



WOOTTON PARISH COUNCIL



3 Longden Close
Haynes
Bedfordshire
MK45 3PJ

Tel: 07531 930788

E-mail: woottonparishclerk@gmail.com

Website: woottonpc.bedsparishes.gov.uk



Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 30th August 2017 at 7pm in The Memorial Hall, Bedford Road, Wootton.

Open Forum	There was one member of the public present who wished to speak under Open Forum in relation to the proposed Marston Vale Innovation Park (17/00666/MAO – not featured on this agenda). He enquired whether the date of an upcoming site visit (by members of Bedford Borough Council's Planning Committee) was known, but was informed it had not been made public. It was understood representation could not be made during that site visit. Cllr Lloyd believed that visit should be scheduled AFTER the proposal had been discussed by Bedford Borough Council – to allow for issues raised during the meeting to be visually considered on site. The resident stated the site visit should have taken place considerably sooner than now. There were no other members of the public or press present and so the meeting continued without further adjournment. The resident remained to observe proceedings.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs Quirk (in the Chair), Lloyd and Noakes. In attendance: Cllrs Bygraves (7.25pm), Hensher and Lewis (7.25pm). In attendance: Sue Playford (Clerk to the Council).			
Absent (no apologies received)	Cllr Martin.			
Agenda no	Agenda item title	Resolution	Action	Power
P17/185	Apologies for absence. Cllrs Doggrell and Regmi.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P17/186	Disclosure of local and/or disclosable pecuniary interests. None.	None.	N/A.	Localism Act 2011, Ch 7, s31.

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P17/187	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.
P17/188	To appoint Cllr Hensher as a member of the Planning & Environment Committee.	Resolved to appoint Cllr Hensher as a member of this committee. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to take forward.	Standing Orders.
P17/189	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.
P17/190	List of correspondence received (copies of correspondence can be requested from the Clerk). Bedford Borough Council – Temporary Road Closure – Cranfield Road. To facilitate carriageway work relating to a new housing development. The closure is anticipated to be in operation 24 hours a day from Thursday 7th September 2017 to Thursday 28th September 2017 inclusive – specific dates will be advertised locally closer to the time. DUE TO THE NATURE OF THE WORK IT WILL NOT BE POSSIBLE FOR EMERGENCY SERVICE VEHICLES TO GO THROUGH THIS CLOSURE. Alternative Routes: Proceed in a south-westerly direction along Cranfield Road, Wootton, then Wootton Green and then Upper Shelton Road to Beancroft Road, Marston Moretaine. Turn left and continue to the roundabout adjoining Marston Bypass, Marston Moretaine. Take the 1st exit and continue along Marston Bypass and then Woburn Road, Wootton to the roundabout adjoining Fields Road, Wootton. Take the 2nd exit and continue along Fields Road to Cranfield Road. Turn left and continue to site, and vice versa.	Question was raised as to why the closure was planned during school term time – this was due to other local road closures. The Clerk confirmed the following correspondence had been received from Bedford Borough Council's School Transport Department regarding school buses to/from Cranfield: "Bedford Borough transport are aware of the detour along the A421 the time to Holywell should be unchanged and maybe faster, the journey home should also be unaffected. They have advised they will monitor timings over the first couple of days and if changes are necessary parents will be advised by themselves. Any problems should be directed to school transport operations at Bedford Borough Council". The resident observing proceedings then mentioned the footpath pinch point on Cranfield Road, which would be exacerbated when the Cranfield Road	Clerk to keep on file.	N/A.

		development came forward. He was informed the parish council had brought that fact to the attention of a Senior Engineer within Bedford Borough Council's Highways Department – however it was impossible to widen that area as no land was available.		
P17/191	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 9 th August 2017.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P17/192	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. Cabling works are due to be completed on 3rd August 2017. 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. Quotation for stage one works is currently with the parish council's insurers. ▪ 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.	No further comments received.	N/A.	N/A.

