

**MINUTES OF AN EXTRA-ORDINARY MEETING OF BARTON-LE-CLAY PARISH COUNCIL,**  
**HELD ON MONDAY 16<sup>th</sup> JUNE 2025**  
**AT THE VILLAGE HALL, HEXTON ROAD, BARTON-LE-CLAY AT 7.32PM**

Present: Councillors A Fletcher (Chair – Planning Committee), J Mikkelson, A Vale, S Laycock, J Selley, B Thomas, W Rudd, K Qureshi and A Tebb

In attendance: C Callen (Clerk), Central Bedfordshire Ward Councillors E Childs and A French, 2 representatives from Taylor Wimpey and 11 members of the public.

Minutes: C Callen

Councillor A Fletcher agreed to chair the meeting as Chair of the Planning Committee and Neighbourhood Plan Steering Group. This was agreed by all members in attendance.

**25/049 APOLOGIES FOR ABSENCE**

These were received from Councillors J Paxton and G Gardner.

**25/050 SPECIFIC DECLARATIONS OF INTEREST**

Members were reminded of the procedures regarding declaration of interests. There were none.

**25/051 PUBLIC QUESTION TIME**

Several members of the public were in attendance and raised concerns regarding the plans for the proposed development on Land East of Barton-le-Clay. These included drainage, wildlife corridors and biodiversity, 3-storey buildings, S106 document and facilities for the Village, ongoing maintenance and management of the site and drainage system, build programme, construction management plan, school area, make-up of housing, rights of way and street lighting. Representatives from Taylor Wimpey Planning team listened to the feedback and clarified some areas of concern and agreed to review others. The public were encouraged to submit their own comments to Central Beds Council in respect of the planning application

**25/052 LAND EAST OF BARTON-LE-CLAY PLANNING APPLICATION**

To consider planning application **CB/25/01641/RM, Land East of Barton-le-Clay**: Reserved Matters: following Outline Application CB//21/02409/OUT (Outline planning application (with all matters reserved except vehicular access from Higham Gobion Road) for up to 500 homes, a 2.1ha site for a lower/primary school, a 60 unit extra care facility (Use Class C2) and provision of public open space with associated infrastructure and earthworks.) EIA development accompanied by an Environment Statement. Reserved matters for approval of Appearance, Landscaping, Layout and Scale for 500 dwellings and open play areas.

Following discussion, Councillor Fletcher **PROPOSED** that the Parish Council submit an objection and comments in line with all the issues raised, particularly covering housing mix and bungalow protection, drainage, biodiversity, build programme, maintenance, streetlighting and facilities. This was **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED**.

**ACTION – Clerk to put together a suitable response based on these key areas and forward to members for final approval before submission.**

11 members of the public and 2 representatives from Taylor Wimpey left at 8.47pm

**25/053 PLANNING COMMITTEE REPORTS/UPDATE**

**053.1 Matters arising from previous Planning Committee not included within agenda – information only**

Ward Councillor Childs confirmed that the planning application in respect of 69 Manor Road had been called-in for consideration at the next Central Beds Council Development Management meeting.

**053.2 To receive the minutes of the Planning Committee meeting held on 24<sup>th</sup> March 2025 and to consider and ratify any recommendations contained therein**

The minutes were circulated to members prior to the meeting, there were no queries. Councillor Fletcher **PROPOSED** the receipt and ratification of the minutes of the meeting held on 24<sup>th</sup> March 2025, **SECONDED** by Councillor Thomas and **UNANIMOUSLY CARRIED**.

053.3 **Update on planning applications refused/granted**

A list of application decisions was circulated to members prior to the meeting. This was noted.

053.4 **To consider new planning applications or delegate authority to respond to committee:**

**CB/25/01669/FULL, 81 Norman Road:** Single storey front, side and rear extensions, with roof lights. Original converted garage, previously to utility and store room, now part of the extension.

- No comments

**CB/25/01672/FULL, 67 Bedford Road:** Part conversion of the detached garage with the creation of a first floor with a side dormer and side roof lights, use for a home office with a gym and motorbike garage to the ground floor.

Councillor Fletcher disclosed a non-pecuniary interest as a neighbour.

Following discussion, Councillor Selley **PROPOSED** the following objection, **SECONDED** by Councillor Vale **with 6 in favour and 3 abstentions**.

OBJECT – The Parish Council object to the proposed garage conversion. They consider this to be an overdevelopment of the site, which is inappropriate within the Conservation Area. The addition of a first floor and roof would make the building more intrusive to the neighbouring properties and would impact the street scene. The extension adds no overall quality to the area, as stated in NPPF Section 12, and does not enhance the appearance of the Conservation area and neighbouring listed building (69 Bedford Road). However, if planning permission is granted, consideration should be given to ensure there is no increased vehicle movements to and from the site and that the office is used for no other purpose than incidental to the main dwelling.

**CB/25/01673/FULL, Rear of 41 Manor Farm Close:** Construction of a detached dwelling.

Following discussion, Councillor Fletcher **PROPOSED** the following objection, **SECONDED** by Councillor Selley and **UNANIMOUSLY CARRIED**.

OBJECT – The Parish Council object to the proposed new dwelling. They consider this to be an overdevelopment of the site, with the creation of a 3-bed detached property in the garden of the existing house (which is a large 4-bed property with double garage), and frontage onto Manor Road. In September 2023, the Parish Council objected to the creation of a new entrance driveway cutting across amenity land at the rear of this property onto Manor Road, at the busy junction with Norman Road. The new dwelling now proposed on this site is considered too large for the plot and will see parking issues with insufficient safe off-road and visitor parking. The Neighbourhood Plan is at Regulation 16 (Submission Consultation) and as such increasing weight can be given. This proposed dwelling does not meet Policy DND2, given its size on plot, frontage, etc. As detailed in the Barton-le-Clay Design Guide DG6, infill or backland developments that alter the street scene and amenity space of neighbouring properties are discouraged and, therefore, the Parish Council object to this application.

**25/054 ITEMS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA**

There were none.

The meeting closed at 9:20 pm

**I certify these minutes are a true and correct record of the Parish Council Extra-Ordinary meeting held on 16<sup>th</sup> June 2025**

**Dated this the 14<sup>th</sup> July 2025**

**COUNCILLOR J PAXTON  
CHAIRMAN**