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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 24th February 2016 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum	One member of the public was present – he wished to discuss a proposed footpath leading into Monoux Road from the new Berryfields estate. Whilst he would not be directly affected were the proposal to go ahead, he raised concerns that the existing footpath between Monoux Road and Payne Road was in a very poor state, with several potholes. He originally reported his concerns to Bedford Borough Council who carried out patchwork at that time, but with footfall ever-increasing many people using the footpath (most noticeably motorised scooter and pushchair users) were now having to use the road. It was also noted school children used the same route to get to school. Bedford Borough Council had informed the resident they would investigate the area again – his wish was that the parish council would also lobby Bedford Borough Council to make repairs. He was thanked for his comments and Cllr Quirk informed him they would be brought to the next Planning & Environment Committee meeting for further discussion. He then stayed to observe the meeting. No other members of the public or press were present and so the meeting continued without further adjournment.	Public Bodies (Admissions to Meetings) Act 1960, s1(1).		
Present	Cllrs Quirk (in the chair), P. Bennett, Brady, Doggrell, Lloyd, Noakes and Price. In Attendance: Sue Playford (Clerk).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P16/43	Apologies for absence. Cllrs Chalmers and Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton.	Resolved to accept.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.

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Chairman.....

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P16/44	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P16/45	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not previously recorded. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s33.
P16/46	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P16/47	List of correspondence received (copies of correspondence can be requested from the Clerk). Bedford Borough Council – proposed temporary road closure – Broadmead Road, Stewartby. To enable the construction of a roundabout. Between the sewage works entrance and Park Crescent. The closure is anticipated to be in operation 24 hours a day from Monday 21st March 2016 to Monday 30th May 2016. Specific dates will be advertised locally closer to time. Due to the nature of the work it will not be possible for emergency service vehicles to go through this closure.	No further comments received.	Clerk to keep on file.	N/A.
P16/48	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 10 th February 2016.	Resolved to receive and adopt. Proposed: - Cllr Lloyd. Seconded: - Cllr Brady. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P16/49	Matters arising from the minutes – for information only. - P11/47 + P15/40 - Overgrown alleyway Lorraine Road/Hoo Close. The Crown Estate attended a recent meeting with members of the parish council and will clear the brook again and have said they will undertake works to the ash tree. The Borough Council are due to replace the damaged fencing along the footpath. Clerk chased both on 10th February 2016. - 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 and Hall End Road. The Clerk was informed (25th November 2015) works to install an unmanned pedestrian crossing, widen the footpath at Hall End (near the upper school) and install a double mini roundabout at the Bedford/Church/Cranfield/Fields Road junction would take place in November, after Christmas and February 2016, respectively. • P14/50 + P15/196 + P16/27 – Identification of Parish Council/Borough Council street lights. Resolved 27th January 2016 (P16/27) to note the Borough Council were currently undertaking a programme of replacement columns and to leave this item on file. Consider this alongside item P15/269 below*. • P14/84 + P14/152 + P15/10 – Parking problems/yellow lines proposals. Works were due for completion in September 2015 – Clerk chased 10th February 2016. • P14/250 + P15/124 + P15/138 + P15/151 + P15/210 + P15/225 – Tree works. Resolved (14th October 2015) to appoint Bartlett Tree Experts to undertake all necessary works. Clerk is awaiting confirmation on works being completed – bracing works were due for completion on 17th February 2016 (weather permitting). • P15/75 + P15/136 + P15/137 + P15/152 – Regeneration of Keeley End Pond. Rotivating/clearance works to be completed by the end of February 2016**. • 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 – works complete. Move to close. ▪ Plans be drafted ahead of taking forward a proposed new tarmac pathway, turning circle			
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	and memorial wall(s) at Lorraine Road cemetery (see *** below; ▪ 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; ▪ Regeneration of Keeley End Pond. See ** above. ▪ 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. BBCllr/Cllr Wheeler is investigating whether developer contributions can be used to fund the works. Clerk chased 10th February 2016. ▪ P15/222 – Road safety concerns – Fields Road. Resolved 14th October 2015 (P15/222) to challenge the Borough Council's findings following a parish council vote of no confidence. BBCllr/Cllr Wheeler has called a meeting to discuss this issue – 1st March 2016. ▪ P15/269 – Replacement lighting columns – Squires Road. To be kept on file – move to close. ▪ P16/13 – Access improvement works to Lorraine Road cemetery footpath/Two new Memorial Walls. Please see agenda item P16/54***. ▪ P16/28 – Continuing delays to replacement lighting columns – Potters Cross and Hall End. Resolved 27th January 2016 (P16/28) to inform the contractor of member's wishes to have the works completed by an alternative contractor. Clerk is awaiting advice from the National Association of Local Councils before proceeding further.			
P16/50	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2015-16, to date.	Cllr Lloyd asked what would happen if the bus shelters needed cleaning, now	Clerk to keep on file.	Governance and Accountability for

