



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 13th June 2018 at 7.05pm in The Memorial Hall, Bedford Road, Wootton.

Agenda no	Agenda item title			Power
Open Forum	There were two members of the public present who wished to observe and talk in relation to agenda item P18/138 – (18/01286/FUL). BBCllr/Cllr Wheeler also wished to talk in relation to agenda items P18/138 – (18/00426/REM) and P18/141. There were no other 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 Lloyd (in the chair and appointed in the absence of Cllr Quirk), Hensher, Lloyd, Martin and Noakes. Cllr Wheeler was also in attendance. Cllr Wheeler is also the Borough Councillor for Wootton. In Attendance: Sue Playford (Clerk).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P18/130	Apologies for absence. Cllr Quirk.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P18/131	Disclosure of local and/or disclosable pecuniary interests.	No disclosures made.	N/A.	Localism Act 2011, Ch 7, s31.
P18/132	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not previously recorded.	No requests received.	N/A.	Localism Act 2011, Ch 7, s33.
P18/133	Report from outside organisations – for information only.	None.	N/A.	N/A.
P18/134	List of correspondence received (copies of correspondence can be requested from the Clerk).	None.	N/A.	N/A.

P18/135	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 30 th May 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).
P18/136	Matters arising from the minutes – for information only. • P18/074 – Parking problems/yellow lines proposals. The clerk is currently investigating why some works approved by the parish council remain outstanding (May 2018). ▪ P18/128 – Popes Way. 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. Resolved 30th May 2018 (P18/128) the Clerk continue to try and register, using adverse possession if necessary. ▪ 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. ▪ P18/111 – Damaged/missing 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 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. A response from Historic England has now been received which recommended rebuilding the wall using reclaimed bricks on a like-for-like basis. Resolved 9th May 2018 (P18/111) to request Historic England consider different 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	No further comments received.	Clerk to keep on file.	N/A.

	alongside Popes Way Green and placement of his front/side boundary fencing. Despite both the Borough Councillor and parish council being informed by Bedford Borough Council that enforcement action was being taken – this does not appear to be the case. BBCllr Wheeler has now escalated this issue as a formal complaint within Bedford Borough Council. The Clerk understands enforcement action is now being taken forward. ▪ P18/129 – 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. Cllr Quirk is drafting a report to determine what works are required. Resolved 30th May 2018 (P18/129) to appoint Wrighton & Barker for one day to undertake works detailed within Cllr Quirks’ report. ▪ P18/073 – Footpath works within St. Mary’s churchyard (Church Road to the North entrance). Resolved 28th March 2018 (P18/073) to accept the revised quotation from Redlynch Leisure, now it has been established a faculty is not required. Works have been carried out but a trip hazard remains – Redlynch are to remedy. ▪ FC18/072 – 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 – Please note the Clerk is still investigating the planting of further oak trees plus possible yew trees with FA Bartlett Tree Experts). Resolved 28th March 2018 (P18/072) to accept the inspection report and carry out all priority one works as soon as possible. Some works are now completed. ▪ P18/112 – Plot reservation process. Resolved 25th April 2018 (P18/098) to obtain costings to place inscribed slabs on plots which have been reserved and further resolved 9th May 2018 (P18/112) to place an order for the same, with Wrighton & Barker.			
--	---	--	--	--

	▪ P18/126 – Remembrance Sunday organisation and parade. Resolved 30th May 2018 (P18/126) to request assistance from a resident who has previously undertaken the role of parade marshall.			
P18/137	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2018-19, to date.	It was noted these would be available once the year end accounts were closed.	N/A.	Governance and Accountability for Smaller Authorities in England 2018.
P18/138	a) Planning Applications – for resolution. 18/01286/FUL – 76 Bedford Road – erection of one single storey dwelling to front.	Resolved by all present that 18/01286/FUL be discussed first, followed by 18/01353/FUL and finally 18/00426/REM. Two members of the public each detailed their objections to the revised proposal at 76 Bedford Road – refer to Appendices A and B. (A previous application for a two-storey dwelling had been withdrawn and replaced with this one-storey proposal). Cllr Noakes had visited the site and considered it would still have an adverse effect on the street scene and would be located too close to adjacent properties in Potters Cross. Insufficient parking would increase parking on Bedford Road (near the Potters Cross junction), with vehicles having to reverse in or out of the property. Cllr Hensher added the roof design lent itself to a future second storey extension. Cllr Lloyd stated the plans were incorrect and still referenced (in places) a two-storey proposal.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	18/01353/FUL – 93 Cause End Road – single storey infill side extension and insertion of new window and patio doors. 18/00426/REM – Land North of Fields Road – all reserved matters for the erection of four retail units with access, car parking, site and finished floor levels, boundary treatment, landscaping, drainage details, external illumination and provision of community recycling centre pursuant to outline permission 11/01502/EIA.	The Clerk then detailed Cllr Quirk’s observations in his absence: He believed it was still an overdevelopment of the site and affected the setting of an adjacent listed building. It would also have an adverse effect on the rural nature of Potters Cross, with inappropriate vehicle access and turning spaces. Resolved TO OBJECT using the above material considerations. Proposed: Cllr Hensher. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Hensher. Seconded: Cllr Noakes. Resolved by all present. BBCllr/Cllr Wheeler raised concerns over adequate screening between the retail units and lower school site and requested the parish council raise the same when commenting on this application. Cllr Lloyd added the recycling centre should NOT contain provisions for glass – due to noise and potential vandalism. Resolved NO OBJECTION but to feed the above observations back to Bedford Borough Council. Proposed: Cllr Hensher. Seconded: Cllr Noakes. Resolved by all present. No further comments received.		
--	---	---	--	--

