

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL  
ON MONDAY 20<sup>th</sup> JUNE 2022 COMMENCING AT 7.30pm**

**Present:** Councillors Mrs A Miller (Vice-chair), Mr N Day, Mr S Laycock, Mrs B Thomas (ex-officio) and Miss G Widdowfield (ex-officio)

**Attending:** Mrs C Callen (Clerk) and 5 members of the public

**Minutes Taken by:** Mrs C Callen

**22/055 APOLOGIES FOR ABSENCE** – Councillors Mrs G Gardner and Mr J Roberts.

**22/056 SPECIFIC DECLARATIONS OF INTEREST** (*Cllrs may make declarations pertaining to the agenda at this point or at any point during the meeting*)

Councillor Day disclosed a non-pecuniary interest in 22/061 (6 Bedford Road), as a neighbour.

**22/057 MATTERS ARISING**

Central Beds Council (CBC) have advised that a six-week consultation on two new planning guidance documents began on 15<sup>th</sup> June:

- Electric Vehicle Charging: Guidance for New Developments Supplementary Planning Document (SPD)
- Developing in the Forest of Marston Vale: Design Guidance SPD

The consultations will end on Thursday 28<sup>th</sup> July 2022. They will be considered at the next Full Council meeting.

CBC have issued an update regarding the M1/A6 Link Road project – they have approved use of a Compulsory Purchase Order power to acquire land, if required.

**22/058 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3<sup>rd</sup> May 2022**

A copy of the minutes was provided to all members ahead of the meeting. Councillor Miller **PROPOSED** approval of the minutes of the Planning meeting held on 3<sup>rd</sup> May, **SECONDED** by Councillor Day **with 3 in favour and 2 abstentions**.

**22/059 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.

**22/060 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY**

There were no new updates.

**22/061 TO CONSIDER NEW PLANNING APPLICATIONS:**

**CB/22/01869/FULL, 6 Bedford Road:** Alterations to ground floor and a new first floor extension for form additional office space change of use from A2 (E) to (E) & (B8) internal store room.

Members of the public who were present were invited to speak about their concerns with the application, as neighbours of the property in question. They were encouraged to submit their individual objections.

(5 members of the public left at 7.55pm)

Following discussion, Councillor Widdowfield **PROPOSED** the following objection, **SECONDED** by Councillor Miller **with 4 in favour and 1 abstention**:

– Object: The Parish Council object to this application on the following grounds: change of use from A2 (E) Financial & Professional Services to (E) Provision of other appropriate services in a commercial, business or service locality & (B8) Storage or distribution. It is understood the changes are required for an air-conditioning business to be run from the site, including a showroom and store. The Parish Council are concerned regarding the additional vehicles and vans coming up the one-way section of road, turning into Horsler Close, which is unadopted and block-paved, and causing damage to the roadway. There is also very limited turning space in the Close and there are potential access issues for emergency vehicles if the road gets blocked by vans and deliveries to the business.

The other concern is the additional first floor extension with a pitched roof on top – this will significantly increase the size of the building, albeit on the same footprint. The site is located within the Barton Conservation Area and the proposal appears to be inappropriate in a row of residential properties in this area, many of which have significant character. It will also block light and views for the neighbouring houses. The materials proposed for the extension are unclear (render and cladding finishes) and could impact on the street scene if industrial and not in keeping with the area.

**CB/22/01393/FULL, 21 York Close:** Two storey side and rear extension

- *No comments.*

**CB/22/01719/FULL, 23 York Close:** Proposed single storey side and rear extension

- *No comments.*

**CB/22/01703/REG3, Arnold Academy, Hexton Road:** Demolition of an existing modular building and replaced by a new modular building

- *No comments.*

**CB/TRE/22/00281, Tall Trees, 16 Manor Road:** Works to trees protected by Tree Preservation Order SB/94/00006 G2 & G3: 3 Sycamore and 1 Ash Tree to be reduced by 1/3 to shape and remove 2 Ash Trees to ground level

Following discussion, Councillor Miller **PROPOSED** the following comments, **SECONDED** by Councillor Widdowfield 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 trees in question covered by a Tree Preservation Order appear to be in poor health and potentially damaging to neighbouring properties. Therefore, if the Tree Officer recommends they should be felled, the Parish Council request that another tree is planted in the location to replace them. The Parish Council will follow the advice and recommendation of the Tree Officer with regards to the shaping works to the other trees proposed.

**CB/22/02224/FULL, 41 Washbrook Close:** Proposed rear Orangery (existing conservatory to be removed)

- *No comments.*

**22/062 TO ENDORSE GRAVENHURST PARISH COUNCIL OBJECTION TO PLANNING APPLICATION CB/22/01804/OUT**

A copy of the draft objection document was provided to members ahead of the meeting, for review. Councillor Day **PROPOSED** to formally endorse support for the Gravenhurst Parish Council's objection document, **SECONDED** by Councillor Thomas and **UNANIMOUSLY CARRIED.**

**22/063 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA**

Councillor Miller advised that Ramsey Manor Lower School are currently consulting with parents regarding a proposed change of hours for the school. They are looking to operate from 8.40am to 3.30pm Monday to Thursday and 8.40am to 2pm on Friday. This brings the hours in line with Arnold Academy. Concerns were raised regarding the impact this will have on traffic management in an already over busy area, where the school times are currently staggered.

**ACTION – Clerk to write to the School Governors to express the concerns of the Parish Council.**

Meeting closed at 8.28pm