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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 26th August 2015 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum	There were several members of the public present. One wished to speak about a lime tree adjacent to his property in Lorraine Road. He spoke of his concerns regarding the size of the tree and debris falling into his soakaways and gutters. He referred to the four parts of the tree - crown, lower branches, suckers and trunk – adding he believed it was lifting his boundary fence. Rather than remedial works, his request was for the tree to be removed, however he added further the height should at least be drastically reduced and branches/suckers cut back from his boundary. He added ivy was also coming through his fence which he wanted removed. He was informed as this item did not feature on this meetings’ agenda, it would be added to the next Planning & Environment Committee meeting (9 th September 2015) and he was invited to attend again to hear discussions. Two further members of the public were also present, wishing to observe agenda item P15/193 (15/01736/FUL – Land between 52 and 54 Hall End Road) and the chairman agreed they speak during that agenda item. Another member of the public wished to observe agenda item P15/196 and was invited to speak also during that agenda item. One other member of the public was present, a colleague of Cllr Chalmers who wished to observe only. No press were present and so the meeting continued without 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. In Attendance: Sue Playford (Clerk).			
Absent	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P15/187	Apologies for absence. Cllr P. Bennett.		N/A.	Local Government Act1972, s85 (1) & Sch12, p40.
P15/188	Disclosure of local and/or disclosable pecuniary interests. None.		N/A.	Localism Act 2011, s31.
P15/189	Report from outside organisations – for information only. None.		N/A.	N/A.

P15/190	List of correspondence received (copies of correspondence can be requested from the Clerk). - Bedford Borough Council - application for the designation of a Neighbourhood Area – Stagsden 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 Monday 1st September 2015 by sending comments in an email to planningpolicy@bedford.gov.uk or writing to Paul Rowland, Assistant Director (Planning), Bedford Borough Council, Cauldwell Street, Bedford, MK42 9AP. All comments received will be publicly available and attributed to source. - Bedford Borough Council – Cople Parish Council. Bedford Borough Council has designated Cople 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.		N/A.	N/A.
P15/191	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 8th August 2015.	Resolved to receive and adopt. Proposed: - Cllr Doggrell. Seconded: - Cllr Brady. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch12, s41.
P15/192	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 have removed a number of items which were fly tipped on their land (plus old fencing). Andy Prigmore (Bedford Borough Council (BBC) Highways) has agreed to replace the damaged fencing and remove the ash tree. Ongoing. - P13/40 + P15/64 – Roads and footpaths. 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	No further comments received.	Clerk to keep on file.	N/A.

