

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 31st OCTOBER 2022 COMMENCING AT 7.30pm**

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

Attending: Mrs C Callen (Clerk) and Councillor Mr J Paxton

Minutes Taken by: Mrs C Callen

22/233 APOLOGIES FOR ABSENCE – Councillor Miss G Widdowfield.

22/234 SPECIFIC DECLARATIONS OF INTEREST (*Cllrs may make declarations pertaining to the agenda at this point or at any point during the meeting*)

Councillor Laycock disclosed a non-pecuniary interest in 22/239 (2 and 16 Church Road), as a neighbour. Councillor Day disclosed a non-pecuniary interest in 22/239 (16 Church Road), as a family connection to the architect.

22/235 MATTERS ARISING

Councillor Gardner welcomed Councillor Rudd onto the Committee.

Re: **Minute no. 22/195.6** – Councillors Thomas, Paxton and the Clerk met with Central Beds Council (CBC) Rights of Way officers at O'Dell's Pocket/FP2 on 13th October to discuss plans to improve the footpath that will join the new Taylor Wimpey Development to the Village via Manor Road. They agreed to resurface the footpath (2m wide), clear O'Dell's Pocket and install a new 2m wide bridge on O'Dell's Pocket to remove the dog-leg path and widen the crossing for users. Costings have been provided to the Developers to include in the S106 Agreement.

Councillor Paxton and the Clerk had an online meeting with CBC Planning Officer and CBC Highways on 14th October regarding the funding allocated in the S106 Agreement for road improvements. Councillor Paxton provided a summary of the discussion.

ACTION – Clerk to write to CBC Highways/Planning, and copy in Ward Councillors Shingler and Dalgarno, to express the Parish Council's objection to the S106 funding decision regarding highways improvements.

22/236 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20th JUNE 2022

A copy of the minutes was provided to all members ahead of the meeting. Councillor Thomas **PROPOSED** approval of the minutes of the Planning meeting held on 20th June, **SECONDED** by Councillor Laycock **with 4 in favour and 3 abstentions.**

22/237 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.

22/238 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were no new updates.

22/239 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/22/03811/FULL, 10 Cromwell Road: Demolition of rear conservatory and pre-fabricated garage. Single storey front extension, side entrance porch, single storey rear extension with flat roof and roof light and replacement of garage with single storey extension.

Following discussion, Members agreed that they had no comments regarding the plans but requested that consideration be given to the possibility of asbestos in the pre-fabricated garage being demolished. **ACTION – Clerk to raise the Environmental Health & Safety issue and request any demolition work is undertaken safely in case of asbestos being present.**

CB/22/03934/FULL, 68 Higham Gobion Road: Proposed loft conversion including replacement roof and raising of ridge with front and rear dormers and side extension and front porch.

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

– **OBJECT:** The Parish Council object to the proposed planning application, which would see the loss of another bungalow within the Village and goes against the feedback from the emerging Neighbourhood Plan. The proposal represents over development of the site. The parking plan shows space for 3 cars for the increase to a large 4-bed property but the available area for a car at the side of the property is not considered adequate.

CB/TCA/22/00562, 2 Church Road: Works to trees within a Conservation Area: removal of 2 Beech Trees.

Following discussion, Councillor Roberts **PROPOSED** the following objection, **SECONDED** by Councillor Miller **with 6 in favour and 1 abstention:**

- **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. The trees in question are situated within the Conservation Area and there is no justification for them to be removed included within the planning application. Therefore, the Parish Council object to the proposal but will follow the advice and recommendation of the Tree Officer, particularly with any maintenance works required to the trees.

CB/22/04105/FULL, 16 Church Road: Demolition of existing single storey rear extension, new single storey rear extension with first floor dormer window to northern roof, addition of 1no. rooflight to southern single storey roof, and replacement of existing windows and doors.

- *No comments.*

CB/22/04131/FULL, 8 York Close: Part single part two storey side and rear extensions.

- *No comments.*

22/240 TO CONSIDER CENTRAL BEDS COUNCIL STRATEGY REGARDING GARAGES WHEN LOOKING AT OFF-ROAD PARKING SPACES AND AGREE ANY FURTHER ACTIONS

Several recent planning applications have been approved by Central Beds Council (CBC), despite the Parish Council's objection based on insufficient parking, following the demolition or blocking of a garage. CBC comments state that the existing garages are not in line with their Design Guide and so cannot be counted as a valid space, so nothing has been lost.

After discussion, members agreed that any new builds should follow the Design Guidelines. However, historically, garages were considered acceptable in size and minimise any on or off-street parking issues. Therefore, it was felt inappropriate that existing properties should be impacted by this guide.

ACTION – Clerk to write to CBC Planning Department regarding the Parish Councils views and to seek further clarification.

22/241 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There were none.

Meeting closed at 8.22pm