

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 27th MARCH 2023 COMMENCING AT 7.32pm**

Present: Councillors Mrs G Gardner (Chair), Mrs A Fletcher (Vice-chair), Mr S Laycock, 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

22/541 APOLOGIES FOR ABSENCE – Councillor Mr J Roberts.

22/542 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.

22/543 MATTERS ARISING

There was none.

22/544 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20th FEBRUARY 2023

A copy of the minutes was provided to all members ahead of the meeting. Councillor Day **PROPOSED** approval of the minutes of the Planning meeting held on 20th February, **SECONDED** by Councillor Fletcher **with 5 in favour and 2 abstentions**.

22/545 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.

22/546 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were no updates.

22/547 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/22/04166/FULL, 6 Bedford Road: Erection of a first floor to form additional office space, alterations to ground floor windows and doors (amendments)

Members reviewed the amendments to the previous plans already discussed, following input from the Conservation Officer. After consideration, Councillor Fletcher **PROPOSED** the following objection, **SECONDED** by Councillor Widdowfield **with 6 in favour and 1 abstention**.

OBJECT – The Parish Council acknowledge the proposed changes to improve the appearance of the building to make it more in keeping with the surrounding area. However, they maintain their previous objection to the proposed planning application and consider that the revised building and location are still not suitable for the use of the building now intended. The Parish Council remain concerned regarding the additional vehicles and vans coming up the one-way section of road to access the building. However, if the Planning Officer is of a mind to still grant planning permission, then the Parish Council request that full consideration is given to conditions during the construction stage, to limit access to the site and ensuring building supplies are retained within the confines of the development and do not impact on the access to Horsler Close or the one-way street. The additional first floor extension will significantly increase the size of the building, albeit on the same footprint, and impact the surrounding properties.

CB/23/00880/FULL, 13 Windsor Road: Single storey side extension to create a new annex
- No Comments

CB/23/00644/FULL, 58 Osborn Road: Erection of new build 2 bedroom dwellinghouse with alterations and single storey rear and first floor side extension to existing dwelling with new dropped kerb access

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

OBJECT: The Parish Council object to this application. The current property is semi-detached and in keeping with the properties typical in that area of the road. By building the attached dwelling (Plot 58A), it will create a terracing effect and have a negative impact on the street scene, as well as

encroaching over the building line on the corner plot on the road and reducing the garden area. Whilst the applicants have addressed parking access for the two properties, the Parish Council question whether the tandem parking at the rear of the properties will be effectively used or result in more on-street parking on an already busy residential road.

22/548 UPDATE FROM THE NEIGHBOURHOOD PLAN STEERING GROUP MEETING HELD ON 23rd MARCH 2023

Councillor Fletcher gave an update from the last meeting. A site visit with Design Guide team at AECOM has been held to look at design features around the Village. The Green Infrastructure Plan is progressing, with a further consultation planned at the Community event on 8th May. A meeting with the Doctors surgery has been held – support for any future expansion applications was confirmed. A review of the local dentist offering is now planned. The Education section of the Plan has been agreed.

22/549 TO CONSIDER AND APPROVE RESPONSE TO THE PLANNING APPEAL IN RESPECT OF APPLICATION CB/22/01968/FULL, LAND TO REAR OF NOS 41 AND 43 MANOR ROAD

Erection of a new 1 bedroom bungalow style dwelling.

The developer/landowner has submitted an appeal regarding the refusal of the above planning application last July. The appeal will be determined by written representation. The previous representation submitted by the Parish Council was considered. After discussion, Councillor Gardner **PROPOSED** the following response, **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED**:

OBJECT: The Parish Council object to this application, which is considered an over-development in a residential garden. They are not in favour of tandem housing, which is out of character with the surrounding properties, who all front onto the public highway with long rear gardens and it is unsympathetic and detrimental to the area. The removal of green space for the proposed development raises concerns on the impact to the environment and biodiversity, with additional cars accessing the rear property, which would also be over-looked by the surrounding houses. The Parish Council also have strong concerns regarding the narrow access to the proposed new dwelling, at the side of the existing semi-detached property. The plans submitted require the demolition of a garage attached to the existing property at 41 Manor Road for access. The noise and disturbance caused by the close proximity of the access road to the neighbouring properties should be reviewed. The removal of the existing garage will reduce the parking capacity for 41 Manor Road, potentially leading to more on-street parking on a narrow, busy residential road.

Based on the above objections, the Parish Council do not feel that the proposed planning application is compliant with the National Planning Policy Framework (NPPF) 2019 sections 12 (achieving well-designed places), nor Central Beds Local Plan 2015-2035, HQ8 (Back-land development) and HQ1 (high quality development). In addition, the highways safety would be compromised due to the access concerns.

22/550 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 8.04pm