



WOOTTON PARISH COUNCIL



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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 14th February 2018 at 7pm in The Memorial Hall, Bedford Road, Wootton.

Open Forum	There were several members of the public present who wished to observe and speak in relation to agenda item P18/036 (18/00237/S73A – The Cock Inn, 2 Bedford Road). Agreed they be permitted to speak during that agenda item rather than Open Forum. 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), Hensher, Lloyd and Noakes. Borough Councillor Wheeler was in attendance. In Attendance: Sue Playford (Clerk).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P18/028	Apologies for absence. Cllr Martin.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P18/029	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P18/030	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.
P18/031	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.

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P18/032	List of correspondence received (copies of correspondence can be requested from the Clerk).	None.	N/A.	N/A.
P18/033	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 31 st January 2018.	Resolved to receive and adopt. Proposed: Cllr Lloyd. Seconded: Cllr Hensher. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P18/034	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. ▪ P16/175 – 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. ▪ 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. ▪ P17/170 – 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. ▪ P17/197 + P17/209 – Street lighting at Hall End. Andy Muskett Ltd (Street Lighting Contractors) has completed works at Hall End and Potters Cross and has works still outstanding at Keeley Lane. ▪ P18/25 – Damaged/listing brick wall at St. Mary's churchyard. Resolved 27th September 2017 (P17/222) to appoint a structural engineer to inspect the wall and advise on what	No further comments received.	Clerk to keep on file.	N/A.

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	remedial works are necessary. Following that report, resolved 31st January 2018 to immediately extend the existing temporary picket fence and place signage in the area, warning of the wall's unstable nature, pending remedial works. The Clerk is awaiting advice on how best to proceed with Historic England and the Diocese. ▪ P17/235 – Monoux Family Tomb. The clerk has provided the family with points of contact to assist with all necessary remedial works. ▪ P18/027 – 50 Cause End Road. Cllrs Lloyd, Quirk and Wheeler plus the Clerk met with members from Bedford Borough Council's Highways department and the homeowner 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 has now taken enforcement action and all offending fence panels have been removed. Noted the homeowner is currently using the entire frontage to drive vehicles onto their property despite being informed by Bedford Borough Council there is only one access point. Issues surrounding the ditch adjoining the property onto Popes Way remain ongoing. ▪ P17/274 – Upkeep of gravestones at Lorraine Road cemetery. Resolved 29th November 2017 (P17/274) to revisit this agenda item in Spring 2018 and consider at least works to remove weeds. ▪ P17/275 – Footpath works within St. Mary's churchyard (Church Road to the North entrance). Resolved 29th November 2017 (P17/275) to revisit this agenda item when further information was received – a faculty may be required to undertake resurfacing works. ▪ P18/013 – Tree works/inspection FA Bartlett Tree Experts. Resolved 10th January 2018 (P18/013) to request various tree works and a full tree inspection of all parish council-owned trees. Works at Lorraine Road cemetery (stump grinding and the planting of one oak tree) have been completed. (P17/273			
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	– Please note the Clerk is still investigating the planting of further oak trees plus possible yew trees with FA Bartlett Tree Experts).			
P18/035	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 Lloyd. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Governance and Accountability for Smaller Authorities in England 2017.
P18/036	a) Planning Applications – for resolution. 18/00237/S73A – The Cock Inn, 2 Bedford Road – change of use of allotment land to beer garden (A4 use) – already carried out.	Several members of the public were present – some wished to speak against/some in favour of the proposal. All were informed on their right to speak – up to a maximum of 15 minutes. These minutes summarise all comments in favour/against, but not necessarily in the order they were made. Several residents living adjacent to The Cock Inn PH raised concerns over footfalls which already came over their boundaries into gardens, causing nuisance. Other residents spoke of an anticipated increase in traffic (and congestion) – generated with the beer garden’s extension and noting the pub’s location on a busy corner. The existing beer garden was considered a sufficient size. Complaints had previously been lodged with Charles Wells (Brewery) over anti-social behaviour and noise levels but residents added they had no issue with the pub in any other way – they were merely concerned the change of use would create further disturbances. The issue of troublesome parking (caused by	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

		patrons of the pub) in the area had previously been raised too, with driveways blocked in on occasion. Another concern was low-level garden walls and the loss/encroachment of personal space, as patrons of the pub could see directly into adjoining gardens and houses (noting when they might be empty). One resident had found glass in their garden on several occasions – causing a hazard to their small children. A dog had also escaped into the same garden on a previous occasion. It was stated the change of use had already taken place without planning approval. The charity work/events undertaken by The Cock Inn PH were supported, however those against the proposal considered the existing area large enough to support future events. The land (detailed in the planning application as allotments) had previously offered a natural barrier between the existing beer garden and some adjoining properties and the parish council was asked to consider objecting to the proposal using the following material considerations: • Increase in noise and disturbance levels; • Loss of outlook (one adjoining property had a shallow garden which overlooked the area); • Loss of privacy;		
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		• The proposal did not feature in any Local Development Plan. Issues were also raised over licensing for the beer garden and whilst the pub was wished well, it was hoped the proposal would be reconsidered. Residents who were in favour of the proposal saw pub as the centre of the village and used by all ages and families. Given the rate of development in Wootton, new facilities/amenities were not keeping pace and the pub played a key role. The wish was not to threaten the regular charity works/events. Earlier concerns over traffic congestion and parking were thought irrelevant as most would walk to the venue and a “No Ball Games” sign was an option for the beer garden. Cllr Quirk confirmed he had spoken with the licensing officer at Bedford Borough Council who confirmed the pub could sell alcohol on and off its premises. The land in question was owned by Charles Wells and all members present had undertaken a site visit, confirming the same. Cllr Lloyd stated he had spoken to Bedford Borough Council’s Planning Officer (overseeing this application), who had confirmed the land was never registered as allotment land. Therefore, the land was already part of the existing beer garden and subject only to licensing		
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	b) Planning Approvals (by Bedford Borough Council) – for information only. None. 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. None.	constraints not planning. Bedford Borough Council were incorrect in describing the land as allotments. After discussion it was resolved the parish council was unable to raise any objection as, in light of the above findings, a planning application was not required. Proposed: Cllr Lloyd. Seconded: Cllr Noakes. Resolved by all present.		
P18/037	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.
P18/038	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.

Meeting closed at 7.25pm.

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