		Mr Bavington had resigned. The Clerk confirmed it was part of the litter pickers job description and that she would be asked to clean them when necessary. Resolved to receive and verify the report without amendment. Proposed: Cllr C. Bennett. Seconded: Cllr Lloyd. Resolved by all present.		Local Councils (Practitioners' Guide (England) 2014).
P16/51	a) Planning Applications – for resolution. 16/00217/OUT – 41/43 Cause End Road – outline application for a residential development of 6 dwellings with all matters reserved except access.	Resolved <u>TO OBJECT</u> to the application with the same material considerations used to object to a previous proposal for the same piece of land (15/02401/MAO): • The proposal would adversely affect adjacent Grade I listed buildings, affecting the street scene; • It was considered an over-development of the site; • The increase in traffic would cause dangerous conflict when accessing the site. The following material considerations were added: • The area was outside the current Allocations & Designations Plan and remained one of few undeveloped areas within the village ; • Proposed cedar cladding was not in keeping with the street scene. The following observations were also made:	Clerk to take forward and keep on file.	Town & Country Planning Act 1990 & subsequent.

	b) Planning Approvals – for information only. 15/02663/ADV – Land South of Fields Road – erection of two marketing boards (one freestanding sign and one v-board sign, both non-illuminated). This council previously resolved NO OBJECTIONS. 15/03046/FUL – 21 Hollies Walk – single storey front extension and re-siting of garden boundary with 1.8m close boarded fence. This council previously resolved NO OBJECTIONS but reported the following observations back to Bedford Borough Council: • The plans did not provide clarity regarding ownership of land being used (to re-site the fence); • In spite of the lack of clarity, it was assumed BBC were in agreement with the boundary change proposals. c) Planning Applications withdrawn – for information only. None.	• Architect images gave a false impression of an open plan development with a mis-leading boundary design. The reality of six foot high fencing panels would give a different appearance; • Reducing dwelling numbers from 10 to 6 would not reduce the impact of considerations and observations noted above. Proposed: Cllr Noakes. Seconded: Cllr P. Bennett. Resolved by all present. No further comments received. No further comments received.		
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	d) Planning Refusals – for information only. None. e) Planning (other) – for information only. Correspondence from Bedford Borough Council regarding its decision to refuse planning permission for application 15/02104/FUL – Hall End House, 66 Hall End Road. An appeal has been made to the Secretary of State. This council previously resolved NO OBJECTIONS.	No further comments received.		
P16/52	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	Resolved to request planning application 16/00217/OUT be considered by the Full Planning Committee of Bedford Borough Council. Proposed: Cllr Price. Seconded: Cllr Brady. Resolved by all present.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P16/53	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.
P16/54	To receive a report from Cllr Quirk regarding engineering works being undertaken as part of the Hall End development resulting in a sheer drop from the footpath on the Chequers PH side of the site entrance and to resolve a suitable course of action.	Cllr Quirk reported his concerns to Chris Tompkins at Bovis Homes – namely that a sheer drop into sludge was a health and safety issue for anyone using the site entrance and/or footpath (down towards The Chequers PH). He added harris-style fencing was now in place but could not be considered a permanent structure. Cllr P. Bennett had witnessed a 40ft low loader parked on the bend near the upper school for several hours – resulting in at least two parents having to walk with pushchairs into the road – a further safety issue.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

		Resolved the Clerk write to Mr Tompkins (copy to Bedford Borough Council's Planning department) again to establish what the final safety precaution would be in terms of the site entrance and to raise concerns over parking/pedestrian safety issues also. Proposed: Cllr Doggrell. Seconded: Cllr Quirk. Resolved by all present.		
P16/55	To resolve under the terms of the Public Bodies (Admissions to Meetings) Act 1960, s1 (2) that any members of the public or press present please leave, in order to discuss the following item(s).	Resolved that the member of the public still present leave the meeting.	N/A	Public Bodies (Admissions to Meetings) Act 1960, s 1(2).
P16/56	To receive an amended quotation for access improvement works to the existing gravel footpath at Lorraine Road cemetery and to resolve a suitable course of action.	Cllr Quirk provided further background – it was now necessary to remove existing kerb edges and add new ones to prevent the new tarmac from spilling onto the grass. Resolved to accept Phil Lant Building Contractors revised quotation of £5,185. Proposed: Cllr Quirk. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

Meeting closed at 7.25pm.