



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 & Environment Committee** meeting held on Wednesday 28th January 2015 at 7.05pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum		One member of the public was present who wished to discuss the possibility of a community gym housed within the proposed community centre (Berryfields development). The plans were due for discussion again at the following Planning & Environment Committee meeting (11 th February 2015) but he was unable to attend. He explained with the increase in housing and residents how the facility could be a welcomed addition to the village. The resident explained how his works gym operated with a swipe card entry system and suggested if successful, the proposal could well benefit Wootton Vale Healthy Living Centre. It was noted the gym in Hillgrounds, Kempston was in the process of expanding. It was suggested a similar facility in the community centre could be franchised and members then explained that whilst it was known some indoor sports would be housed within the community centre, talks were still at an early stage and it was not yet known whether the parish council would be appointed as the management entity. The resident was thanked for his contribution which would be minuted (here) and kept on file. He then left the meeting. No press were in attendance and so the meeting continued without further adjournment. Cllr Bill Brady was also in attendance and expressed his wish to be appointed to the committee. The Clerk agreed to make the necessary arrangements ahead of the next meeting on 11 th February. He stayed to observe the meeting.	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		BBCllr Prescod had informed the Clerk earlier that day he would attend the meeting, but did not show.				
Agenda no	Agenda item title		Resolution	Action	Power	
P15/15	Apologies for absence. None.				Local Government Act 1972, Sch12 p40.	
P15/16	Disclosure of local and/or disclosable pecuniary interests. None.				Local Government Act 1972, s117.	

P15/17	Report from outside organisations – for information only. None.			N/A.
P15/18	List of correspondence received (copies of correspondence can be requested from the Clerk). None.			N/A.
P15/19	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 14 th January 2015.	Resolved to receive and adopt. Proposed: - Cllr Price. Seconded: - Cllr Wheeler. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12 p 41.
P15/20	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. Clerk has been informed works are complete to the brook and ditch but that the fencing has yet to be replaced. She has also been asked by a local resident to take forward with the Borough Council the overgrown hedgerow on the footpath side. Ongoing. - P13/40 – Poor state of roads and footpaths within the village. Works have been carried out at several sites within the village including Church Road, Squires Road and Russell Way. BT have since dug up part of the footpath in Russell Way and are due to return to make good. Patch work has been carried out in other areas. Cllr Doggrell and the Clerk will be revisiting all areas. Ongoing. - 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. That adoption remains ongoing but it was resolved 10th December 2014 (FC14/196) to replace failing columns at Hall End (two) and Potters Cross (three). - P14/84 & P14/152 & P15/10 – Parking problems/yellow lines proposals. Resolved at planning meeting on 14th January 2015 which areas to approve/not approve. 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.	No further comments received.		N/A.

	• P14/248 & P15/11 – Replacement programme of trees within the parish. The Clerk was advised which trees would be suitable to replace several at St. Mary's cemetery extension and also Lorraine Road cemetery. The retiring tree warden has also been asked for her opinion before a final decision is made. Ongoing. • P14/250 – Revisit tree inspection report. Resolved 26th November 2014 (P14/250) to appoint Bartlett Tree Experts to undertake a visual inspection of all trees within the parish for which the parish council has responsibility. There has been a delay with the inspection due to weather conditions and staffing issues. Ongoing. • n/a – Removal of grid (previously protecting a drainage pipe entrance within the recently cleared ditch behind Lorraine Road) which could lead to a small child or animal being carried under Lorraine Road green. The Clerk has reported this to The Crown Estate in the first instance to establish if this is within their remit. Ongoing.			
P15/21	a) Planning Applications. <u>14/03047/FUL</u> – Land adjacent to 58 Church Road/Hall End - construction of balancing pond (in conjunction with proposed residential development to its south), together with associated landscaping and maintenance access from Hall End Road. <u>14/03138/MAR</u> – Land at Fields Road – reserved matters application for the scale, layout, appearance of buildings and structures, landscaping and access including 101 residential units for land parcels E, F, I & K as defined by the phasing & play strategy plan pursuant to outline permission 11/01502/EIA and including approval of conditions 2,7,8,9,10,11,14,15,19,20,21,23,25,26,29 & 35. <u>15/00052/FUL</u> – 64 Hall End Road – one and two storey front extension. <u>15/00058/FUL</u> – Kiln Farm, Keeley Lane – outline application for erection of new dwelling and garage with all matters reserved.	Please refer to Appendix 1. No observations. Resolved no objections. Proposed: Cllr Lloyd. Seconded: Cllr Wheeler. Resolved by all present. Resolved no objections. Proposed: Cllr Lloyd. Seconded: Cllr Wheeler. Resolved by all present.	Clerk to take forward. Clerk to keep on file. Clerk to keep on file. Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