	b) Planning Approvals (by Bedford Borough Council) – for information only. 18/00237/S73A – The Cock Inn PH – change of use of allotment land to beer garden (A4 use – already carried out). This council previously recorded NO OBJECTION as it understood the land in question was already part of an existing beer garden and had never been registered as allotments. 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.			
P18/139	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved to request planning application 18/01286/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.	BBCLlr/Cllr Wheeler and the Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P18/140	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Resolved Cllr Quirk attend the relevant Bedford Borough Council Planning Committee meeting to represent Wootton Parish Council in relation to planning application 18/01286/FUL (76 Bedford Road). Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Cllr Quirk to take forward.	Town & Country Planning Act 1990 & subsequent.

P18/141	To receive a report from Borough Councillor Wheeler in respect of the removal of HGV signage along Fields Road – to include an update on Bedford Borough Council’s proposal to replace the signage.	BBCllr/Cllr Wheeler detailed how previous HGV signage (currently blanked out) had always been incorrectly sited. Himself, Cllr Lloyd and the Clerk had recently met with Jon Shortland, Chief Officer, Planning & Highways (Bedford Borough Council) to request that new signage be erected as soon as possible – to stop HGV’s beyond the Berryfields roundabout. There was now debate on what Bedford Borough Council intended to take forward and BBCllr/Cllr Wheeler agreed to report back to this committee as soon as more information was available. Refer to Appendix C.	BBCllr Wheeler to take forward.	Localism Act 2011, Ch 1, s1-8.
---------	---	---	---------------------------------	--------------------------------

Meeting closed at 7.30pm.

Application number: 18/01286/FUL

Proposal :Erecting of dwelling to front, one storey dwelling with shed for bikes in front garden

Location: 76 Bedford Road Wootton Bedford Bedfordshire MK43 9JG

Florence and Roger Longhorn

1 and 1A Potters Cross

Wootton

Bedfordshire

MK43 9JG

11 June 2018

This is the third application to erect a building in the front garden of 76 Bedford Road, Wootton with the implication of changing the natural and historical landscape in this old corner of the village of Wootton.

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

A historical perspective

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(1850's)
- 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 two one-storey bungalows referred to above, then metamorphosed into a modern house plus parking for three cars.

This Application in January 2018 (18/00154/FUL)was rejected on 19 March 2018 with a very impressive Officer report which fully explained the refusal and referred also to local councillors verdict(who visited the site with due diligence resulting in objections from the Wootton Parish council).

A summary of the main reasons for refusal:

- The dwelling would be an incongruous addition to the street scene being an intrusion to the established pattern of development in this part of Wootton village.
- The layout appears cramped, failed to comply with minimum garden sizes.
- It was an unreasonable, overbearing development for the neighbouring properties.
- Dominating hard surfacing and inadequate space for natural landscaping.
- Insufficient information about the tree preservation order reference.
- Lack of information about the impact of the dwellings on neighbouring houses with regard to privacy, overbearing or overshadowing.

This house has now transfigured into a substantial bungalow with three bedrooms and parking for two cars to be placed in the front garden of 76 Bedford Road

In May 2018 a third application was made to build a house, bike shed and car parking, in the front garden of 76 Bedford Road. This would be in front of the original Victorian house.

Below are the objections to this proposed building from the viewpoint of 1 and 1A Potters Cross Wootton.