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	▪ P17/51 + P17/69 – Potentially dangerous ditch alongside the “Little Wootton” development, Hall End. Ditch has now been infilled. Move to close. ▪ 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 legal action and a possible court case. ▪ 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. Tree was removed on 3rd August 2017. ▪ P17/170 – RoSPA report – Keeley End Pond. The report makes recommendation that the adjoining property owner consider works to the pond bank to better-support the drive way and garage. Clerk has contacted a relative of the owner and is awaiting a further response. ▪ P17/171 – Fly-tipping (ditch behind 48-62 Lorraine Road). Clerk has written to the tenant farmer requesting clearance works in the area. ▪ P17/184 – Street lighting at Hall End. Andy Muskett Ltd (Street Lighting Contractors) has been asked to carry out the necessary works to lights at Hall End. For discussions on			
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	parish council-owned street lighting columns at Keeley Lane and Potters Cross, refer to agenda item P17/197.			
P17/193	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2017-18, to date.	Resolved to receive and verify without further comment. Proposed: Cllr Noakes. Seconded: Cllr Quirk. Resolved by all present.	Clerk to keep on file.	Governance and Accountability for Smaller Authorities in England 2017.
P17/194	a) Planning Applications – for resolution. 17/01673/FUL – Land between 51-53 Hall End Road – erection of one detached dwelling (amended/additional plans received). The Clerk has obtained an extension to the comments deadline – now 1st September 2017. 17/02112/FUL – 10 Hollies Walk – single storey side extension and conversion of garage to annexe. The Clerk has obtained an extension to the comments deadline – now 1st September 2017. 17/02217/FUL – 59 Fields Road – single storey front extension/porch and side window to new loft bedroom with roof lights front and rear.	Cllr Quirk reported he had already lodged a personal objection to the application (Appendix 1). After discussion it was resolved TO OBJECT on the grounds amended/additional plans were still inaccurate and misleading. It was noted a telegraph pole, parish council noticeboard and royal mail post box fronting the site would impede access. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTIONS, but to pass the following observation back to Bedford Borough Council: Concerns were raised that the garage conversion could lead to future parking issues in the vicinity. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTIONS. Proposed: Cllr Quirk. Seconded: Cllr Noakes.	Clerk to take forward/keep on file.	Town & Country Planning Act 1990 & subsequent.

	17/02342/FUL – 52 Folkes Road – single storey rear/side extension. b) Planning Approvals (by Bedford Borough Council) – for information only. 17/01507/FUL and 17/01551/LBC – Wood Farm, Wootton Green – single storey rear extension. This council previously recorded NO OBJECTIONS. 17/01845/FUL – 30 Hollies Walk – loft conversion with dormer to rear and roof lights to front. This council previously recorded NO OBJECTIONS. 17/01889/FUL – 75 Lorraine Road – single storey rear 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.-	Resolved by all present. Resolved NO OBJECTIONS. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. No further comments received.		
P17/195	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	Resolved that Planning Application 17/01673/FUL be considered by the Full Planning Committee of Bedford Borough Council.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

		Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.		
P17/196	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 in relation to Planning Application 17/01673/FUL. Proposed: Cllr Quirk. Seconded: Cllr Noakes.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P17/197	To consider further examinations/works to street lighting columns at Keeley Lane and Potters Cross, following a report from Andy Muskett Ltd Street Lighting Contractor relating to a recent visual inspection of all Wootton Parish Council owned street lighting columns and to resolve a suitable course of action.	Cllr Quirk reported he was meeting with Andy Muskett on 31 st August 2017 to oversee remedial works to street lighting columns at Hall End, and would discuss whether similar works were required at Keeley Lane and Potters Cross. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

Meeting closed at 7.35pm.

OBJECTION

PLANNING APPLICATION NO : 17/01673/FUL

PROPOSAL : ERECTION OF ONE DETACHED DWELLING

LOCATION : 51/53 HALL END ROAD, WOOTTON, BEDS

On the 15th August 2017 Peter Holden of 51 Hall End Road and Cllr Paul Quirk of Wootton parish council met at the above site and compared by measurement and observation the incorrect, misleading and unsatisfactory detail given in the above referenced application.

The site of the above application is within the boundaries of a previous application viz 02/1732/FUL. (hereafter referred to as 1732) 1732 has had only a corner piece (some 1000x750mm depth not known), of the permitted footing for the house, placed in the 15 years since permission was granted. The corner piece is some 2.5 metres from the public highway and sits on the site of one of the off-road parking spaces which appear on application 17/01673.

1732 shows a garage located on the site, which site now forms part of the driveway proposed in 17/01673 thus preventing the construction of the permitted garage.

The road frontage given on the plan for 17/01673 (Boro ref. VO7) is stated to be 10673mm. The measurement taken on the 15th August 2017 gives an accurate, witnessed measurement of 9673mm. Similarly the application shows a distance between the boundaries of 51 and 53 Hall End Road to be 10731, on measurement the distance was found to be less than 9500mm.

The application is inaccurate and misleading in detail.

It appears that 1732 has been put to one side whilst the principal of a permitted development is retained by moving the 1732 house back from the public highway, thus allowing off-road parking to the front of the house. Such changes would allow the original, garaged, off-road parking to be used as part of the driveway for 17/01673. There does not appear to have been any such an application for a change to 1732. The ability to gain to off-road parking in spaces as shown on 17/01673 is highly unlikely given a telephone mast (providing overhead line service to 12 houses), a Post Office letter box and a parish notice board blocking access to the identified parking slots.

Paul D. Quirk 16/08/2017