



WOOTTON PARISH COUNCIL



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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 11th July 2018 at 7pm 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), Lloyd and Martin. In Attendance: Sue Playford (Clerk).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P18/156	Apologies for absence. Cllrs Hensher and Noakes. Borough Councillor Wheeler was unable to attend.	Noted for the minutes however it was resolved a football match (England World Cup semi-final) was not considered an acceptable apology. Cllr Martin abstained from voting.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P18/157	Disclosure of local and/or disclosable pecuniary interests.	No disclosures made.	N/A.	Localism Act 2011, Ch 7, s31.
P18/158	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.
P18/159	Report from outside organisations – for information only.	No further comments received.	Clerk to keep on file.	N/A.

	Bedford Borough Council. Proposed temporary road closure – Green Lane, Stewartby. To facilitate an annual level crossing inspection. From a point approx. 20 metres east of the level crossing to a point approx. 20 metres west of the level crossing. The temporary road closure is anticipated to be in operation between 2300hrs Saturday 14th July 2018 and 1200hrs Sunday 15th July 2018 – specific dates will be advertised locally closer to the time. Where possible access will be maintained to property and premises but may be restricted from time to time according to local signage.			
P18/160	List of correspondence received (copies of correspondence can be requested from the Clerk).	None.	N/A.	N/A.
P18/161	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 27 th June 2018.	Resolved to receive and adopt. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P18/162	Matters arising from the minutes – for information only. - P18/074 + P18/167 – 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	No further comments received.	Clerk to keep on file.	N/A.

	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 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. Clerk is awaiting a date for the works. ▪ P18/072 – 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			
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	Experts). Resolved 28th March 2018 (P18/072) to accept the inspection report and carry out all priority one works as soon as possible. All works are now completed. One further oak tree has now also been plated at Lorraine Road cemetery. Move to close. ▪ 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. Slabs are with Cllr Quirk and he and the clerk are meeting on 9th July 2018 to determine how best to place them. ▪ 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. ▪ P18/153 + P18/155 – Request for works to trees at Bedford Road and Lorraine Road cemetery. Resolved 27th June 2018 (P18/153 + P18/155) that both sets of works be carried out. Clerk has contact FA Bartlett Tree Experts and is awaiting further details. ▪ P18/154 – Transfer of parish council-owned street lights to Bedford Borough Council. Resolved 27th June 2018 (P18/154) to continue with the transfer and request Bedford Borough Council carry out structural examinations to all columns.			
P18/163	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2018-19, to date.	No further comments received. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present.	Clerk to keep on file.	Governance and Accountability for Smaller Authorities in England 2018.
P18/164	a) Planning Applications – for resolution. 18/01380/M73 – Land South of Fields Road and East of Cranfield Road. 15/02060/MAF – variation of approved	Resolved NO OBJECTION.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	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). (This council previously recorded AN OBJECTION to application 15/02060/MAF). <u>18/01486/S73</u> – 41-43 Cause End Road. 17/00375/FUL – variation of condition 1 to make amendments to plot 5 (refurbishment and extension of the existing cottages and the construction of 3 additional detached dwellings, together with off-road parking, private amenity space and associated landscaping). (This council previously recorded NO OBJECTIONS to application 17/00375/FUL). <u>18/01519/FUL</u> – Meadow View, 43 Cranfield Road – first floor extension to existing single storey wing, including front, side and rear dormers (revised scheme). (This council previously recorded NO OBJECTIONS to the previous application). <u>18/01593/FUL</u> – 49 Cause End Road – removal of three fence panels and erection of log cabin on driveway.	Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present. Resolved TO OBJECT using the following material considerations: • The proposal would have an adverse effect on the street scene; • The proposal would have an adverse effect on an adjacent listed building. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present. Resolved TO OBJECT using the following material considerations: • The proposal was considered an overdevelopment of the site; • The proposal would have an adverse effect on an adjacent listed building; • Parking in the area would be limited. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present.		
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	18/01598/M73 – Land South of Fields Road. 17/00666/MAO – variation of condition 37 wording to allow for existing electricity cable to be diverted (hybrid application comprising full planning application for means of access, Plots 1E-F and 6 (Class B1c light industrial/B2 general industrial/ B8 storage and distribution) access, parking, drainage, landscaping and associated works. Outline planning application for Plots 1A-D (Class A3 food and drink/A4 public house/C1 hotel/ D1 crèche) Plots 2 and 3 (Class B1A office/B1B research and development/B1C light industrial) and Plots 4 and 5 (Class B1C light industrial/B2 general industrial/B8 storage and distribution) access, parking, drainage, landscaping and associated works. All other matters resolved. 18/01637/FUL – 14 Folkes Road. Single storey rear/side extension and garden wall. 18/01671/FUL – 25 Lorraine Road. Single storey front extension. b) Planning Approvals (by Bedford Borough Council) – for information only. None.	Resolved TO OBJECT using the following material considerations: - Plans lacked detail meaning it was impossible to locate where the electricity cable would be diverted to. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present. Resolved TO OBJECT using the following material considerations: - The height of the garden wall would have an adverse effect on the street scene; - The height of the garden wall was not in keeping with adjacent properties; - The proposal would have an adverse effect on the visual view in that area. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present. No further comments received.		
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	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.			
P18/165	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.
P18/166	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.
P18/167	To revisit Bedford Borough Council's 2015 consultation on parking restrictions along Hall End Road (at the junction of Hall End Road and Hilly Lane, opposite The Chequers PH) and to resolve a suitable course of action.	Resolved the parking restrictions be completed in full. Proposed: Cllr Quirk. Seconded: Cllr Lloyd. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8. Stakeholder consultation.
P18/168	To consider a renewal application for a Street Trading Licence for Nirmal Kumar Badhan (Dave's Snax) and to resolve a suitable course of action.	Resolved to accept the renewal application without further comment. Proposed: Cllr Lloyd. Seconded: Cllr Martin. Resolved by all present.	Clerk to take forward.	Stakeholder consultation.
P18/169	To consider Bedford Borough Council's programme of Seasonal Vegetation Cuts to Rights of Way in Wootton, consider any amendments, appoint a parish councillor as a champion of Rights of Way in Wootton and to resolve a suitable course of action.	Resolved to appoint Cllr Wallace as the champion representative for Wootton Parish Council. No amendments to the programme were put forward. Proposed: Cllr Seconded: Cllr Resolved by all present.	Clerk to take forward.	Stakeholder consultation.
P18/170	To consider a request to Bedford Borough Council and developers to include air pollution monitoring equipment within the development	Resolved to investigate this issue further with Bedford Borough Council (as they	Cllr Martin and clerk to take forward.	Localism Act 2011, Ch 1, s1-8. Stakeholder consultation.

	area South of Fields Road and East of Cranfield Road and to resolve a suitable course of action.	currently monitor air pollution at other sites within the Borough). Cllr Martin referenced a charity who provided air pollution boxes for lamp posts and agreed to investigate further. Proposed: Cllr Martin. Seconded: Cllr Lloyd. Resolved by all present.		
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Meeting closed at 7.35pm.