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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 10th June 2015 at 7.02pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum	There were four members of the public present who wished to observe and discuss agenda item P15/131 (15/01189/FUL – 9 Russell Way. The chairman agreed they would be permitted to do so during the agenda item and so the meeting continued without further adjournment. No press were present.			Public Bodies (Admissions to Meetings) Act 1960 s1(2) and Local Government Act 1972 s100.
Present	Cllrs Quirk, P. Bennett, Brady, Chalmers, Lloyd and Price.			
Absent	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P15/125	Apologies for absence. Cllrs Doggrell and Wheeler.			Local Government Act 1972, Sch12 p40.
P15/126	Disclosure of local and/or disclosable pecuniary interests. None.			Local Government Act 1972, s117.
P15/127	Report from outside organisations – for information only. None.			N/A.
P15/128	List of correspondence received (copies of correspondence can be requested from the Clerk). None.	N/A.	N/A.	N/A.

P15/129	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 27 th May 2015.	Resolved to receive and adopt. Proposed: - Cllr P. Bennett. Seconded: - Cllr Price. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch12 p 41.
P15/130	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 and they are due to remove a number of items which were fly tipped on their land (plus old fencing). The Borough Council has undertaken works on the footpath side to the hedgerow but the damaged fencing remains. The Clerk has passed the relevant details to BBCllr Wheeler. 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. Resolved 11th March 2015 (P15/64) to request remedial works to footpaths in the following areas: Thorpe/Foster/Neale/Emerton Way, Tithe Barn Road, from the Cause End Road junction (pharmacy side) and the entire length of Bedford Road (both sides) from the village boundary sign on Bedford Road to the village exit on Cranfield Road. 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). Ongoing. • P14/84 & P14/152 & P15/10 – Parking problems/yellow lines proposals. Clerk has been informed that Highways are reconsidering all proposals in light of objections received – it is	No further comments received.		N/A.

	thought this will now take place after the May 2015 elections. Ongoing. • 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 & P15/124 – 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. The Clerk has been informed the report is currently being prepared. A deadline for receipt of noon on 10th June 2015 has been detailed to Bartlett Tree Experts. Please see agenda item P15/137. • P15/54 & P15/123 – Land within School Lane (behind 'The Pound' and noticeboard) on Bedford Road. Resolved to replace the fencing with a similar wooden picket style. Clerk to secure quotations and bring back to planning for authorisation. Ongoing. • P15/75 – Regeneration of Keeley End Pond. Brambles have been cut back and sprayed. The lower school are to report back on the planting aspect. RoSPA report received May 2015. Please see agenda item P15/136. • P15/111 – Wood chippings to be added to Lorraine Road cemetery borders. The cemeteries contractors has been instructed to proceed. Ongoing.			
P15/131	a) Planning Applications. <u>15/00920/FUL</u> – 5 Lambert Close – single storey rear/side extension. <u>15/01189/FUL</u> – 9 Russell Way – two storey front extension.	Resolved no objections. Proposed: Cllr Lloyd. Seconded: Cllr Price. Resolved by all present. The homeowner opened discussions and explained his intention to replicate a similar extension at 3 Russell Way. Residents of 13 Russell Way then presented members with copies (before and after) of the proposed development,	Clerk to keep on file. Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

		adding that whilst a precedent had been set at 3 Russell Way, it didn't alleviate their concerns over loss of daylight, nor their neighbour at no. 11. He added their bedrooms at the back of their property (nearest no. 9 were also used as office space and therefore needed light. He expressed concerns that the 25 degree sight line would not be assured until after building works were finished. He also raised concerns that the extension was overbearing. Cllr P. Bennett was unsure whether the 25 degree sight line ought to be taken from the top of the window at the house, or from a point within the conservatory and shared concerns over loss of light also, especially in the winter months. Cllr Lloyd explained the parish council had limited criteria on what it could object to but agreed one was loss of light. However, he detailed the rule of thumb was a guide and his belief was the parish council was unable to object on this occasion. He suggested Bedford Borough Council's Planning committee would have better resources to consider this rule. Cllrs Price, Chalmers, Brady and Quirk shared Cllr Lloyd's view – that the Borough Council might be better placed to consider the rule of thumb and that the parish council did not have a valid material consideration to use as an objection. For that reason it was resolved no objections. Proposed: Cllr Price. Seconded: Cllr Lloyd. Resolved by all present.		
	b) Planning Approvals.			