Objection 1

Many of the above previous objections to the building of dwelling(s) at 76 Bedford Road(2007 & 2018) have already been discussed, noted and read in the above two summaries of official documents. Most of these points will still be valid today.



Photo A-showing the house and garage at 78 Bedford Road and the rear of 1A Potters Cross



Photo B showing the original street scene and green area

Objection2

With the building of a three-bed bungalow in front of the Victorian house already on the plot, this will obscure the original view of the large old house and decrease the front garden area. This will destroy the historical visual links between the very modest old houses, set on each side. The photo above (photo B) shows the cramped site with the large house in the background. If anything was built in front, it would obscure the house view from the street. It would not enhance the character of the area at all.

Objection 3

Yet again , this new application shows what is an untrue photographic picture of the site (see image 2 in the application) proposal . The photograph is completely out of date but does clearly show the closeness of the exit from the site and the T junction with Potters Cross.

The photo shown above(photo A)taken in 2018, gives a realistic view of the site, revealing the cramped space where a new, modern building would be squeezed.

The application also shows what seems to be an untrue Plan(Aragon planning document December 2017)) as it does not show the garage at the side of the house at 78 Bedford Road. This is deceptive as it looks like there is just the house. A true plan is shown below from Ordinance Survey 2012 when the garage was built. It shows clearly the built garage(shown in red) which overlooks the proposed building plot.

