



WOOTTON PARISH COUNCIL



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Minutes of the **Planning & Environment Committee** meeting held on Wednesday 14th December 2022 at 7pm at
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

Agenda no	Agenda item title			Power
Open Forum	There was one member of the public present who wished to discuss and observe discussions on agenda item P22/273. There were no other members of the public or press present and so the meeting continued without further adjournment.			Public Bodies (Admissions to Meetings) Act 1960, s1(1).
Present	Cllrs O'Dell (in the chair), Bygraves, Hensher, Lloyd, Noakes and Randell. In attendance: Cllr Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton. Also in attendance: Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer).			
Absent (no apologies received)	Cllr Quirk.			
Agenda no	Agenda item title	Resolution	Action	Power
P22/265	Apologies for absence. None.	N/A.	N/A.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P22/266	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P22/267	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.
P22/268	Report from outside organisations – for information only.	N/A.	N/A.	N/A.

	None.			
P22/269	List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only. None.	N/A.	N/A.	N/A.
P22/270	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 30 th November 2022.	Resolved to receive and adopt. Proposed: Cllr Noakes. Seconded: Cllr Randell. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P22/271	Matters arising from the minutes – for information only. P21/262 + P22/214 – 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. The clerk provided Bedford Borough Council with latest risk assessments and inspection reports on 24th June 2020. Bedford Borough Council has since requested further testing which cannot be undertaken due to the style of columns and it was resolved 28th October 2020 (FC20/228) that Bedford Borough Council take on the columns if further testing is required. The further testing issue has now been resolved and the clerk is currently awaiting the relevant paperwork, confirming bar one minor issue, all is in order. Resolved 31st March 2021 (P21/082) to accept that paperwork and again request Bedford Borough Council take on the ownership/maintenance of the streetlights. The clerk has now been informed Bedford Borough Council will draft a scheme plan, costings and payback period for consideration and continues to chase for an update. Resolved 10th November 2021 (P21/262) to have Bedford Borough Council upgrade all parish council-owned streetlights to non-heritage style, on the understanding Bedford Borough Council would then adopt the same, at no additional expense to the parish council. Upgrade works	No further comments received.	N/A.	N/A.

	should be completed by the end of May 2022, however Bedford Borough Council has stated (9 th March 2022) two columns (one at Hall End and one at Potters Cross) are situated on private land (unadopted road) and cannot be upgraded/adopted *. Upgrade works were completed week commencing 12 th September 2022. Resolved 28 th September 2022 (P22/214) not to undertake any further maintenance works to the one silver-style column at Hall End. The clerk is awaiting further information from Bedford Borough Council regarding the final transfer.			
P22/272	To receive and approve the Income & Expenditure report for all Planning & Environment cost centres and Earmarked Reserves report for all cost centres for 2022-23, to date and to resolve a suitable course of action.	Resolved to receive and approve both reports without further comment. Proposed: Cllr Randell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to keep on file.	Joint Panel on Accountability and Governance for Smaller Authorities in England 2022.
P22/273	a) Planning Applications – for resolution. 22/01970/FUL – 44 Cause End Road. Proposed new dwelling and modifications to existing dwelling by blocking up of first floor side (east) window and the addition of front dormer, new access/crossover for existing dwelling. 22/02635/FUL – 62 Folkes Road. Relocation of 2m high fence.	Resolved TO OBJECT using the following material considerations: • The proposal was an over-development of the site; • Ingress/egress to the proposed development was on a dangerous apex in the road; • A replacement ash tree (in relation to a previous planning application at the same address – 19/00313/TPO) should remain. Proposed: Cllr Noakes. Seconded: Cllr Bygraves. Resolved by all present. Resolved TO OBJECT using the following material considerations: • The land in question was not in the applicant's ownership;	Clerk to take forward.	Town & Country Planning Act 1990 & subsequent.

	CB/22/04299/OUT – Land North of Cranfield Airport, College Road, Cranfield. Outline Application: with all matters reserved except for access, for the maintenance, repair and overhaul of aircraft and associated research and development activity, comprising up to 16 aircraft hangar bays, offices, workshops and storage buildings, compass swing pad and associated works, aircraft engine ground running enclosure and associated works, aircraft wash stand, airfield infrastructure works comprising construction of aprons, taxiways and runway works, upgrades of aeronautical ground lighting, and navigational aids, site perimeter fencing, drainage, car parking, security gate houses and controlled vehicle and pedestrian access, landscaping, earth bunds, earth works, electrical sub-stations, demolition works, utility works, temporary site office, modifications to public rights of way and modifications to the Crawley Road / College Road / Astwood Road highway junction. EIA development accompanied by an Environmental Statement. b) Planning Approvals (by Bedford Borough Council) – for information only.	• The proposal encroached onto a public highway; • The proposal would adversely affect the street scene; • The proposal would adversely affect safe ingress/egress to/from that and adjoining properties; • The proposal would also adversely affect light afforded to adjacent properties. Proposed: Cllr Noakes. Seconded: Cllr Bygraves. Resolved by all present. The resident in attendance sought to ensure that safeguards would be in place in relation to the number of permitted flights, timings of flights, plus height and speed of aircraft. BBCllr/Cllr Wheeler had received confirmation the flight path would be over Stagsden and that there would be a maximum of six flights per day, with no low or night flights. In light of BBCllr/Cllr Wheeler's findings it was resolved to make no further comment on this application, given the parish council had not formally been consulted in any event. Proposed: Cllr Noakes. Seconded: Cllr Bygraves. Resolved by all present.		
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	22/00923/ADV – Plot 4 and 5, Land South of Fields Road. Illuminated totem sign to the site entrance for building, HGV, car and pedestrian wayfinding. This council previously resolved NO OBJECTION. 22/01035/MAO – Land on the south of Keeley Lane. Outline application with all matters reserved except access, for residential development of up to 20 dwellings, public open space, landscaping, access to Keeley Lane, sustainable urban drainage systems and associated infrastructure. This council previously resolved NO OBJECTION. 22/01950/FUL – 26 Wootton Green. Conversion of and alterations to garage space to form accessible ground floor annexe with provision of first floor office space above including flat roof dormer to rear. This council previously resolved NO OBJECTION. 22/02082/FUL – 60 and 62 Hall End Road. First floor rear extension of 62 Hall End Road and two storey rear extension to 60 Hall End Road. This council previously resolved NO OBJECTION. 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). None.	No further comments received.	Clerk to keep on file.	
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P22/274	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.
P22/275	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.
P22/276	To consider remedial works to unsafe memorials at Lorraine Road cemetery and St. Mary's Churchyard/Churchyard extension following the latest risk assessment and to resolve a suitable course of action.	Resolved that the one headstone (in St. Mary's churchyard) identified as unsafe be laid down. It was believed a faculty would be required, so the clerk was instructed to contact the churchwardens at St. Mary's Church for further guidance before reporting back to this committee. Proposed: Cllr O'Dell. Seconded: Cllr Noakes. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.
P22/277	To review and approve the grass cutting tender documentation (including maps) ahead of commencement of the grass cutting tender process for 2023-2026 and to resolve a suitable course of action.	Resolved to review and approve all documentation with the following amendments: • Ensure the grass at Keeley End Pond was left to allow wildlife to flourish and tend to brambles only; • Ensure the paddock grass and entrance was cut upon request only. Proposed: Cllr Hensher. Seconded: Cllr O'Dell. Resolved by all present.	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

Meeting closed at 7.29pm.