



WOOTTON PARISH COUNCIL



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Minutes of the Virtual Meeting of the **Planning & Environment Committee** held via Zoom on Wednesday 9th September 2020 at 7.03pm.

Agenda no	Agenda item title			Power
Open Forum	There were was one member of the public present via Zoom who wished to observe and discuss agenda item P20/184 (20/01842/OUT). There were no other members of the public or press present via Zoom and so the meeting continued without adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs Quirk, (in the chair), Bygraves, Hensher, Lloyd, Noakes and Randell. In attendance Cllr Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton. In attendance: Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer).			
Absent (no apologies received)				
Agenda no	Agenda item title	Resolution	Action	Power
P20/176	Apologies for absence. None.	N/A.	N/A.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P20/177	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P20/178	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.
P20/179	Report from outside organisations – for information only.	N/A.	N/A.	N/A.

	None.			
P20/180	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
P20/181	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 26 th August 2020.	Resolved to receive and adopt. Proposed: Cllr Lloyd. Seconded: Cllr Noakes. Resolved by all present. (To be signed in person by the Chairman when Coronavirus (Covid-19) restrictions have been lifted).	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P20/182	Matters arising from the minutes – for information only. ▪ 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 contractor on 31st July 2019 and a survey report has been received. Other potential contractors continue to be chased. The clerk and Cllrs Lloyd and Quirk were due to meet Q1 2020 to determine a tender process but this has been placed on hold due to ongoing Coronavirus (Covid-19) restrictions. ▪ P18/154 – Transfer of parish council-owned streetlights to Bedford Borough Council. Resolved 27th June 2018 (P18/154)	No further comments received.	Clerk to keep on file.	N/A.

	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. The clerk provided Bedford Borough Council with latest risk assessments and inspection reports on 24th June 2020. ▪ 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 has been informed (18th August 2020) these works will now be carried out by Bedford Borough Council’s own contractors and BBCllr/Cllr Wheeler will liaise with Canon Ackroyd to inform him of latest developments. ▪ P20/061 – 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 has applied for a planning pre-application. The clerk is now obtaining planning permission and sourcing suitable contractors to quote for the works. ▪ P19/202 – Remedial works to a cracked pavement within Lorraine Road cemetery. Resolved 30th October 2019 (P19/202) to appoint Driveway Rejuvenation Ltd to undertake all remedial works. A quotation to pressure wash the area before carrying out remedial works has been accepted subject to clarification over the use of weed killer. ▪ P20/013 – War Memorial works and removal of adjacent conifers. FA Bartlett Tree Experts Ltd have been appointed to			
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	remove the conifers and carry out remedial works to the adjoining hedgerow and ash tree (the latter is growing into a highways street lighting column). The conifers have now been removed and Memorial Makeovers will complete the War Memorial works. This clerk has chased for timescales.			
P20/183	To receive and approve the Income & Expenditure report for all Planning & Environment cost centres and Earmarked Reserves report for all cost centres for 2020-21, 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 2020.
P20/184	a) Planning Applications – for resolution. 20/01793/FUL – 10 Bedford Road. First floor side extension. 20/01842/OUT – 18 and Land at 16 Bedford Road. Outline application for demolition of existing dwelling and erection of five dwellings with all matters reserved except for access.	Resolved NO OBJECTION. Proposed: Cllr Randell. Seconded: Cllr Bygraves. Resolved by all present. The member of the public spoke to raise concerns, not against the development per se, but how the outbuildings on the land would be disposed of, as it was suspected they contained asbestos. Concerns were also raised over machinery parts, oils and paints which had been stored on site for many years and potential soil contamination. The site itself was essentially waste land until clearance works began two years ago and was home to a variety of wildlife, including foxes, badgers and bats. A detailed discussion was then held by councillors and it was resolved TO OBJECT using the following material considerations: • The proposal represented an overdevelopment of the site; • The proposal was not in keeping with the street scene;	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	b) Planning Approvals (by Bedford Borough Council) – for information only. 20/01271/FUL – 87 Bedford Road. Single storey side and rear extension. This council previously raised no objection.	• The proposal did not accord with the parish council's emerging Neighbourhood Plan nor Bedford Borough Council's recently adopted Local Plan 2030; • The proposed access was too close to a bus stop on Bedford Road and would cause safety issues; • Access/egress to the site was too narrow and would compromise the visual splay, again causing safety issues and parking congestion on Bedford Road; • The proposal was sited along the safe route to school between the two lower school sites and would compromise children's safety; The following observations were also made: • Bedford Borough Council should oversee the safe removal of outbuildings on site which may contain asbestos; • Bedford Borough Council should also oversee the safe removal of machinery parts, oil and paint and check the site for soil contamination. Proposed: Cllr Randell. Seconded: Cllr Bygraves. 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. 19/01590/FUL – 41 Cause End Road. Condition 3 – Materials (Discharge of Condition). Permitted. This council previously raised an objection.	No further comments received.		
P20/185	To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.	Resolved that planning application 20/01842/OUT be called in for determination by the full planning committee of Bedford Borough Council. Proposed: Cllr Lloyd. Seconded: Cllr Noakes. Resolved by all present.	BBCllr/Cllr Wheeler and the clerk to take forward.	Town & Country Planning Act 1990 & subsequent.
P20/186	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.

Meeting closed at 7.28pm.