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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 25th February 2015 at 7.05pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum		There was one member of the public present who wished to observe agenda item P15/51. There were no press 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, Doggrell, Lloyd and Wheeler. In Attendance: Sue Playford (Clerk).			
Absent		None.			
Agenda no	Agenda item title	Resolution	Action	Power	
P15/42	Apologies for absence. Cllrs Brady and Price.			Local Government Act 1972, Sch12 p40.	
P15/43	Disclosure of local and/or disclosable pecuniary interests. None.			Local Government Act 1972, s117.	
P15/44	Report from outside organisations – for information only. None.			N/A.	
P15/45	List of correspondence received (copies of correspondence can be requested from the Clerk). None.			N/A.	
P15/46	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 11 th February 2015.	Resolved to receive and adopt. Proposed: - Cllr Lloyd. Seconded: - Cllr Doggrell. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch12 p 41.	

P15/47	Matters arising from the minutes to include Issues log review – for information only. • P11/47 + P15/40 - 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. Cllr Lloyd has passed this information to the Deputy Mayor. This now includes the ash tree in the same area (P15/40). * • 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. 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. The Crown Estate have confirmed via their land agents CarterJonas that they are not willing to enter into discussions at the present time as they consider there are sufficient allocations within the existing cemetery. • P14/248 & P15/11 – Replacement programme of trees within the parish. Resolved 11th November 2015 (P15/39) to accept the retiring tree warden's recommendations but leave the works on file until autumn (better planting conditions). • 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.	*Cllr Lloyd confirmed he had spoken with the Deputy Mayor who initially reported the issues to Highways and was told it wasn't under their remit. Highways had since agreed to do a one-off cut and repair/replace the fencing. It was hoped the Borough Council would consider further remedial works to the adjacent ash tree (subject to a suitable tree inspection).		N/A.
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	- 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 Crown Estate have confirmed via their land agents CarterJonas that they do not have responsibility for the drain. They have contacted Bedford Borough Council and requested they deal with this issue and Cllr Lloyd has been asked to pass this information to the Deputy Mayor. - P15/41 – Brambles in Emerton Way. The Parish Council does not have responsibility for any land in that area. Resolved 11th February 2015 (P15/41) to cut them back nonetheless on the grounds of public safety and as an interim measure only. Ongoing.			
P15/48	a) Planning Applications. None. b) Planning Approvals. None. c) Planning Applications withdrawn. None. d) Planning Refusals. None. e) Planning - other. None.			Town & Country Planning Act 1990 & subsequent.
P15/49	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.
P15/50	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.
P15/51	To consider a report received from Optimis Consulting Ltd with regard to Planning Applications 14/02939/MAF and 14/03047/FUL (Hall End development) and resolve a suitable course of action.	Please refer to Appendix 1.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P15/52	To consider a response to Bedford Borough Council's Highways Department with regard to their latest road name suggestions (Berryfields).	Cllr Chalmers had received a request to add the name Orchart (a previous Clerk of Wootton Parish Council). Resolved that name be added to the Borough Council's suggestions (as approved). Proposed: Cllr Chalmers.	Clerk to take forward.	Stakeholder consultation.

		Seconded: Cllr Doggrell. Resolved by all present.		
P15/53	To consider a request to site a bench at Lorraine Road cemetery.	Concerns were raised over the proposed site, as a future project to improve the existing footpath and create a turning circle would necessitate moving the bench again. (Further memorial walls and burial plots would also be required in that area and an adjacent flower bin already in situ would need relocating). The Clerk had suggested an alternative location to the proposer ahead of this meeting, which was less-well received. After discussion it was resolved that a bench would be permitted but that the proposer's current wishes could not be met. Cllr Quirk agreed to investigate further and make alternative suggestions for the Clerk to take forward. Proposed: Cllr Chalmers. Seconded: Cllr Wheeler. Resolved by all present. (Cllr Lloyd recommended drafting a plan of proposed improvements to the cemetery).	Cllr Quirk and the Clerk to take forward.	Open Spaces Act 1906, s10.
P15/54	To consider a course of action with regard to the area of land within School Lane (behind 'The Pound' and noticeboard) on Bedford Road.	Part of the land (the Pound) was registered to the Parish Council however part was registered to Cowlgrove (in administration) whilst a further area remained unregistered. After discussion it was resolved to take the damaged fencing away (in the hope this would stop litter gathering in the area)	Clerk to take forward.	N/A.

