 300 signatures had been gathered to date, from residents in the Hall End/Church Road/Studley Road areas. Cllr Quirk suggested it be passed to their local MP Nadine Dorries, in the hope they would take the case forward.

Cllr Lloyd stated again the development could only have been halted in the 1990's – when the landowner first put the land forward to the Borough Council for consideration, during that call for sites period. One resident said only in principle but Cllrs Lloyd and Quirk reiterated development could not be stopped and planning permission had already been granted (by way of the A&DP). Only the type of development could be objected to.

Cllr Wallace who was in attendance to observe the meeting added his regrets that the development would go ahead as the A&DP had been adopted – stating it would only be possible to form an objection if there were a technical issue which needed addressing. He felt the proposed footpath through the new development and into Studley Road would reduce the number of students walking down Church Road – an argument which the developers would use. An Environmental Assessment Study would also find in the developers favour. He highlighted Cllr Lloyd's observations regarding the **ASSUMED** positioning of the balancing pond and suggested the Parish Council object on the basis full permission on its position would be needed before plans could go ahead. He added the school were concerned with safety also and were only recently aware of the intention for it to be offered land adjacent to the development.

Another resident expressed concerns that the ditches were already full and several commented on the fact the school had changed significantly since development was first considered. Student numbers were higher and a large number of 6th formers have cars.

Cllr Price recommended informing The Crown Estates (as landowners in the vicinity) of concerns the development would cause increased flooding in the area – including their land. It was hoped they would consider adding their voice to the objections. Residents hoped the developers would make potential buyers aware of the risk of flooding and the fact school parents would no doubt park outside their properties.

Cllr Quirk then informed all present that the application would be considered by the Full Planning Committee of Bedford Borough Council and that residents, if they informed the Borough Council of their wishes, could attend and make representation. They were advised to contact the Borough Council to establish at which meeting the application would be discussed. He also added he would attend on behalf of the Parish Council. Both he and the Clerk then reminded all present of the open consultation evening being held by the

developers at the Methodist Church, Cause End Road on Thursday 30th October between 3.30pm and 7pm.

After further discussion it was resolved that the Parish Council **OBJECT** to the development on the following grounds:

- Concerns over existing and increased traffic **AND** pedestrians;
- Positioning of the proposed balancing pond;
- Flooding implications.

All residents bar two who wished to observe P14/217 and P14/218 then left the meeting at 7.45pm.