	b) Planning Approvals. 14/02744/FUL – Lydbrook Cottage, 96 Bedford Road – first floor roof alterations to create new pitched roof. This council had previously recorded NO OBJECTION. c) Planning Applications withdrawn. 14/02591/FUL – Adjacent to 19 Bedford Road – erection of detached dwelling with integral garage. This council had previously recorded NO OBJECTION. d) Planning Refusals. None. e) Planning - other. None.		Clerk to keep on file. Clerk to keep on file.	
P15/22	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P15/23	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above applications.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P15/24	To consider a formal proposal from Bedford Borough Council's Definitive Map Officer, that part of FP34 Wootton (Footpath 34) be extinguished (stopped up) in the area of 36 & 38 Lorraine Road.	Resolved that the application be noted. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present.	Clerk to take forward.	Town & Country Planning Act 1990, s257 and Highways Act 1980, s118.
P15/25	To consider a response to Bedford Borough Council's Rights of Way Department regarding their seasonal vegetation clearance contract.	Resolved that as the parish council did not possess the means to take over this function, the Borough Council continue with the existing arrangements. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present.	Clerk to take forward.	Highways Act 1980, ss 43 & 50.
P15/26	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.
P15/27	To consider a (draft) report from Bedford Borough Council's Highways Department regarding a speed limit assessment along Hilly Lane.	No further comments were received. Resolved to accept the draft report's findings. Proposed: Cllr Quirk.	Clerk to take forward.	Stakeholder consultation.

		Seconded: Cllr Wheeler. Resolved by all present.		
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Meeting closed at 7.35pm.

Chairman.....

Date.....

P15/21

14/03047/FUL – Land adjacent to 58 Church Road/Hall End – construction of balancing pond (in conjunction with proposed residential development to its south), together with associated landscaping and maintenance access from Hall End Road.

The Clerk began by detailing a telephone call she had received from Optimis Consulting (PR company for Bovis Homes) on 20th January 2015, during which she had been told engineers were compiling a further report to address ongoing concerns regarding drainage and flooding. She was initially informed the report would not be available until the end of January but pointed out the application (as above) was due to be discussed on 28th January (agenda circulated 21st). She explained the deadline for consultation as indicated by Bedford Borough Council was 2nd February and requested the report be provided in good time for discussion with the application. Nothing was received.

Cllr Quirk then detailed the pond was an infrastructure which had to move forward but raised concerns that the existing footpath adjacent to the field (already prone to flooding) would be made worse. He explained how the balancing pond would operate – in that it would hold the water during and after heavy rain, allowing it to slowly drain away towards the existing ditch (and footpath) leading towards Lorraine Road green.

Cllr Price was concerned that no environmental assessment had been completed, voicing concerns that the introduction of the pond would have an effect either way – be it negative (pollution) or positive (wildlife environment).

Point 12 (accompanying plan documentation) stated the site was not within an area at risk of flooding. (It was noted at this meeting the area was currently under water). Cllr Price queried the legal definition of ‘flooding’. Cllr Lloyd queried the background of those compiling the relevant reports, including their qualifications and it was noted that reports were never provided to the parish council for consultation.

After further discussions it was resolved **to object** on the following grounds:

No environmental assessment had been completed;

A further report to address concerns regarding drainage and flooding had not been provided for members to consider alongside this application. Those concerns still remained and it was agreed more attention to the existing footpath was needed. Already waterlogged, that would increase with the introduction of the balancing pond;

The response to point 12 (site not within an area at risk of flooding) was queried.

Proposed: Cllr Price.

Seconded: Cllr Chalmers.

Resolved by all present.