		and cut back/tidy up the conifers on site. It was hoped these works would be sufficient to improve the area but it was also resolved to revisit in the future, if necessary. Proposed: Cllr Lloyd. Seconded: Cllr Doggrell. Resolved by all present.		
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Meeting closed at 7.40pm.

Chairman.....

Date.....

P15-51

Cllrs Lloyd and Quirk had studied the report in depth and Cllr Lloyd began by raising the following observations:

Under Section E: -

- No site investigation has been carried out. He considered this unacceptable that the saturated field had not been seen under normal weather conditions before building works commenced;
- “Additional formalised drainage can be used to reduce flood risk but it is important to understand who owns the drain.” He queried how planning permission could be granted ahead of this issue being resolved.

Under Section Responses to objections raised by local residents and the Parish Council (Date: 2nd February 2015):

- There was no safe pedestrian route/link from Studley Road to the school via the application site. Why is the Parish Council expected to use CIL monies to purchase land and resolve this issue? This land should be purchased and maintained by the developer;
- Flooding and drainage - “runoff from the site is controlled within the site boundaries”. The balancing pond is not within the site boundary. Questions still remain over who will own and maintain the pond;
- Transport and pedestrian safety on Hall End Road – concerns have been raised that the developers have only considered the needs of children travelling to the upper school. They should be aware that children will also travel **INTO** the village to catch middle school buses and parents will be walking along Church Road to the lower schools. Provision for parents with pushchairs and toddlers/young children to safely negotiate pedestrians coming the other way has been overlooked;
- Impact on protected species, wildlife and existing habitat – a “developer sponsored paper” has been produced which doesn’t consider the majority of wildlife situated within the existing hedgerows within the development area. The paper states: “Habitats within the site were of variable nature conservation value, although no more that of local value at most.” Concerns have been raised that this attitude towards every proposed development site will soon see certain species becoming extinct.
- Overflow drains/ditches – the suggested method is for the upper school/Borough Council to clean the ditches so the water can drain away from the site as quickly as possible. No consideration has been given to the impact further along at Potters Cross, putting that area at greater risk of flooding. Should this happen, who do the residents at Potters Cross seek a resolution and/or possible compensation from?

Cllr Chalmers then reiterated his safety concerns regarding traffic and pedestrian issues along Hall End/Church Road. The pinch point along Church Road and proposal to widen the footpath to 2 metres

(only adjacent to the development – it would remain less than a metre beyond that point) did not fully address these concerns.

Cllr Doggrell felt all points had been addressed but stated no compromises seemed forthcoming.

Cllr Quirk stated Cllr Lloyd had covered all points he intended to raise but added there was still no permission from the landowner regarding the placement of a footpath and safe route to school. He added this had been a requirement in the original application and reiterated it was not possible to move the development forward until this was in place – the existing pinch point along Church Road was already a danger.

Cllr Wheeler agreed the footpath/safe route to school needed to be in place, adding it was for the Borough Council to ensure its safety. He was in receipt of a policy document regarding safe routes and agreed to pass a copy to the Clerk for circulation.

It was resolved that the issues above be reported to Optimis Consulting Ltd and the Borough Council.

Proposed: Cllr Chalmers.

Seconded: Cllr Wheeler.

Resolved by all present.

The resident added his thanks that the Parish Council were operating in the interests of local residents. He had previously been unaware it only had one voice whilst representing nearly 4500 residents and now had a better understanding of that and how the Borough Council and Central Government dealt with planning issues.