



WOOTTON PARISH COUNCIL



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Minutes of the Meeting of the **Planning & Environment Committee** held on Wednesday 31st July 2019 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ

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 and Noakes. Cllr Wheeler was in attendance. Cllr Wheeler is also the Borough Councillor for Wootton. In attendance: Sue Playford (Clerk to the Council and Responsible Financial Officer).			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P19/114	Apologies for absence. Cllrs Bygraves, Lloyd and Martin.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P19/115	Disclosure of local and/or disclosable pecuniary interests. Cllr Quirk stated for the public record that whilst he lived in the vicinity, he did not feel it necessary to declare an interest in agenda item P19/122 (19/01313/FUL – 31 Hall End Road).	Noted for the minutes.	Clerk to keep on file.	Localism Act 2011, Ch 7, s31.
P19/116	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not previously recorded.	N/A.	N/A.	Localism Act 2011, Ch 7, s33.

	No requests received.			
P19/117	Report from outside organisations – for information only. Bedford Borough Council - notification that an appeal has been made by a landowner, challenging Bedford Borough Council's decision to decline a Definitive Map Modification Order for the deletion of footpaths 7 and 10 within the parish of Wootton. The appeal will be determined by an inspector appointed by the Secretary of State.	No further comments received.	Clerk to keep on file.	N/A.
P19/118	List of correspondence received (copies of correspondence can be requested from the Clerk). None.	N/A.	N/A.	N/A.
P19/119	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 10 th July 2019.	Resolved to receive and adopt. Proposed: Cllr Hensher. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P19/120	Matters arising from the minutes – for information only. Please inform the Clerk by Tuesday 30th July 2019 if you have information or a query on any item below. - P18/167 – Parking problems/yellow lines proposals. The clerk is currently investigating why some works approved by the parish council remain outstanding and met with a Borough Council Traffic Engineer (June 2018) to revisit issues. Awaiting written confirmation of the same from Bedford Borough Council. Resolved 11th June 2018 (P18/167) to ensure restrictions proposed for Hall End (opposite the Chequers Inn PH) were completed in full. The clerk continues to chase. - P19/059 – 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	No further comments received.	N/A.	N/A.

