

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 23rd JANUARY 2023 COMMENCING AT 7.30pm**

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

Attending: Mrs C Callen (Clerk)

Minutes Taken by: Mrs C Callen

22/398 APOLOGIES FOR ABSENCE – Councillors Miss G Widdowfield and Mr J Roberts.

22/399 SPECIFIC DECLARATIONS OF INTEREST (*Cllrs may make declarations pertaining to the agenda at this point or at any point during the meeting*) – There were none.

22/400 MATTERS ARISING

There were none.

22/401 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21st NOVEMBER 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 21st November, **SECONDED** by Councillor Fletcher **with 5 in favour and 1 abstention**.

22/402 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.

22/403 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were no updates.

22/404 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/22/04895/FULL, 24 Higham Gobion Road: Loft conversion with front and rear dormers, and replacement of existing rear extension pitched roof with flat deck

Following discussion, Councillor Gardner **PROPOSED** the following comment, **SECONDED** by Councillor Fletcher and **UNANIMOUSLY CARRIED:**

Comment – The Parish Council are disappointed to see the loss of another bungalow within the Village, which goes against the feedback from the emerging Neighbourhood Plan to retain bungalow provision.

CB/22/04538/FULL, 85 Bedford Road: Installation of a cash point machine

The Parish Council are pleased to see the replacement of a vital facility for the Village.

- No Comments

CB/22/04751/FULL, 7 Hexton Road: Partial demolition and rebuild of front cottage, remove chimney, new canopy across frontage, new porch to rear, replace windows and doors, demolish existing barn and erect a new cart shed. Installation of solar panels

- No comments

CB/22/04704/FULL, 137 Manor Road: Proposed porch, single storey side extension, raising of existing rear extensions roof height, alterations and replacement garage

Following discussion, Councillor Day **PROPOSED** the following comment, **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED:**

Comment – Whilst the Parish Council have no concerns regarding the proposed extensions and alterations, they would like to see consideration given to the delivery times for building materials and vehicles attending the site, given its close proximity to the Village Lower School where there are constant parking and congestion issues at key times during the day.

CB/23/00075/FULL, 59 Manor Road: New build 3 bedroom dwelling

Following discussion, Councillor Fletcher **PROPOSED** the following objection, **SECONDED** by Councillor Rudd and **UNANIMOUSLY CARRIED:**

OBJECT – The Parish Council object to the proposed planning application to build a 3-bedroom dwelling in the garden of a property recently re-developed from a bungalow to a 2-storey house. The proposed development would create a very crowded and over-developed appearance within the street scene, being very close to both No.59 and No.55 Manor Road. Other properties within the vicinity of the proposal on Manor Road are existing semi-detached or detached properties, generally on slightly larger plots with good spacing between each unit, in keeping with the Area of Special Character. Access to the property will be required onto Manor Road at an already busy junction, which is also of concern to the Parish Council. Whilst the Plans have been amended to show an off-road turning circle for the new dwelling, this appears to be encroaching onto the land in front of No 59 as there is insufficient space on the proposed new plot.

22/405 TO REVIEW AND AGREE THE PARISH COUNCILS ACTION PLAN 2023/24 FOR THE PLANNING COMMITTEE

The draft Plan has been drawn up by the Clerk, following the Budget review at the end of 2022. The committee were happy with the plan in respect of Planning to be put forward for adoption at the next Full Council meeting. The main project is the completion of the Neighbourhood Plan. Therefore, Councillor Gardner **PROPOSED** the approval of the draft 2023/24 Planning Action Plan. This was **SECONDED** by Councillor Fletcher and **UNANIMOUSLY CARRIED**.

22/406 UPDATE FROM THE NEIGHBOURHOOD PLAN STEERING GROUP MEETING HELD ON 19TH JANUARY 2023

Councillor Fletcher advised that the Locality Grant to complete a Design Code for the Village had been approved and this will now be progressed. The Green Infrastructure Plan is also moving forward, with an initial draft expected shortly. Members of the Steering Group are meeting with the Greensand Trust in early February to discuss the need for any further consultations. The emerging Draft Neighbourhood Plan has been updated with the latest 2021 Census data. Final production of the draft plan has been delayed, pending the completion of the supplementary plans but should be completed by mid-2023.

22/407 TO CONSIDER AND APPROVE THE ENGAGEMENT WITH DEVELOPERS POLICY

The Clerk has undertaken the bi-annual review of the Policy and highlighted proposed changes in yellow. A copy of the revised document was provided to members ahead of the meeting. Councillor Gardner **PROPOSED** approval of the updated Engagement with Developers Policy v2.0, **SECONDED** by Councillor Fletcher and **UNANIMOUSLY CARRIED**.

22/408 TO ACKNOWLEDGE THE CENTRAL BEDS COUNCIL CONSULTATIONS ON THE DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT AND HOUSING POLICY TECHNICAL GUIDANCE SPD AND CONSIDER ANY RESPONSE

Details were shared with members ahead of the meeting. Paper copies of the proposed documents have been printed off for future reference. Members acknowledged the consultations and, after discussion, agreed no response to be submitted.

22/409 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 8.05pm