



WOOTTON PARISH COUNCIL



3 Longden Close
Haynes
Bedfordshire
MK45 3PJ
Tel: 07531 930788
E-mail: woottonparishclerk@gmail.com
Website: woottonpc.bedsparishes.gov.uk



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WoottonParishCouncilBedfordshire](https://www.facebook.com/WoottonParishCouncilBedfordshire)

Minutes of the Meeting of the **Planning & Environment Committee** held on Wednesday 28th August 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), Bygraves, Lloyd and Noakes. BBCllr/Cllr Wheeler was in attendance and wished to comment on agenda item P19/150 (19/01590/FUL). Cllr Wheeler is also the Borough Councillor for Wootton. Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer) was in attendance.			
Absent (no apologies received)	None.			
Agenda no	Agenda item title	Resolution	Action	Power
P19/142	Apologies for absence. Cllr Hensher and Martin.	Noted for the minutes.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P19/143	Disclosure of local and/or disclosable pecuniary interests. No disclosures made.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P19/144	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.	N/A.	Localism Act 2011, Ch 7, s33.
P19/145	Report from outside organisations – for information only.	No further comments received.	Clerk to keep on file.	N/A.

	None.			
P19/146	List of correspondence received (copies of correspondence can be requested from the Clerk). None.	N/A.	N/A.	N/A.
P19/147	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 August 2019.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Bygraves. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P19/148	Matters arising from the minutes – for information only. • 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. Cllr O'Dell and BBCllr/Cllr Wheeler met with a representative from Bedford Borough Council on 30th July 2019 to push this forward. ▪ 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 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. Cllr Quirk and the clerk met with a potential	No further comments received.	N/A.	N/A.

	contractor on 31st July 2019 and a survey report has been received. Other potential contractors are being chased up. ▪ 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 and BBCllr/Cllr Wheeler continue to chase. ▪ P19/139 – 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. The clerk has written again to the next of kin. ▪ P19/137 – 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 and the clerk is currently obtaining planning permission. ▪ P19/141 – Remedial works to a cracked pavement within Lorraine Road cemetery. One quotation has been ruled out and the clerk is seeking further information from a second contractor.			
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	• P19/138 – Directional sign from Cause End Road for Lorraine Road cemetery. The clerk is submitting a request to Bedford Borough Council for the sign.			
P19/149	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 Bygraves. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Governance and Accountability for Smaller Authorities in England 2019.
P19/150	a) Planning Applications – for resolution. 19/01719/TPO – 153 Bedford Road. Ash – removal of two overhanging branches back to the main trunk. 19/01590/FUL – 41 and 43 Cause End Road. Demolition of existing dwellings and erection of eight residential units divided into four pairs of semi-detached houses.	Resolved TO OBJECT using the following material considerations: • Proposed works would leave the tree unbalanced and potentially at risk of falling and causing injury/damage; • Request made that Bedford Borough Council request their own professional arboriculturist to review and comment on the proposed works before determining the application. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present. Resolved TO OBJECT using the following material considerations: • The proposal was an overdevelopment of the site; • The proposal to demolish existing dwellings and replace with new dwellings would adversely affect the street scene; • The proposal would have an adverse effect on an adjacent Grade II listed building;	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	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.	• Concerns were raised over off-site/on-road parking – in an area already congested and within 15 metres of a shop and very busy junction with Lorraine Road; • Proposed new dwellings would back on to and overlook the adjacent lower school play area; • The proposal highlighted poor ingress and egress to the site, from Cause End Road; • Concerns were raised that Bedford Borough Council’s Highways Department had not yet provided a report on the proposal; • Point 9 on the application document contained data which differed from that shown within the draft plans. Proposed: Cllr Noakes. Seconded: Cllr Lloyd. Resolved by all present.		
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	e) Planning (other – including Bedford Borough Council and the Secretary of State) – for information only. None.			
P19/151	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Not applicable.	N/A.	Town & Country Planning Act 1990 & subsequent.
P19/152	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).	Not applicable.	N/A.	Town & Country Planning Act 1990 & subsequent.
P19/153	To receive a report from the clerk regarding a proposal for maintenance of the area known as The Pound, Bedford Road (opposite the Cock Inn PH) and to resolve a suitable course of action.	Resolved to accept the quotation without further amendment. Proposed: Cllr Bygraves. Seconded: Cllr Quirk. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

Meeting closed at 7.20pm.