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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 11th March 2015 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum		One member of the public was present who wished to observe and comment on agenda item P15/51 (15/00410/FUL). It was agreed he would comment during that agenda item rather than during Open Forum. 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, Brady, Chalmers, Doggrell, Lloyd, Price and Wheeler. Cllr Hall was also in attendance. In Attendance: Sue Playford (Clerk).				
Absent		None.				
Agenda no	Agenda item title		Resolution	Action	Power	
P15/55	Apologies for absence. None.				Local Government Act 1972, Sch12 p40.	
P15/56	Disclosure of local and/or disclosable pecuniary interests. None.				Local Government Act 1972, s117.	
P15/57	Report from outside organisations – for information only. None.				N/A.	
P15/58	List of correspondence received (copies of correspondence can be requested from the Clerk). Bedford Borough Council - Application for the designation of a Neighbourhood Area – Great Barford Parish Council. The proposed area is the whole civil parish. Further information and a copy of the application, including a map of the proposed Neighbourhood Area, can be viewed during office hours at the Customer Service Centre, Horne Lane, Bedford and on the Council’s web site at www.bedford.gov.uk/neighbourhoodplanning. Anyone wishing to comment on the Neighbourhood Area application must do so before 5.00pm on 7th April 2015 by writing to Paul Rowland, Assistant Director		No further comments received.	Clerk to keep on file.	N/A.	

	(Planning), Bedford Borough Council, Cauldwell Street, Bedford, MK42 9AP or by sending comments in an email to: planningpolicy@bedford.gov.uk. All comments received will be publicly available and attributed to source. Bedford Borough Council – Colmworth Parish Council. Bedford Borough Council has designated Colmworth Neighbourhood Area which is the whole civil parish. Further information and a copy of the Council's decision statements, including a map of the Neighbourhood Area can be viewed on the Council's website at: www.bedford.gov.uk/neighbourhoodplanning and at the Customer Service Centre, Horne Lane, Bedford.	No further comments received.	Clerk to keep on file.	
P15/59	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 25th February 2015.	Resolved to receive and adopt. Proposed: - Cllr Chalmers. Seconded: - Cllr Price. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch12 p 41.
P15/60	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 have been completed by the Crown Estate. Cllr Lloyd has confirmed that the Borough Council will be undertaking works on the footpath side to the hedgerow and fencing. It is hoped the Borough will also consider an inspection and possible remedial works to the ash tree. - 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.			N/A.

	• 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 Carter Jonas that they are not willing to enter into discussions at the present time as they consider there are sufficient allocations within the existing cemetery. Move to close. • 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. • 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 Carter Jonas 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. Ongoing.* • 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. Works are now complete. Move to close. • P15/53 – Siting of a bench within Lorraine Road cemetery. Resolved 25th February 2015 the proposer's choice was not possible due to future works to the footpath and burial areas/memorial walls. Cllr Quirk will source other possible sites which the Clerk will take back to the proposer. • P15/54 – land within School Lane (behind 'The Pound' and noticeboard) on Bedford Road. Resolved 25th February 2015 to remove the damaged fencing, cut back the conifers and revisit in the future as necessary.	* The Clerk reported Bedford Borough Council were due to replace the grid.		
P15/61	a) Planning Applications. 15/00268/FUL – 16 Elmsdale Road – first floor side extension and single storey rear extension.	Resolved no objections. Proposed: Cllr Price. Seconded: Cllr Brady.	Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

	15/00294/TPO – 5 The Willows – Willow – reduce by 3m. Willow – re-pollard. 15/00410/FUL – 25 Foster Way – two storey rear extension.	Resolved by all present. Resolved no objections. Proposed: Cllr Price. Seconded: Cllr Brady. Resolved by all present. The resident present expressed concerns that the proposed extension would cause loss of light to properties either side – being that the house in question was a mid-terrace of 5 similar properties. There were no similar extensions in the area and he believed the application was not in keeping. He also raised the issue of builders gaining access to the rear of the property – served by a narrow pathway. Cllr Chalmers believed a two storey proposal was an overdevelopment of the property. Cllr Price added other extensions in the area were either single storey across the entire width of the property or two storey but half the width of the property (the latter having been added to end of terraces only). He felt the proposal was overbearing and added the materials proposed (brick) were not in keeping with existing materials (clapboard). Cllr Lloyd believed the proposal should be permitted and queried whether there was a specific	Clerk to keep on file. Clerk to take forward.	
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	b) Planning Approvals. None. c) Planning Applications withdrawn. None. d) Planning Refusals. None. e) Planning - other. None.	measurement to demonstrate loss of light. Cllr Doggrell stated loss of privacy would be an issue and Cllr Brady added in principle he was against the proposal also. He added however, he was unsure whether an objection would be upheld. Cllr Quirk added whilst the parish council did not determine the final outcome, it could have a say. Resolved to OBJECT using the following material considerations: Design, appearance and materials; Loss of light; Out of the building line; (A non-material consideration was access issues at the rear of the property). Proposed: Cllr Price. Seconded: Cllr Brady. Resolved by majority vote.		
P15/62	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	Resolved to request that application 15/00410/FUL be	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

		considered by the Full Planning Committee of Bedford Borough Council. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by majority vote. (It was understood the resident would attend also and he was advised to contact Margaret Clarke at the Borough Council for details of the relevant meeting).		
P15/63	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.
P15/64	To consider a request from Bedford Borough Council with regard to suggestions and recommendations on roads and footways that require attention.	The Clerk had received a request ahead of the meeting that works be considered along Hall End Road (north side, east of the upper school exit). After discussion it was agreed that proposal would not be taken forward by the Borough Council in light of the potential development in that area. It was resolved to request remedial works to the following footpaths in the parish: • Thorpe Way, • Foster Way; • Neale Way; • Emerton Way; • Tithe Barn Road, from the Cause End Road junction (pharmacy side); • The entire length of Bedford Road (both sides) from the village boundary sign on Bedford Road to the village exit on Cranfield Road.	Clerk to take forward.	Stakeholder consultation.

		Proposed: Cllr Doggrell. Seconded: Cllr Lloyd. Resolved by all present.		
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Meeting closed at 7.30pm.

Chairman.....

Date.....