	None. c) Planning Applications withdrawn. None. d) Planning Refusals. None. e) Planning - other. None.			
P15/132	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	Resolved that the clerk establish whether planning application 15/01189/FUL could be considered by the Full Planning Committee of Bedford Borough Council, in light of the reasons given under agenda item P15/131 *. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present. *The clerk has received confirmation from BBCllr Wheeler it can be considered in this way and BBCllr Wheeler is taking this forward.	BBCllr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.
P15/133	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.
P15/134	To revisit the decision to replace the noticeboard at Hall End and to resolve a course of action.	Resolved to continue with the original plans to replace the existing board in the same location (this will now be actioned either by the new handyman when appointed, or at cost). Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8 and Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.
P15/135	To review the cemetery fees structure for Lorraine Road and resolve a course of action.	Resolved the clerk remove reference to kerbing within the cemetery extension for clarity (as it wasn't permitted). The revised fees structure would then be circulated to all members before being published.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8 and Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.

		Proposed: Cllr Lloyd. Seconded: Cllr P. Bennett. Resolved by all present.		
P15/136	To receive the latest RoSPA inspection report for Keeley End Pond and to resolve what, if any, remedial action to take.	Resolved to accept and note the report but take no further action at this stage beyond: • Filling in the gap in the hedgerow along Bedford Road; • Ensuring signage in the area was RoSPA compliant. Proposed: Cllr Brady. Seconded: Cllr Chalmers. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8 and Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.
P15/137	To receive an update from Cllrs Doggrell and Lloyd regarding the ongoing regeneration project at Keeley End Pond and to resolve the next course of action.	Cllr Lloyd circulated a report to all members and added he had requested Cllr Doggrell to arrange a meeting with the lower school to establish whether it was possible for them to grow some of the plants at the school. Resolved to take the report and all recommendations forward. Proposed: Cllr Chalmers. Seconded: Cllr Price. Resolved by all present.	Cllrs Doggrell and Lloyd to take forward.	Localism Act 2011, Ch 1, s1-8 and Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.
P15/138	To receive a report from the clerk regarding an outstanding visual tree inspection report and to resolve the next course of action.	The clerk reported the visual tree inspection report had been received that afternoon. Resolved to carry forward to the next meeting to enable members to consider its findings and resolve the next course of action. Proposed: Cllr Lloyd. Seconded: Cllr Chalmers. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8 and Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.
P15/139	To discuss capital projects both ongoing for 2015-16 and planned for 2015-16 and to resolve the next course of action.	All projects (ongoing and proposed) were detailed ahead of the meeting. • Cllr Quirk provided further information regarding the column replacements at Hall End and Potters Cross – this project was already ongoing.	All to take forward.	Localism Act 2011, Ch 1, s1-8 and Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012.

		• Replacement trees at St. Mary's cemetery extension was another project already ongoing. • A proposed new tarmac pathway and turning circle, plus new memorial wall(s) (all at Lorraine Road cemetery) would need detailed plans before anything else could be taken forward. • Failing columns at Keeley Lane and Squires Road were to remain on file with no further action – Cllr Quirk detailed the Borough Council's intention to take over the responsibility of all columns within the village. • Wootton village (brick built) sign for Fields Road. This item to be deferred until after a site visit with Andy Prigmore (BBC Highways) on 16th June – after which more information would be available. Resolved to accept all recommendations made above. Proposed: Cllr Price. Seconded: Cllr Chalmers. Resolved by all present.		
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Meeting closed at 7.45pm.

Chairman.....

Date.....