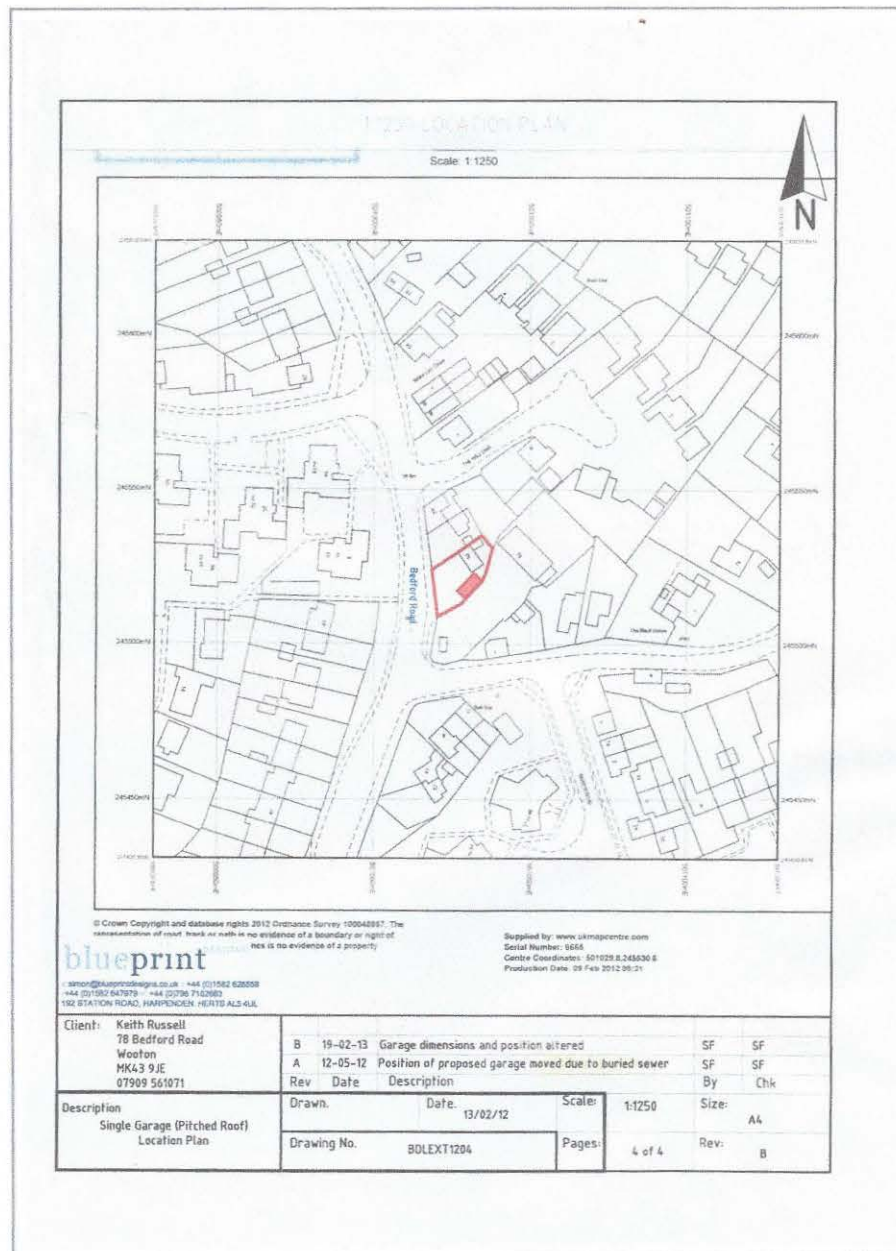


Photo C showing rear of 1 Potters Cross



Objection 4

The impact on 1 Potters Cross can be seen in photo C (above) as the proposed dwelling would impinge on the visual impact, landscape and local distinctiveness of this plot of land. There would be no visual link to the row of small dwellings on Bedford Road any more, or the original house at 76 Bedford Road. The bungalow would adversely affect the original character of this historical Wootton setting.

Objection 5

The sloped roof of the bungalow in the proposal would indicate that this proposed bungalow with three bedrooms and just one combined living/kitchen room, may suddenly, if built, have the bedrooms migrate to the roof space, with dormer windows in situ to overlook the neighbours' properties in an overbearing manner.

Objection 6

There would be additional traffic with two extra cars and bikes emerging from 76 Bedford Road with two houses positioned near a busy T junction.

Objection 7

With the population of Wootton rising from 4156(2011) to 5,375(2018) plus many new building sites in construction around the village, footfall, bicycle, bus 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/buses and increased footfall of dog walkers to the rural amenities at the end of Potters Cross.

Objection 8

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.

Yours sincerely,

Florence and Roger Longhorn 11 June 2018

Application Number 18/01286/FUL

Proposal of Erection of a three bedroom one storey dwelling on the front of site :

76 Bedford Road Wootton, Bedfordshire

**Karen & Keith Russell
Dewberry Cottage**

78 Bedford Road

Wootton.

4th June 2018

Objection of application, to build a One Storey Detached Dwelling in the front garden of 76 Bedford Road Wootton. Bedfordshire

In 2007, I understand that permission was sort to build 2 x One Storey bungalows in this front garden along with parking spaces, under the Town and Country Act by Bedford Borough Council refusal for the following reasons

Inappropriate additions to the street scene

No relationship to established patterns of development in this historical part of the village (1850)

Cramped site

Unreasonable loss of privacy (one storey high) and overbearing to adjacent neighbours.

In recent years there have been two major changes to this area, the building of a One Storey Garage at 78 Bedford Road in 2013, along with 1 Potters Cross, having now changed to 1 and 1A.

I am very concerned that the application for planning is still using a photograph (prior to 2013) of 78 Bedford Road prior to the erection of the garage making the area of land seem much more substantial than is available for the planning project.

I am also aware that in March 2018, planning permission was refused for 1 x 2 Storey Dwelling in the site, and the objection then remains the same objections to this new build.

The following photos are a true likeness of the area available,



Dated 1st June 2018.



Dated 1st June 2018

As you can see from the above pictures the rather cramped area between 78 Bedford Road Garage, driveway to 76 Bedford Road, and both 1 & 1A Potters Cross.



Picture taken within the garden of 78 Bedford Road looking towards 1 Potters Cross



Picture to the rear of 78 Bedford Road, Looking onto the proposed site, and the rear of 1A Potters Cross. The impact on our property 78 Bedford Road) would be overbearing, overlooking and overshadowing.

This is a very beautiful historical part of Wootton Village and should be preserved as such. The original well for weavers is still situated inside 1 Potters Cross, and as you can see, we still have a few remaining Water Pumps in Bedford Road alone. We feel this inappropriate development of residential garden land.

There are a substantial number of new dwellings around the outer perimeter of the village to include the new Berryfields Estate, and the development opposite the Wootton Upper School along with the development by the Wootton Health Centre.. Already we have noticed the footfall in Bedford Road and Potters Cross has increased immensely, with dog walkers and parents and children accessing the new primary and pre-schools with in the area.

Traffic has also increased within the area at both peak and off peak times of day, and the T Junction at Potters Cross see many near misses.

