

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON TUESDAY 3rd MAY 2022 COMMENCING AT 7.33pm**

Present: Councillors Mrs G Gardner (Chair), Mr J Roberts (Vice-chair), Mr N Day, Mrs A Miller and Mrs B Thomas (ex-officio)

Attending: Mrs C Callen (Clerk) and Mrs S Cowie (Assistant Clerk)

Minutes Taken by: Mrs C Callen

21/628 APOLOGIES FOR ABSENCE – Councillors Mr S Laycock and Mr J Paxton.

21/629 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 21/634 (Maple House, Nicholls Close), as a neighbour.

21/630 MATTERS ARISING

There were none.

21/631 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28th MARCH 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 28th March, **SECONDED** by Councillor Miller **with 4 in favour and 1 abstention**.

21/632 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.

21/633 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were no new updates.

21/634 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/22/00876/FULL, 32 Higham Gobion Road: First floor box dormer to front and back of roof, to match neighbouring houses

Following discussion, Councillor Gardner **PROPOSED** the following comments, **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED:**

– Comment: The Parish Council feel that the application is unclear. The addition of the front and rear dormer windows allows for three bedrooms on the first floor. The Plans appear to have retained the two existing bedrooms on the ground floor, making the property a 5-bed dwelling. There is no parking plan provided but there would be insufficient off-road parking if this is correct.

CB/22/01407/FULL, 3 Grays Close: Single storey front extension

- *No comments.*

CB/TRE/22/00209, 55-57 Hexton Road: Works to a tree protected by Tree Preservation Order SB/98/00015/T1 and within a Conservation Area: Remove 1 ivy covered tree close to the road boundary

Following discussion, Councillor Gardner **PROPOSED** the following comments, **SECONDED** by Councillor Miller and **UNANIMOUSLY CARRIED:**

– Comment: 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. The emerging Neighbourhood Plan is looking to stipulate that if a tree subject to a TPO requires felling, it is replaced by a tree of appropriate maturity. In this case, the tree in question covered by a Tree Preservation Order appears to be in poor health. Therefore, if the Tree Officer recommends it should be felled, the Parish Council request that another tree is planted in the location to replace it.

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 to drawings
Following discussion, Councillor Gardner **PROPOSED** the following objection, **SECONDED** by Councillor Roberts **with 4 in favour and 1 abstention:**

– Object: The Parish Council object to the new configuration of the garage which has been built. The location of the garage has resulted in the loss of off-road parking, and any vehicles that park in front of the garage will now block the footpath. The Parish Council wish to reiterate their previous response provided on 29th March 2022, as follows: The new garage layout 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.

21/635 TO ACKNOWLEDGE RECEIPT OF THE CENTRAL BEDFORDSHIRE COUNCIL CONSULTATION ON ‘STATEMENT OF COMMUNITY INVOLVEMENT’ AND TO CONSIDER ANY RESPONSE

Central Beds Council are currently consulting on their Statement of Community Involvement. Details of the consultation have been publicised on local noticeboards and Social Media, encouraging residents to have their say. Members discussed and agreed that in the absence of a local newspaper covering the Village, CBC should provide details to the Parish Council to publicise planning process documentation. The response was **PROPOSED** by Councillor Gardner, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

ACTION – Clerk to submit the Consultation response on behalf of the Parish Council, as agreed.

21/636 UPDATE ON THE NEIGHBOURHOOD PLAN

The Housing Needs Survey deadline has now passed and the report from BRCC is awaited. The Green Infrastructure Survey has been requisitioned from the Greensand Trust. A newsletter for local businesses has been prepared and will be distributed during May. The Clerk is arranging a meeting with the CBC Neighbourhood Involvement Officer to discuss feedback on the draft Policies ahead of the next Steering Committee meeting. The next meeting of the Committee will be held on 24th May 2022.

21/637 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There were none.

Meeting closed at 8.05pm