



WOOTTON PARISH COUNCIL



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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 12th July 2017 at 7pm in The Memorial Hall, Bedford Road, Wootton.

Open Forum	One member of the public was present who wished observe and comment on agenda item P17/154 – Planning Application 17/01673/FUL. There were no other members of the public or press present and so the meeting continued without further adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs Quirk (in the Chair), Doggrell, Lloyd, Noakes and Regmi. In attendance: Cllr Martin.			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P17/158	Apologies for absence. The Clerk was unable to attend due to ill health.	N/A.	N/A.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P17/159	Disclosure of local and/or disclosable pecuniary interests. None.	None.	N/A.	Localism Act 2011, Ch 7, s31.
P17/160	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.
P17/161	Report from outside organisations – for information only. Bedford Borough Council – proposed temporary road closure – Church Road/Hall End Road, Wootton. To facilitate footway, carriageway and pedestrian crossing work. Closure is	No further comments received.	Clerk to keep on file.	N/A.

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	anticipated to be in operation between 7.30am and 5pm from Monday 24th July 2017 to Friday 1st September 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. Alternative route: Proceed in a south-easterly direction along Church Road to Bedford Road. Turn left and continue to Keeley Lane. Turn left and continue to Hall End Road. Turn left and continue to site – and vice versa. Kier Services – Highways England. Notification of road surface works – A421.			
P17/162	List of correspondence received (copies of correspondence can be requested from the Clerk). Confirmation from BBCllr/Cllr Wheeler of his resignation from this committee, with immediate effect.	No further comments received.	Clerk to keep on file.	N/A.
P17/163	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 28th 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).
P17/164	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 + P17/157 – 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. Clerk to re-open insurance claim so works to make safe and clear the area can be undertaken and claimed back from the tree owner.	No further comments received.	N/A.	N/A.

	▪ 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). To date the Clerk has been unable to provide sufficient information to the Land Registry – adverse possession may be considered. ▪ P16/268 + P17/50 – New bench opposite the Cock Inn PH, Bedford Road. Bench is now in situ and the plaque is ready to be installed. ▪ 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 has 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.			
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	▪ 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 met with the retired tree warden who will recommend a suitable replacement and new position.			
P17/165	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2017-18, to date.	No further comments received. Proposed: Cllr Noakes. Seconded: Cllr Doggrell. Resolved by all present.	Clerk to keep on file.	Governance and Accountability for Smaller Authorities in England 2017.
P17/154	a) Planning Applications – for resolution. 17/01673/FUL – Land between 51 and 53 Hall End Road – erection of one detached dwelling. Members are advised to visit the site ahead of this meeting to consider access (a number of items of street furniture including a parish council noticeboard are at the front of the site). Foundations are already in place for a previous build, started in 2002, but never completed. 17/01676/FUL – 6 Halegate – erection of wooden summer house in rear garden. 17/01733/FUL – 8 Robinson Close – two storey rear extension.	Concerns were raised over a lack of evidential works following an original planning application on the same site in 2002. Proposed plans for the 2017 application did not reflect the current situation. Resolved TO OBJECT due to insufficient and detailed information. Proposed: Cllr Regmi. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTIONS. Proposed: Cllr Lloyd Seconded: Cllr Doggrell Resolved by all present. Resolved NO OBJECTIONS. Proposed: Cllr Noakes Seconded: Cllr Quirk	Clerk to take forward/keep on file.	Town & Country Planning Act 1990 & subsequent.

	17/01845/FUL – 30 Hollies Walk – loft conversion with dormer to rear and roof lights to front. b) Planning Approvals (by Bedford Borough Council) – for information only. 17/00375/FUL – 41-43 Cause End Road – refurbishment and extension of the existing cottages and the construction of three additional detached dwellings, together with off-road parking, private amenity space and associated landscaping. This council previously recorded NO OBJECTIONS, but passed the following observations to Bedford Borough Council: Bedford Borough Council to consider any adverse impact the proposal could have on an adjacent listed building; Members raised concerns over vehicles entering and leaving the site – its location (near to the entrance for Lorraine Road) creates a crossroads, it is near a busy location (shop) and on a main bus route. Bedford Borough Council to consider the height of any fencing in that area. 17/01128/FUL – 10 Manor Road – hardstanding to existing grassed area to provide vehicular access to front garden. This council previously recorded NO OBJECTIONS. 17/01129/LDP – 32 Neale Way – single storey rear extension. This council was not previously consulted as the proposal falls within lawful development regulations. 17/01230/FUL – 12 Farrell Road – single storey rear extension and first floor front extension. This council previously recorded NO OBJECTIONS.	Resolved by all present. Resolved NO OBJECTIONS. Proposed: Cllr Noakes Seconded: Cllr Quirk Resolved by all present. No further comments received.		
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	17/01417/TCA – 38 Church Road – Conifers x 3 – raise crown to 3m and reduce in height by one-third. This council was not previously consulted as no tree preservation order was in place. 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 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.	No further comments received.		
P17/167	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	Resolved that Planning Application 17/17/01673/FUL be considered by the	Clerk to ensure application(s) are called in.	Town & Country Planning Act 1990 & subsequent.

		Full Planning Committee of Bedford Borough Council. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.		
P17/168	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above applications.	Resolved that Cllr Quirk make representation at the appropriate Full Planning Committee meeting, on behalf of Wootton Parish Council Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.	Cllr Quirk/Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P17/169	To receive a report from Cllr Quirk regarding a proposal to extend parking restrictions at the upper school on Hall End Road, to include the entrance of the new development known as "Little Wootton" and to resolve a suitable course of action.	Resolved to revisit this agenda item in three months' time, after which the road in question would have been resurfaced. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to keep on file.	Localism Act 2011, Ch 1, s1-8.
P17/170	To receive and approve the latest RoSPA inspection report from Playsafety Ltd for Keeley End Pond, to consider additional findings from Playsafety Ltd concerning the bank adjacent to the timber garage and to resolve a suitable course of action.	Resolved the Clerk provide a copy of the report to the owner or owner's representatives, given the findings related to the property adjacent to the pond. It would be for them to determine whether to carry out remedial works as suggested within the report. Proposed: Cllr Quirk. Seconded: Cllr Regmi. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.
P17/171	To consider an approach to the tenant responsible for ditch maintenance (footpath behind 48-64 Lorraine Road) as the area has been subject to fly-tipping and to resolve a suitable course of action.	Resolved the Clerk write to the tenant to request the ditch be cleared. Proposed: Cllr Lloyd. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

Meeting closed at 7.35pm.

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