



WOOTTON PARISH COUNCIL



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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 27th June 2018 at 7.05pm in The Memorial Hall, Bedford Road, Wootton.

Agenda no	Agenda item title			Power
Open Forum	There were no 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 Quirk (in the chair), Hensher, Lloyd, Martin and Noakes. In Attendance: Sue Playford (Clerk).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P18/142	Apologies for absence. None.	N/A.	N/A.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P18/143	Disclosure of local and/or disclosable pecuniary interests.	No disclosures made.	N/A.	Localism Act 2011, Ch 7, s31.
P18/144	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.
P18/145	Report from outside organisations – for information only.	None.	N/A.	N/A.
P18/146	List of correspondence received (copies of correspondence can be requested from the Clerk).	None.	N/A.	N/A.
P18/147	Minutes of the previous meeting.	Resolved to receive and adopt. Proposed: Cllr Noakes.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).

	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.	Seconded: Cllr Martin. Resolved by all present.		
P18/148	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/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 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 alongside Popes Way Green and placement of his front/side	No further comments received.	Clerk to keep on file.	N/A.

	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 have remedied. Move to close. ▪ 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.			
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	▪ 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. ▪ P18/141 – Removal of HGV signage along Fields Road. BBCllr/Cllr Wheeler is pushing for urgent action to remedy this.			
P18/149	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2018-19, to date.	It was noted this report would be available at the next meeting of this committee.	N/A.	Governance and Accountability for Smaller Authorities in England 2018.
P18/150	a) Planning Applications – for resolution. 18/01380/M73 – Land South of Fields Road and East of Cranfield Road - variation of approved plans condition 2 to change layout and number of the approved house type drawings on various plots to a new house type range (erection of 600 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated infrastructure works). A request has been made for members to consider requesting street lights with air pollution monitoring equipment, given the potential Covanta proposal within the parish of Stewartby: https://www.theage.com.au/national/victoria/street-lamps-light-the-way-for-air-pollution-monitoring-and-smoke-detection-20161205-gt4du1.html	Resolved NO OBJECTION but to pass the following comments to Bedford Borough Council: • Members were disappointed that previous discussions requesting a traditional housing style (initially agreed by developers) had been disregarded; • Members sought assurance that Bedford Borough Council would honour and deliver all landscaping as detailed within the plans – most noticeably in relation to tree and shrub planting. After discussion it was further resolved not to request the installation of air pollution monitoring street lights, given they were an unknown entity in the UK, but to consider the installation of pollution monitor(s) within the area. It was noted Bedford Borough Council would have to agree to the proposal and act upon data gathered. The clerk was	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	18/01423/TPO – 66a Keeley Lane – T1 ash – remove. 18/01451/TPO – The Cock Inn PH, 2 Bedford Road – T1 sycamore – reduce overhang to neighbouring property and remove ivy. 18/01481/LBC – Keeley Grange, Bedford Road – single storey rear extension and internal alterations to relocate kitchen. 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.	instructed to bring this item to the next meeting of this committee. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. No further comments received.		
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	None. e) Planning (other – including Bedford Borough Council and the Secretary of State) – for information only. None.			
P18/151	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P18/152	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P18/153	To receive a report from Cllr Lloyd and the clerk regarding works requested to an overhanging tree into a garden along Bedford Road, sited within the recreation ground and to resolve a suitable course of action.	Resolved to approve the works as requested. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.
P18/154	To receive a report from Cllr Quirk and the clerk regarding the transfer of parish council-owned street light columns to Bedford Borough Council and to resolve a suitable course of action.	Resolved to continue with the transfer of street light columns to Bedford Borough Council and approve an initial spend of £700 in respect of structural testing (to be taken from the relevant earmarked reserve budget heading). Proposed: Cllr Hensher. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.
P18/155	To receive a report from Cllr Quirk regarding works requested to reduce the crown of a tree on Lorraine Road green and to resolve a suitable course of action.	This agenda item was debated after agenda item P18/153 and it was noted the tree in question was sited within Lorraine Road cemetery, not Lorraine Road green. Resolved to approve the works as requested. Proposed: Cllr Quirk. Seconded: Cllr Martin. Resolved by all present.	Cllr Quirk to inform the homeowner and the clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

Meeting closed at 7.35pm.