

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL  
ON MONDAY 28<sup>th</sup> MARCH 2022 COMMENCING AT 7.33pm**

**Present:** Councillors Mrs G Gardner (Chair), Mr N Day, Mr S Laycock, Mrs A Miller, Mrs B Thomas (ex-officio) and Mr J Paxton (ex-officio)

**Attending:** Mrs C Callen (Clerk)

**Minutes Taken by:** Mrs C Callen

**21/602 APOLOGIES FOR ABSENCE** – Councillor Mr J Roberts.

**21/603 SPECIFIC DECLARATIONS OF INTEREST** (*Cllrs may make declarations pertaining to the agenda at this point or at any point during the meeting*)

Councillor Miller disclosed a non-pecuniary interest in 21/608 (Maple House, Nicholls Close), as a neighbour.

**21/604 MATTERS ARISING**

Several Councillors attended the public exhibition at Wrest Park last week regarding the proposed 'Greenwoods' new development. A link to the website for the project was shared with all councillors, for further information. No new formal application has yet been submitted to Central Beds Council for consideration.

**21/605 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28<sup>th</sup> FEBRUARY 2022**

A copy of the minutes was provided to all members ahead of the meeting. Councillor Gardner **PROPOSED** approval of the minutes of the Planning meeting held on 28<sup>th</sup> February, **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**.

**21/606 UPDATE ON PLANNING APPLICATIONS REFUSED/GRANTED**

The list of planning application decisions was circulated to members prior to the meeting. A copy is provided within the minutes. This was acknowledged by members.

**21/607 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY**

There were no new updates.

**21/608 TO CONSIDER NEW PLANNING APPLICATIONS:**

**CB/22/00925/VOC, Maple House, Nicholls Close:** Variation of Condition Number 4 of planning permission CB/21/02036/FULL (New garage with Office above) – Change the drawings

Following discussion, Councillor Gardner **PROPOSED** the following objection, **SECONDED** by Councillor Paxton and **with 5 in favour and 1 abstention:**

– Object: The Parish Council object to the new configuration of the garage which has been built. This has been done to allow for business use and not domestic, as originally intended, and will increase the traffic/parking requirement for deliveries and collections. The loss of the three parking spaces originally allocated to Maple House, were replaced by the new garage. The addition of a front door, entrance hall and storage area now mean there is insufficient off-road parking for the cars, in accordance with the original plan. As listed under Condition 3 of CB/21/02036/FULL, the garage must only be used for parking provision to retain off-street parking and minimise impact on road-users – this is no longer the case. In addition, the original parking spaces allowed for the bungalow at the rear of the site (CB/19/03808/FULL) have been fenced across, reducing space in the front of that property for parking and turning. The recent rear-extension at 67 Bedford Road (allowed under permitted development) has also reduced the parking space and vehicle access on the combined site. The addition of windows at the rear of the garage, mean they are now overlooking the neighbouring property.

**CB/TRE/22/00135, 1 Manor Farm Close:** Works to Trees Subject to a Tree Preservation Order: Fell 2 Ash Trees (T2 and T3) protected by TPO 06/1994 and listed as T2 and T3

Following discussion, Councillor Day **PROPOSED** the following objection, **SECONDED** by Councillor Miller and **UNANIMOUSLY CARRIED:**

– Object: The Parish Council value the visual amenity and biodiversity that trees provide. They are opposed to felling works to existing semi-mature or mature indigenous trees unless there is a specific reason for doing so, such as disease or damage to property. In this case, the trees in question are covered by a Tree Preservation Order and there is no explanation for the need to fell. Therefore, the Parish Council object, in line with its policy as stated above, to the felling of apparently healthy trees.

**CB/22/00899/FULL, 13 Arnold Close**: Two storey rear and side extension, and a replacement garage

- *No comments.*

**21/609 UPDATE ON THE NEIGHBOURHOOD PLAN**

Councillor Miller advised that the Neighbourhood Plan newsletter and Housing Needs Survey have now been delivered to every household in the Village for information and completion. The Steering Group also held a consultation event outside the Co-op on 26<sup>th</sup> March. This was successful, with good engagement with residents and lots of feedback collected which will now be analysed to ensure it is captured within the Plan. The next meeting will be held on 4<sup>th</sup> April.

**21/610 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA**

Councillor Miller advised that The Bull Public House has been put up for sale, following the refusal of planning permission for part-conversion to dwellings last year.

Central Beds Council are currently consulting on their Design Guide before it is updated. Members reviewed the survey questions and agreed a collective response. The response was **PROPOSED** by Councillor Gardner, **SECONDED** by Councillor Miller and **UNANIMOUSLY CARRIED**.

**ACTION – Clerk to submit the Survey response on behalf of the Parish Council, as agreed. Members encouraged to complete their own feedback as appropriate.**

The latest CPRE Bedfordshire Matters magazine has been received, which includes several useful articles on Planning and Neighbourhood Planning. It also includes feedback from the recent protest walk from Wrest Park against the development of the 'Greenwoods' site, north of Barton-le-Clay. The magazine is available for members to read from the Parish Office.

Meeting closed at 8.30pm