



WOOTTON PARISH COUNCIL



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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 28th February 2018 at 7pm in The Memorial Hall, Bedford Road, Wootton.

Open Forum	There were two members of the public present who wished to observe and speak in relation to agenda item P18/047 (18/00154/FUL – 76 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.			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P18/039	Apologies for absence. Cllr Martin. It was noted both Borough Councillor Wheeler and the Clerk were unable to attend.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P18/040	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P18/041	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.
P18/042	Report from outside organisations – for information only. None.	N/A.	N/A.	N/A.

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P18/043	List of correspondence received (copies of correspondence can be requested from the Clerk).	None.	N/A.	N/A.
P18/044	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 February 2018.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P18/045	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 has sent an initial letter to Historic England to begin an informal consultation. ▪ 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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	18/00359/FUL – 31 Hall End Road – one and two storey front, side and rear extensions and roof extension to remodel existing dwelling. 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.	Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.		
P18/048	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	Resolved to request planning application 18/00154/FUL (76 Bedford Road) be considered by the Full Planning Committee of Bedford Borough Council. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P18/049	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above applications.	Resolved Cllr Quirk attend the relevant Bedford Borough Council Planning Committee meeting to represent Wootton Parish Council in relation to planning application 18/00154/FUL (76 Bedford Road). Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Cllr Quirk/Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

Meeting closed at 7.35pm.

Application number: 18/00154/FUL

Proposal :Erecting of dwelling to front

Location: 76 Bedford Road Wootton Bedford Bedfordshire MK43 9JG

Florence and Roger Longhorn

1 Potters Cross and 1A Potters Cross

Wootton

Bedfordshire

MK43 9JG

19 February 2018

WE OBJECT TO THIS APPLICATION TO BUILD A DETACHED HOUSE IN THE FRONT GARDEN, FOR THE FOLLOWING REASONS:

1. In 2007, an application, to build 2 one-storey bungalows in this front garden, plus parking spaces, was refused under the Town and Country Planning Act by Bedford Borough Council (refusal 07/00382/out) for the following reasons:

- Incongruous additions to the street scene
- No relationship to established patterns of development in this historical part of the village (1850s)
- Cramped site
- Failure to comply with recommended garden sizes
- Unreasonable loss of privacy (one storey high)
- Unreasonably overbearing to adjacent neighbour
- Dominated by hard surfacing required for site parking

The one storey bungalows referred to above, have now metamorphosed into a two storey modern house plus parking for three cars, for this new proposal.

2. Since this rejected application, there have been two major developments in this small area:

- There is now a substantial one storey garage (built in 2013) in the front garden of 78 Bedford Road. Application to build a two storey garage was refused and the reasons for this will certainly apply to this proposal.
- The one cottage (1 Potters Cross) with separate extension (converted stables in the 1980s) located on the corner, has changed to two houses with a Land Registry application for such use (2017) now known as 1A Potter Cross. This means there will be 2 households living there. This would mean they would have the same list of reasons for refusal of planning permission, noted in point 1(see above).

3. With regard to the application (prepared by ALP land and planning ltd) where

the writer states ' **I am familiar with the application site and also the development plan**' I wish to flag up erroneous, misleading photographs and ground plans, in the proposal sent to the planning department.

These are:

- The photograph of the site from the road is an old one, prior to 2013 and does not show the new one storey garage in the front garden of 76 Bedford Road. (see below)



Here is a true photograph taken February 2018 from the same viewpoint, the proposed building would fit between the garage and the 1A and 1 Potters Cross.



This is the view from the back of 1 Potters Cross, showing the garage at 78 Bedford Road, the proposed two storey house would be squeezed into part of this space.



- In the ALP Plan (Dwg 17-048-1000) which is shown below, they have omitted the garage in the garden of 78 Bedford Road. They do not show 1A and 1 Potters Cross as separate dwellings with perimeter fences.





The back of 1A Potters Cross looking onto proposed site(from 78 Bedford Road)



The back of 1 Potters Cross looking onto proposed site (from 78 Bedford Road)

4. In the planning statement 4.0 from ALP it is stated ' **as the proposal is for a small scale dwelling development, only points i and ii are relevant**'. We wholeheartedly agree that 'visual impact, landscape and local distinctiveness should be preserved and the scale, density, massing and height distinctiveness etc should be reinforced'. We strongly disagree that other points in Policy BE30 are not relevant.

The reasons are:

- Additional traffic with three extra cars emerging from only two entrances very near to a busy T junction.
- With the population of Wootton rising from 4156(2011) to 5,375(2018) plus many new building sites in construction around the village, footfall and car use has significantly increased in this area. These are the footfall of parents with children using the T junction to access the new primary and preschools through Potters Cross, increased peak hour traffic and increased footfall of dog walkers to the rural amenities at the end of Potters Cross.

- (5.1) 'the site provides a valuable additional dwelling in a village that has good access to services'. At this point in time, Wootton has an extraordinary number of new dwellings of all sorts of sizes, shapes, prices and new housing estates. A new house in a very overcrowded corner of Wootton will not be a valuable house, it will be one of many.

Our concluding paragraph

This small but historical set of buildings are part of the history of Wootton.

The original medieval well for weavers is still situated inside

1 Potters Cross. With the encroaching building works in this village , it is so important to retain at least a vestige of how it used to be in past times.

Neighbours all strive to maintain this in Potters Cross and along this part of Bedford Road.

The building of a modern two storey house with parking for three cars, inside this corner, will destroy not only the neighbours rights to privacy, greenery and sunshine, but deface a chunk of Wootton history.

Yours sincerely,

Florence Longhorn

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