

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 26th FEBRUARY 2024 COMMENCING AT 7.31pm**

Present: Councillors A Fletcher (Chair), G Gardner (Vice-chair), W Rudd, S Laycock and J Paxton (ex-officio)

Attending: C Callen (Clerk)

Minutes Taken by: C Callen

23/472 APOLOGIES FOR ABSENCE – These were received from Councillors K Qureshi and N Day.

23/473 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.

23/474 MATTERS ARISING

Councillor Rudd attended the CPRE Beds ‘Understanding Planning Workshop 2024’ on 3rd February and provided feedback.

Councillors Fletcher and Qureshi will be attending Central Beds Council Briefing on their new Local Plan on 7th March at Priory House, Chicksands, at 3-5.30pm. Feedback will be provided after the session.

BATPC arranged a ‘Planning Nuts & Bolts’ online training session with Lion Planning for 28th March. Unfortunately, this is now fully booked but it was agreed to register the Council’s interest in a future event.

23/475 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22nd JANUARY 2024

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 22nd January, **SECONDED** by Councillor Gardner **with 3 in favour and 2 abstentions**.

23/476 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.

23/477 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

Councillor Fletcher provided an update regarding The Poppies, Nicholls Close, having declared a non-pecuniary interest as a neighbour of the property. Central Beds Council Enforcement team had previously imposed landscaping and tree planting requirements at the site, but the case was closed in July 2023. It is understood that the works have not been completed and the Enforcement Team have been requested to investigate the current position.

23/478 TO CONSIDER NEW PLANNING APPLICATIONS

CB/24/00291/FULL, 5 Lime Close: Single storey side extension with external rendering and finishes
After consideration, Councillor Fletcher **PROPOSED** the following comments be submitted, **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED:**

COMMENT – The Parish Council support the recommendations of the Tree & Landscaping Officer in respect of retaining the existing landscaping and hedgerow to screen the large extension proposed.

CB/24/00369/FULL, 34 Meadhook Drive: Single storey rear extension & conversion of existing garage into living accommodation

Following discussion, Councillor Fletcher **PROPOSED** the following objection, **SECONDED** by Councillor Paxton **with 4 in favour and 1 abstention:**

OBJECT: The Parish Council object to this application in view of the impact the proposed extension will have on parking in the tight cul-de-sac. Parking is already an issue, with on-road parking seen. The Council are concerned that there is insufficient space for two cars off-road, resulting in blocking

the access to neighbour's driveway (No. 27). The loss of the garage and the additional bedroom being added, implies more parking should be provided to match the increased occupancy levels. They are also concerned that the extension will add to the erosion of smaller affordable housing in the Village.

CB/24/00363/FULL, 142 Manor Road: Erection of a single storey side extension and sunken patio. Demolition of existing conservatory, gazebo and a fence

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

OBJECT: The Parish Council object to this application as they feel it is unsympathetic with the existing Grade II Listed Building. They feel that the footprint for the new extension is large in comparison to the existing cottage and the windows proposed to be modern, aluminium frames, rather than timber as per the existing cottage.

CB/24/00364/LB, 142 Manor Road: Listed Building: Erection of a single storey side extension and sunken patio. Demolition of existing conservatory, gazebo and a fence
See previous comments.

23/479 TO CONSIDER AND APPROVE RESPONSE TO THE APPEAL AGAINST PLANNING ENFORCEMENT NOTICE RELATING TO LAND AT THE OLDE WATERMILL SHOPPING VILLAGE, FALDO ROAD

CB/EN/18/0186 – Without planning permission, the material change of use of the land to a use for the sale and storage of motor vehicles and the creation of a hard surface to facilitate the use.

The landowner has submitted an appeal regarding the enforcement notice previously issued. The appeal will be determined by written representation. The previous objection submitted by the Parish Council in respect of CB/22/02487/Full was considered. After discussion, Councillor Paxton

PROPOSED the following response, **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED**:

OBJECT – The Parish Council object to the change of use for the sale and storage of motor vehicles in view of the impact it has on the area. The location refers to change of use from car parking to car sales area. However, the area in question was previously a green space and not a car park, next to the historic Grade II Watermill building and millpond which are situated within the Greenbelt. The use for car sales detracts from the appearance of the area, which is still visible from the road and mill. Given its rural location, it is considered inappropriate usage of the area and could potentially harm the historical and natural environment.

Based on the above objections, the Parish Council do not feel that the proposed change of use is compliant with the National Planning Policy Framework (NPPF) 2019 section 13 (protecting Greenbelt land), section 16 (conserving and enhancing the historic environment) and section 15 (conserving and enhancing the natural environment) nor Central Beds Local Plan 2015-2035, SP4 (development in the Greenbelt), HE3 (Listed buildings, conservation areas and built heritage) and EMP4 (rural and visitor economy).

23/480 TO ACKNOWLEDGE THE PLANNING APPEAL IN RESPECT OF 56 MANOR ROAD

CB/23/01659/FULL – 2x two storey side extension, one and a half storey front extension and raising roof ridge.

The owner has submitted an appeal against the refusal of this planning application, under the Householder Appeals Service. The appeal will be determined by written representation. There is no opportunity for submission of further comments but previous comments can be withdrawn, if required. The previous comments submitted by the Parish Council were considered and members agreed they were still relevant.

23/481 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 7.58pm