

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 20th FEBRUARY 2023 COMMENCING AT 7.30pm**

Present: Councillors Mrs A Fletcher (Vice-chair), Mr J Roberts, Mr N Day, Mr W Rudd, Mrs B Thomas (ex-officio) and Miss G Widdowfield (ex-officio)

Attending: Mrs C Callen (Clerk)

Minutes Taken by: Mrs C Callen

22/461 APOLOGIES FOR ABSENCE – Councillors Mrs G Gardner and Mr S Laycock.

22/462 SPECIFIC DECLARATIONS OF INTEREST (*Cllrs may make declarations pertaining to the agenda at this point or at any point during the meeting*) – Councillor Day expressed a non-pecuniary interest as a neighbour of 6 Bedford Road.

22/463 MATTERS ARISING

Councillor Shingler has advised that the Planning Application CB/22/04166/FULL re 6 Bedford Road will not now be called-in. Amended Plans have been submitted to Central Beds Council (CBC) with lesser impact to the neighbouring properties. The Highways Officer and the Landscape Officer have withdrawn their objections. The design of the property is now similar to that approved in 2019 and the change of use within the same general category is insufficient to refuse the application. It will not be going back out for consultation. Several neighbours are still not happy with the amended plans and have emailed the Planning Officer with their concerns, copying the Parish Council into their correspondence. Following a discussion regarding the application, Councillor Fletcher **PROPOSED** that the Parish Council email the Planning Officer to endorse the residents objections. This was **SECONDED** by Councillor Thomas **with 5 in favour and 1 abstention**.

Re: CB/22/04257/FULL, 67 Bedford Road: First floor garage extension – notification has been received that an appeal has been made by the applicant following CBC refusal of the planning permission. There is no opportunity to submit further comments but all representations have been forwarded to the Planning Inspectorate.

The next meeting of the Neighbourhood Plan Steering Committee is on 23rd February.

22/464 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23rd JANUARY 2023

A copy of the minutes was provided to all members ahead of the meeting. Councillor Fletcher **PROPOSED** approval of the minutes of the Planning meeting held on 23rd January, **SECONDED** by Councillor Day **with 4 in favour and 2 abstentions**.

22/465 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.

22/466 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were no updates.

22/467 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/22/04637/FULL, 18 Church Road: Part single, part two storey rear extensions and internal alterations

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 for a grade 2 listed building. They feel that the rear extension is disproportionate in size to the existing cottage and is out of character for the site, which is situated within the Conservation area. The extended property would be visible from both the Recreation Ground to the west and the Nature Reserve Area of Outstanding Natural Beauty to the south. The Design and Access/Heritage Statement refers to the neighbouring property, 16 Church Road, which has recently had planning permission granted. However, this was to tidy up historic additions and did not include a large new extension. Whilst the Parish Council acknowledge that the revised plans now proposed have been drawn up more sympathetically than

those withdrawn in 2022, they still feel that the design and size detract from the original heritage of the cottage.

CB/22/04638/LB, 18 Church Road: Listed Building: Part single, part two storey rear extensions and internal alterations – as per above discussion.

CB/23/00307/FULL, 15 Ashby Drive: Two storey rear extension, following demolition of existing conservatory, creation of 2 new first floor side windows

Following discussion, Councillor Roberts **PROPOSED** the following comment, **SECONDED** by Councillor Widdowfield and **UNANIMOUSLY CARRIED:**

Comment – Whilst the Parish Council have no concerns regarding the proposed extension, they would like to see consideration given to the 2 new side windows to ensure they are not overlooking the neighbouring property. Suitable obscure glazing to be used, if necessary.

CB/23/00270/FULL, 10 Dunstall Road: Single storey rear/side extension, porch, internal alterations and dropped kerb

- 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, it was agreed to reiterate the previous comments made when this application was considered at the meeting on 23rd January.

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.

22/468 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

The Clerk advised that the next Central Beds Council Topic session is to discuss the Design Guide Supplementary Planning Document on 1st March 2023 at 6.30pm. The Council have already arranged a meeting on the same evening regarding the Heritage Garden. It was agreed to share the details

Meeting closed at 8.00pm