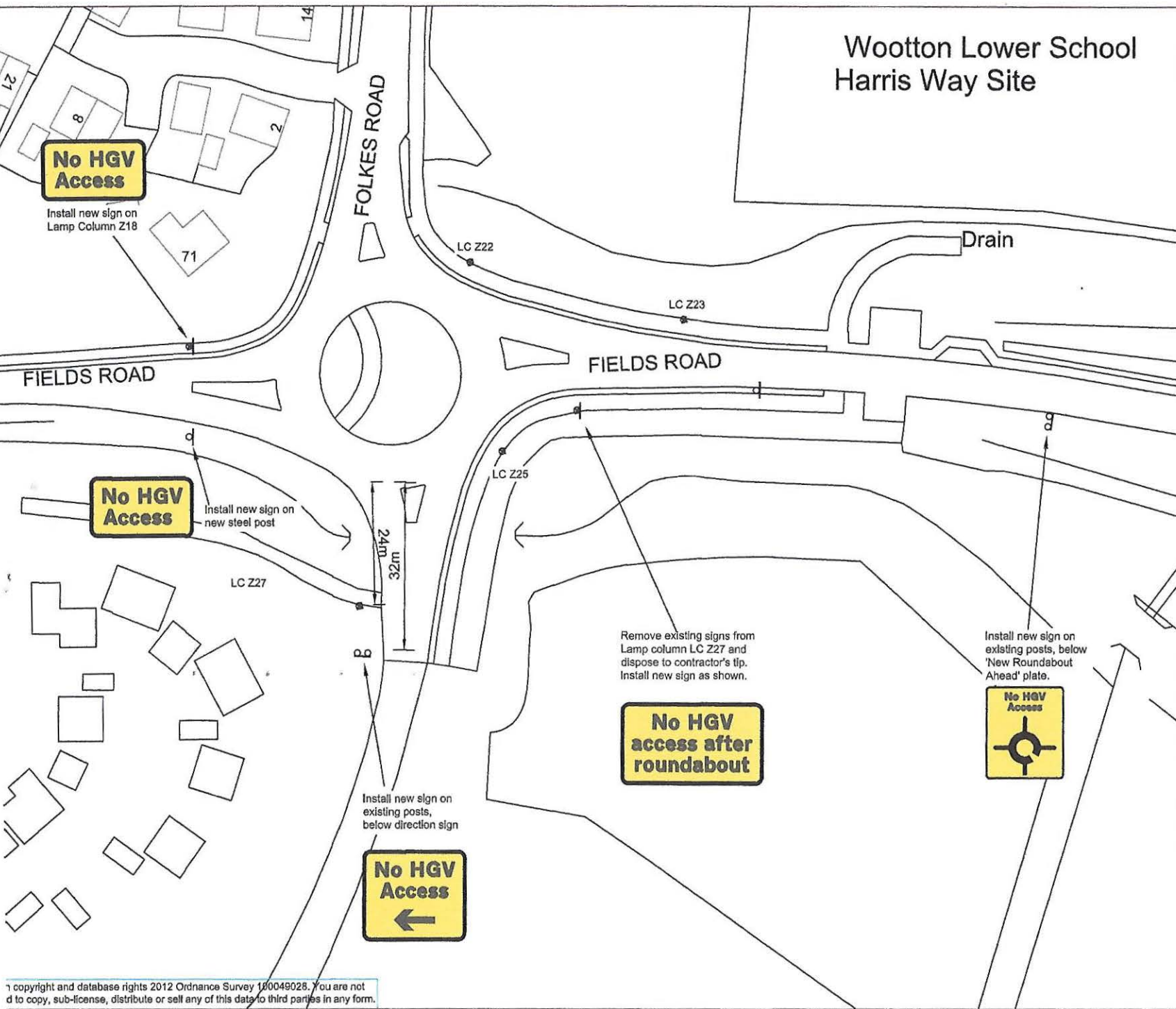
Vehicle access would be shared with 76 Bedford Road, and there is already constraint on access in this immediate area.

We have only lived in Wootton for the past six years and have seen the village substantially increase in population, new developments surround the old village, and I do not see the need to increase the historical part of the village with 1 solo new build.

Yours sincerely

Karen & Keith Russell

78 Bedford Road. Wootton



PRINTS FROM THIS DRAWING ARE
UNCONTROLLED UNLESS OTHERWISE STATED

A3

Notes

Correx signs to be cable tied

June 18	Additional post and sign	1	JS
XX	First Issue	0	XX
DATE	AMENDMENTS	REV	BY

**BEDFORD**
BOROUGH COUNCIL

Highways Department
BOROUGH HALL, CAULDWELL ST, BEDFORD, MK42 9AP
Tel. (01234) 278213

CLIENT
Environment and
Sustainable Communities

SCHEME
Fields Road
Wootton

DRAWING TITLE
Proposed HGV ban
Traffic movement restrictions

DRG No.
C9001.C577 - Rev 1

DRG STATUS
construction

SCALE @ A3	DATE	DRAWN	CHECKED
NTS	05 18	AK	JS