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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 28th June 2017 at 7pm in The Memorial Hall, Bedford Road, Wootton.

Open Forum	There were no members of the public or press present and so the meeting continued without adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs Quirk (in the Chair), Doggrell, Lloyd, Noakes and Regmi.			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P17/146	Apologies for absence. Cllr 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.
P17/147	Disclosure of local and/or disclosable pecuniary interests. None.	None.	N/A.	Localism Act 2011, Ch 7, s31.
P17/148	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.
P17/149	Report from outside organisations – for information only. Bedford Borough Council – proposed temporary road closure – Green Lane, Stewartby. From a point approx. 20 metres east of the level crossing to a point approx. 20 metres west of the level	No further comments received.	Clerk to keep on file.	N/A.

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Chairman.....

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	crossing. Closure is anticipated to be in operation between 2300hrs Saturday 15 th July 2017 and 1200hrs Sunday 16 th July 2017 – specific dates will be advertised locally closer to the time. Where possible access will be maintained to property and premises but may be restricted from time to time according to local signing.			
P17/150	List of correspondence received (copies of correspondence can be requested from the Clerk). None.	N/A.	N/A.	N/A.
P17/151	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 14 th June 2017.	Resolved to receive and adopt. Proposed: Cllr Noakes Seconded: Cllr Doggrell Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P17/152	Matters arising from the minutes – for information only. • P14/84 + P14/152 + P15/10 – Parking problems/yellow lines proposals. Works were due for completion in September 2015 – clerk and BBC/Cllr Wheeler continue to chase. ▪ P16/150 + P16/177 + P16/269 + P17/13 + P17/36 + P17/118 – Visual Tree Inspection. Resolved 26th October 2016 (P16/269) to undertake all priority 1 works. Works have been completed bar cabling. The fallen ash tree at St. Mary's churchyard has now been cleared and further works to damaged headstones, wall et al are to be taken forward. Please refer to agenda item P17/157. ▪ P16/175 – Popes Way. Bedford Borough Council have completed works to overhanging trees and are investigating the infill of an adjoining ditch near the entrance to Cause End Road. Resolved 13th July 2016 (P16/175) that the Clerk continue to try and register the area in the name of Wootton Parish Council (WPC). The Clerk has visited Bedfordshire Archives and Records Service (7th February 2017) in the hope of finding historical evidence that WPC has maintained that area – this will aid in the registration process. Bedford Borough Council are currently liaising with a local resident regarding the piping and infilling of the ditch.	No further comments received.	N/A.	N/A.

	▪ P16/268 + P17/50 – New bench opposite the Cock Inn PH, Bedford Road. Bench is now in situ. Clerk is working with the family of the late Bill Brady on a plaque inscription. ▪ P17/51 + P17/69 – Potentially dangerous ditch alongside the “Little Wootton” development, Hall End. Resolved 22nd February 2017 (P17/51) to send Bedford Borough Council a copy of Cllr Quirk’s findings. Bedford Borough Council responded stating it had no intention to erect fencing in the area. Cllr Quirk responded 29th March 2017 stating a danger had been presented now the hedge had been cut back – ditch was deep enough for someone to fall in (particularly those with limited mobility). Cllr O’Dell was asked to investigate and find fuller information ahead of asking Bedford Borough Council to undertake a risk assessment. A further report has been drafted and sent to Bedford Borough Council. ▪ n/a – Cllrs Lloyd, Quirk and Wheeler plus the Clerk met with members from Bedford Borough Council’s Highways department and the owner of 50 Cause End Road, to resolve ongoing issues regarding the infilling of a ditch alongside Popes Way Green and placement of his front/side boundary fencing. Bedford Borough Council instructed the owner to take down the fence panels (possibly pending an application to purchase highways land) and gave recommendations on how best to infill the ditch to ensure surface water continued to drain appropriately. Bedford Borough Council are now implementing an enforcement order as the owner has taken no further action. ▪ P17/90 – Request to review the height and materials used in the construction of fencing within the new play area on the Berryfields Estate. Resolved 12th April 2017 (P17/90) no action can be taken until the management entity is known. Clerk to keep on file. ▪ P17/146 – Horse Chestnut tree – Lorraine Road cemetery. Resolved 31st May 2017 (P17/146) to remove the tree and plant a replacement away from fencing and houses. Clerk has			
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	met with the retired tree warden who will recommend a suitable replacement and new position.			
P17/153	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2017-18, to date.	It was noted the Clerk was unable to input income & expenditure figures for 2017-18, until the previous year end accounts had been closed.	N/A.	Governance and Accountability for Smaller Authorities in England 2016.
P17/154	a) Planning Applications – for resolution. 17/01608/FUL – 29 Foster Way – two storey extension to side with single storey front extension. b) Planning Approvals (by Bedford Borough Council) – for information only. 17/01129/LDP – 32 Neal Way – single storey rear extension. This council was not consulted on the proposal which was permitted under lawful development. 17/01164/FUL – 23 Elmsdale Road – first floor side extension. This council previously recorded NO OBJECTIONS. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None. d) Planning Refusals (by Bedford Borough Council) – for information only. None. e) Planning (other – including Bedford Borough Council and the Secretary of State) – for information only. 17/00231/FUL – 80-82 Keeley Lane – erection of new infill dwelling following demolition of garage. Appeal has been made to the Secretary of State following Bedford Borough	Resolved NO OBJECTIONS. Proposed: Cllr Regmi. Seconded: Cllr Quirk. Resolved by all present. No further comments received. No further comments received.	Clerk to take forward/keep on file.	Town & Country Planning Act 1990 & subsequent.

	Council's decision to refusing the above planning application. Reason for refusal: The proposed dwelling would be located in the open countryside where there is a general policy of restraint in place for new housing development. The proposal would not meet the special circumstances required for new dwellings in the open countryside specified in paragraph 55 of the National Planning Policy Framework and no local policy exceptions have been identified in this application. For this reason the scheme is considered to be contrary to policy AD1 of the Allocations and Designations Local Plan, policies CO2 (v), CP13, CP14 of the Core Strategy and Rural Issues Local Plan 2008 and saved policy H26 of the Bedford Borough Local Plan 2002.			
P17/155	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.
P17/156	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.
P17/157	To receive a report from Cllr Quirk regarding developments following the removal of the fallen ash tree at St. Mary's cemetery, proposed works required by the parish council to make safe those areas it has responsibility to maintain (church wall/headstones/trees damaged by the ash tree) and to resolve a suitable course of action.	Resolved to re-open the insurance claim to that works can proceed to make the area safe (using local contractors). Clerk to contact the insurance company to re-open the case and request local contractors undertake the following works: • Two damaged trees to be trimmed; • Remove broken wall, rubble and stabilise the remaining wall; • Level the ground where the fallen tree landed; • Install safety fencing around the wall. Proposed: Cllr Noakes	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

		Seconded: Cllr Doggrell Resolved by all present.		
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Meeting closed at 7.22pm.