	like-for-like basis. Resolved 9th May 2018 (P18/111) to request Historic England consider different works, however Historic England have since replied stating they wish to defer to Bedford Borough Council as local planning/conservation authority for further guidance. Resolved 10th April 2019 (FC19/059) to source accompany/individual qualified to assist with the works. • P18/154 – Transfer of parish council-owned streetlights 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. Clerk has been told the Borough Council are dealing with this, but they have several other parishes to deal with too and timescales are not yet known. • P18/183 – Works to St. Mary's cemetery extension hedgerow. Resolved 8th August 2018 (P18/183) that the height be reduced to improve visibility along the Church Road/Cause End Road junction. FA Bartlett Tree Experts have submitted a quote which has been forwarded to Bedford Borough Council, who will oversee and finance the proposed works. The clerk continues to chase. • P18/262 – Plot Reservation issue at Lorraine Road cemetery. An issue has occurred resulting in a reserved plot being too small to utilise. Resolved 28th November 2018 (P18/262) to allow the next of kin time to consider two possibilities which could resolve the issue. • P19/060 – Improved entrance signage at Lorraine Road cemetery. Resolved 30th January 2019 (P19/012) that suggestions for signage (including materials, location and costings) be submitted to the Clerk ahead of further discussions by this committee. Resolved 10th April 2019 (FC19/060) to obtain quotations for a sign similar to that at the cemetery entrance at Barton-le-Clay. • P19/024 – Bench adjacent to the Keeley Corner bus shelter (Bedford bound). Resolved 13th February 2019 (P19/024) to			
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	refurbish the bench using recycled plastic planks, keeping the concrete frame. • P19/113 – Remedial works to a cracked pavement within Lorraine Road cemetery. The clerk was asked to ensure the one estimate received was changed to a quotation and seek additional quotations also, using a weed killer and bitumen pour.			
P19/121	To receive and approve the Income & Expenditure report for all Planning & Environment cost centres and Earmarked Reserves report for all cost centres for 2019-20, to date and to resolve a suitable course of action.	Resolved to receive and approve both reports without further comment. Proposed: Cllr Quirk. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Governance and Accountability for Smaller Authorities in England 2019.
P19/122	a) Planning Applications – for resolution. 19/01313/FUL – 31 Hall End Road. Erection of three dwellings and two detached garages. (Please note the clerk has received permission from the case officer for an extension until Thursday 1st August 2019 to permit comments to be filed).	After detailed discussion it was resolved TO OBJECT using the following material considerations: • The proposal would extend the end of Hall End towards Keeley Lane and would set a precedence which could see encroachment and the two areas conjoined; • Access/egress to the site was poorly situated and the visual splay did not give sufficient access to see oncoming vehicles; • The road was too narrow to support the development and additional traffic; • A lack of pavement meant pedestrians had no choice but to walk in the (already narrow) road. Proposed: Cllr Quirk. Seconded: Cllr Noakes. Resolved by majority vote.	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	19/01397/FUL – 31 Haycroft. One and two storey rear extension with garage conversion. 19/01398/TPO – 7 Potters Cross. Yew – remove lower branches. b) Planning Approvals (by Bedford Borough Council) – for information only. 19/00956/FUL – 2 White Lion Close. Single storey front extension to link to existing detached garage. This council previously raised NO OBJECTION. 19/01003/FUL – 1 Foster Way. Single storey ear/side extension. This council made no comment as the scheduled meeting was not quorate. 19/01005/FUL – 2 Tithe Barn Road. Loft conversion with rear dormer and rooflights to front roof slope. This council made no comment as the scheduled meeting was not quorate. 19/01041/FUL – 12 St. Mary's Road. Single storey rear extension. This council made no comment as the scheduled meeting was not quorate. 19/01176/NMA (17/00666/MAO) – land south of Fields Road. Non-Material amendment for alterations to plot only including the repositioning of the bin store, transformer enclosure, reorientation of some car parking bays and	Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Noakes. Resolved by all present. Resolved NO OBJECTION. Proposed: Cllr Quirk. Seconded: Cllr Noakes. Resolved by all present. No further comments received.		
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	realignment of the entrance footway (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 reserved). This council previously raised AN OBJECTION. c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only. None. d) Planning Refusals (by Bedford Borough Council) – for information only. 19/00984/S73A and 19/00985/LBC – The Chequers Inn PH, 47 Hall End Road. Removal of timber/polycarbonate flat roof and replacement with metal/glass flat roof (development already carried out). This council made no comment as the scheduled meeting was not quorate. e) Planning (other – including Bedford Borough Council and the Secretary of State) – for information only. None.	No further comments received.		
P19/123	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved that application 19/01313/FUL be called in for consideration by the Full Planning Committee of Bedford Borough Council. Proposed: Cllr Quirk.	Clerk and BBCllr/Cllr Wheeler to take forward.	Town & Country Planning Act 1990 & subsequent.

		Seconded: Cllr Noakes. Resolved by all present.		
P19/124	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Resolved that Cllr Quirk attend the relevant meeting of the Full Planning Committee of Bedford Borough Council as representatives of Wootton Parish Council and that he have opportunity to speak in relation to application 19/01313/FUL. Proposed: Cllr Noakes. Seconded: Cllr Hensher. Resolved by all present.	Clerk and Cllr Quirk to take forward.	Town & Country Planning Act 1990 & subsequent.
P19/125	To consider works to improve the area known as The Pound on Bedford Road (opposite the Cock Inn PH and behind the parish council noticeboard) and to resolve a suitable course of action.	After discussion it was resolved the clerk would speak to Warner's of Bedford (current planters maintenance contractors) to discuss options before bringing those back to a future meeting of this committee. Proposed: Cllr Hensher. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

Meeting closed at 7.20pm.