

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 30th OCTOBER 2023 COMMENCING AT 8.20pm**

Present: Councillors A Fletcher (Chair), G Gardner (Vice-chair), S Laycock, W Rudd and N Day (ex-officio)
Attending: C Callen (Clerk)
Minutes Taken by: C Callen

23/252 APOLOGIES FOR ABSENCE – These were received from Councillor J Paxton.

23/253 SPECIFIC DECLARATIONS OF INTEREST (*Cllrs may make declarations pertaining to the agenda at this point or at any point during the meeting*) – Councillor Fletcher declared a non-pecuniary interest in item 23/258, as a neighbour of one of the properties being discussed.

23/254 MATTERS ARISING

Central Beds Council have launched a six week consultation on their draft Planning Obligations Supplementary Planning Document. This will be considered at the next meeting.

Councillor Fletcher advised that the draft Neighbourhood Plan is coming together, with the first public consultation (Regulation 14) expected in January 2024.

23/255 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25th SEPTEMBER 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 25th September, **SECONDED** by Councillor Gardner **with 3 in favour and 2 abstentions**.

23/256 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.

23/257 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were no new updates.

23/258 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/23/03185/FULL, 4 Bedford Road: Erection of a two storey side extension.

After consideration, Councillor Day **PROPOSED** the following comment be submitted, **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED**:

COMMENT – This property is situated within the Conservation area. The Parish Council have no material objections to the application and acknowledge that the design has been amended from the previous application CB/23/2358/FULL, refused in September. However, they still question the design of the proposed extension, which does not appear to be sympathetic with the style of the property and will impact the street scene, creating a terracing effect with the extended building at 6 Bedford Road.

CB/23/03296/FULL, 69 Bedford Road: Erection of four dwellings with new access

After consideration, Councillor Day **PROPOSED** the following objection be submitted, **SECONDED** by Councillor Gardner **with 4 in favour and 1 abstention**:

OBJECT – The Parish Council welcome the provision of much-needed, affordable 1-bedroom dwellings in the Village and the proposed design is in keeping with the conservation area where the site sits. The revised plans appear to have addressed some of the previous issues raised when the application (CB/23/01389/FULL) was refused in June. However, whilst planning permission was previously obtained for 3 dwellings (ref: CB/20/02943/FULL), the Parish Council have concerns that the additional property will result in overdevelopment of the site. They also have concerns regarding the parking provision on site, which only allows off-road parking for 1 car for each of the four dwellings, with no visitor parking allowance. Parking for Plot 3 is directly in front of Plot 4 and could block light to the property. Nicholls Close, where the houses front onto, is already heavily congested

with on-street parking for the existing properties. It is noted that no application has been made to provide dropped curbs for the dwellings and access to the site would see the loss of current public amenity land. The large Grade 11 listed property at 69 Bedford Road will lose much of its existing garden to accommodate the new dwellings, retaining only a very small garden. Based on these concerns, the Parish Council object to proposed application.

23/259 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

A planning application has been received CB/TRE/23/00478, 53 Hexton Road: Works to a tree protected by a Tree Preservation Order in a Conservation Area (TPO 09/1999 Tree T3) : to Fell Silver Birch. Members agreed delegation to the Clerk to submit the following response:

COMMENT – The Parish Council understand the safety aspect of the works proposed to the failed tree and are happy to follow the advice and recommendation from the Central Beds Council Tree & Landscape Officer with regards to the application.

Meeting closed at 8.33pm