	village boundary sign on Bedford Road to the village exit on Cranfield Road. Andy Prigmore (BBC Highways) has also confirmed patch work will be carried out along Fields Road. Ongoing. • P14/50 + P15/196 – 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). Clerk has chased the contractors undertaking the replacement columns (15th July 2015) and Cllr Quirk has since met with them. It should be noted the Borough Council has begun a programme of replacement columns in Keeley Lane (columns previously came under the remit of the parish council) without proper consultation*. • P14/84 + P14/152 + P15/10 – Parking problems/yellow lines proposals. Resolved 8th July 2015 (P15/162) that Part 1, F (Cause End Road) be amended to NOT approve. Works expected to be undertaken in September 2015. • P14/248 + P15/11 + P15/39 – 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 + P15/138 + P15/151 – Tree works. Resolved 24th June 2015 (P15/151) to instruct Bartlett Tree Specialists Ltd to quote for all category 1 and 2 works, to be undertaken in autumn 2015. The clerk has requested further quotations (15th July 2015). Ongoing. • 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. Resolved 5th August 2015 (P15/186) to appoint S J Helliwell Fencing Contractors. Ongoing. • P15/75 + P15/136 + P15/137 + P15/152 – Regeneration of Keeley End Pond. Brambles have been cut back and sprayed and this will be repeated in August 2015. The RoSPA report has been received and noted – the hedgerow gap along Bedford Road is			
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	to be infilled with planting (the clerk has been advised to carry this out in the autumn) and the hedgerow is to be cut/tidied in August 2015. Cllr Lloyd's planting report is being taken forward and Cllr Doggrell and continues to liaise with the lower school. Buckets, soil and pond plants (lilies and marigold) are to be purchased by the clerk at the end of August for the lower school to look after, ahead of planting at the pond. Cllr Doggrell to meet with Andy Worboys to discuss rotivating requirements. • P15/111 – Wood chippings to be added to Lorraine Road cemetery borders. The cemeteries contractors has been instructed to proceed. Ongoing. • P15/134 – Replacement notice board at Hall End. Resolved 10th June 2015 (P15/134) the board be replaced at the existing location. This will be undertaken either by a contractor or the replacement handy man). Ongoing. • P15/139 – Ongoing and proposed capital projects for 2015-16. Resolved 10th June 2015 (P15/139) that: ▪ Replacement columns at Hall End and Potters Cross remain ongoing (current columns are failing); ▪ Replacement trees at St. Mary's cemetery extension remain ongoing; ▪ Plans be drafted ahead of taking forward a proposed new tarmac pathway, turning circle and memorial wall(s) at Lorraine Road cemetery; ▪ Replacement columns at Keeley Lane and Squires Road be placed on hold, following correspondence from Bedford Borough Council detailing <u>their</u> intention to undertake the same replacements (see also * above); ▪ Wootton village (brick built) sign for Fields Road to be taken forward. Resolved 5th August 2015 (P15/185) that the sign be illuminated if possible and sited in front of the wooden gates on Fields Road. ▪ P15/163 – Complaint received re memorials within the natural burial ground at Lorraine Road cemetery which do not comply with regulations. The clerk has been unable to contact the next of kin so a laminated letter will be placed on site, giving four			
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	weeks notice to remove the items, after which they will be taken away and stored securely. ▪ P15/173 – Holly bush at Lorraine Road cemetery. Resolved 29th July 2015 (P15/173) to reduce its height to that of the boundary fence and cut back from the fence also. Ongoing. ▪ P15/174 – Lack of accessible bus stops within the village. Resolved 29th July 2015 (P15/174) the Borough Council be asked to fund works starting with the bus stop opposite the health centre. Other parishes have had works undertaken without needing to use ward monies. Ongoing.			
P15/193	a) Planning Applications. <u>15/01736/FUL</u> – Land between 52 and 54 Hall End Road – erection of new dwelling.	The potential homeowner, Mr John Martin and architect Ms Alison Swarbrick were in attendance. Cllr Quirk asked for comments around the table – Cllr Price began by stating he had no objections to the development itself but had concerns whether it was outside the designated development area for the village. Ms Swarbrick explained the development was for a resident who had lived in the area for 50 years – it would be built in his garden, was sited between two existing properties and was street-facing, to reflect the same as existing properties. She further added a similar proposal the other side of Hall End Road had been granted planning permission a number of years ago and she hoped this proposal would be considered in isolation and not as part of wider plans for high-density development elsewhere in the village. Cllr Lloyd raised concerns over parking and the possible effect of parking restrictions being introduced further along the road, near the Hilly Lane/Chequers PH junction. Ms Swarbrick explained the property would benefit from in and out parking for 3 cars and the existing hedgerow would remain,	Clerk to keep on file.	Town & Country Planning Act 1990 & subsequent.

	allowing a near neighbour to continue parking as presently. Cllr Quirk voiced again concerns over future planning issues if smaller developments were permitted, but added parking issues could not be determined until the restrictions were in place. The parish council could make observations on both issues, but it would be for Bedford Borough Council to take both issues forward. He again added a further development plot some 100 metres away had previously been granted planning permission. After further discussion it was resolved no objections, but to make Bedford Borough Council aware of potential parking issues in the area. Proposed: Cllr Chalmers. Seconded: Cllr Brady. Resolved by all present. <u>15/01777/FUL</u> – 9 Russell Way – two storey front extension. b) Planning Approvals. None. c) Planning Applications withdrawn. 14/03056/FUL – Land 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.	Resolved no objections. Proposed: Cllr Chalmers. Seconded: Cllr Lloyd. Resolved by all present. No further comments received.		
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P15/194	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.
P15/195	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.
P15/196	To consider a request for a new street trading consent received from Bedford Borough Council and to resolve a suitable course of action.	One member of the public spoke against the street trading consent as he already had an existing facility on the same area, catering generally for lorry drivers in the mornings. Cllr Price expressed concerns over the mess likely to be generated, adding he felt there was no need for a further outlet. Cllr Lloyd added the applicant lived outside the parish and queried how the location had been determined. Cllr Brady added concerns from a road safety perspective – laybys allowed lorry drivers to park up and rest and the addition of a further food outlet would severely reduce the space available. Cllr Wheeler agreed, adding some often parked overnight. After further discussion it was resolved to object on the above grounds. Proposed: Cllr Chalmers. Seconded: Cllr Doggrell. Resolved by all present.	Clerk to take forward.	Stakeholder consultation.

Meeting closed at 7.31pm.

Chairman.....

Date.....