

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 23rd SEPTEMBER 2024 COMMENCING AT 7.30pm**

Present: Councillors A Fletcher (Chair), S Laycock, K Qureshi, J Paxton and J Mikkelson

Attending: C Callen (Clerk), Councillor A Vale and 13 members of the public

Minutes Taken by: C Callen

Councillor Paxton welcomed everyone to the meeting. He acknowledged the flooding issues that had been experienced in the Village over the weekend and thanked Ward Councillor Childs for all her efforts in sharing information and keeping everyone informed.

24/176 APOLOGIES FOR ABSENCE – These were received from Councillors G Gardner and W Rudd.

24/177 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.

24/178 MATTERS ARISING

Re: **minute no.141.7** – The Central Beds Council Local Cycling and Walking Infrastructure Plans – Feedback from Full Council raised concerns regarding the tight bend on Manor Road. This is not part of the planned route but has been included in the consultation feedback.

Beds Rural Communities Charity have provided information on their Rural Affordable Housing support and have offered to discuss this with the Parish Council, if required. Details were provided to members for consideration. This may be applicable to any future planned development at Baileys Piece.

ACTION – Clerk to invite them to attend the Planning Committee meeting in due course.

24/179 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22nd APRIL 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 April, **SECONDED** by Councillor Laycock **with 4 in favour and 1 abstention**.

24/180 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.

24/181 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were none.

(Councillor Laycock left the meeting at 7.33pm)

24/182 TO CONSIDER NEW PLANNING APPLICATIONS

Councillor Fletcher welcomed the members of the public who were in attendance to discuss the new planning applications and declared a non-pecuniary interest in the application regarding 22a Bedford Road as a resident potentially impacted by the additional parking. Councillor Fletcher confirmed the role of the Parish Council as a statutory consultee and not a planning authority. She then provided a summary on the previous planning application, CB/24/01463/FULL re 22a Bedford Road, which had been refused and the key changes the applicant has made in their revised application.

Members of the public were then invited to speak.

Concerns were raised regarding the parking impact on the surrounding roads, the operating hours for the restaurant (8am-11pm, 7 days per week), the extraction system efficiency, noise nuisance and waste collection. Opinion was also expressed that better use of the existing building could be made to fully utilise the upper floor and basement areas without the need to extend into the car park area.

The contractor acting on behalf of the restaurant was also in attendance and addressed some of the issues raised, including: the opening hours which will include preparation time; extending the building due to accessibility, storage and operational issues; extraction ducting being of a high specification

and routed up to the roof. They also shared visual 3D images of the planned restaurant with those present.

Councillor Fletcher thanked everyone for attending and for their feedback. She encouraged residents to submit their own responses to the planning application before the deadline.

(Councillor Laycock rejoined the meeting at 7.48pm)

CB/24/02449/FULL, 22A Bedford Road: Single storey rear extension, installation of an extraction system and flue to the rear elevation, new front entrance and glazing, use of building as a restaurant (Class E)

Following discussion, Councillor Fletcher **PROPOSED** to object to the application on the grounds of parking and other matters not addressed in the previous objection, **SECONDED** by Councillor Paxton **with 4 in favour and 1 abstention**. On this basis, the final objection to be submitted reads as follows:

- **OBJECT** - The Parish Council object to this application based on the following concerns. The applicant applied and was refused planning permission under reference CB/24/01463/FULL. The Parish Council are pleased to see that changes have been made to the current application, as a result of concerns raised previously.

However, they are still concerned regarding the lack of parking spaces available for staff and patrons, which would appear to be in breach of Central Beds Council Parking Standards. Existing, limited parking allocation for the building is being lost due to the new rear proposed extension.

The Transport Statement suggests that there are 114 on-street car parking spaces available within Barton-le-Clay. There are only 13 street spaces not linked to existing businesses or residential dwellings on Bedford Road, to serve all the shops and businesses located in the centre of the Village. It is suggested that patrons should park in the side roads off Bedford Road (Bradshaws Close, Nicholls Close and Sharpenhoe Road are mentioned). The impact of additional on-street parking in an area where space is already limited and heavily congested, particularly on Sharpenhoe Road and Bedford Road where many residents do not have off-road provision, has not been considered in the Transport Statement. The Parish Council request that a further survey is completed, using the Lambeth methodology, so that a fairer assessment is made of both off-street and on-street data to determine parking trends and needs.

Car parking spaces for staff is stated as 6 spaces which are to be to rear of the building. They anticipate having 4 full-time and 6 part-time staff members so this is likely to be insufficient, adding pressure to the on-street parking.

Despite the changes to the front paved area, concerns remain regarding deliveries and servicing for the restaurant and the impact on the highway which would still be affected by vehicles. Road safety is a concern as there is insufficient space for turning onto the main road from the property and the impact of vehicles dropping off or picking up patrons or takeaways must be considered, particularly so close to the busy mini-roundabout junction and pedestrian crossing.

The Parish Council do not consider the proposed opening hours (8am-11pm 7 days per week) to be in keeping with a commercial property bordering the Conservation Area and situated in close proximity to neighbouring residential properties – these should be reviewed to be more in keeping with the Village setting, and before any operating Licence is agreed.

Whilst the Parish Council welcome new businesses to the Village, they feel better use could be made to the existing building, which has a basement and first floor area not being fully utilised by the proposed restaurant.

In view of the above concerns, the Parish Council object to the proposed application and support Ward Councillors Childs and French 'calling in' the application for consideration by the Central Beds Council Development Management Committee.

(11 members of the public left at 8.02pm)

CB/TCA/24/00380, 2 Horsler Close: Works to Trees within a Conservation Area: Clean rear Ash Tree T1 crown and reduce overhanging branch

- No comments. The Parish Council are happy to follow the advice and recommendation from the Central Beds Council Tree & Landscape Officer with regards to the application.

CB/TCA/24/00406, 63 Bedford Road: Works to trees within a Conservation Area: T1 – Ash tree – To reduce overall crown by 2m and remove limbs to re-shape crown. T2 – Purple Plum – To reduce overall crown by 1.5m and thin remaining crown by removing upright sucker growth

- No comments. The Parish Council are happy to follow the advice and recommendation from the Central Beds Council Tree & Landscape Officer with regards to the application.

(2 members of the public left at 8.07pm)

CB/24/02641/VOC, Barton Reservoir, Old Road: Variation of Condition number 23 of planning permission CB/22/03328/FULL (Conversion of former covered reservoir and creation of basement and erection of a single residential dwelling, with associated infrastructure) Amendment to approved plans

- No comments

24/183 TO ACKNOWLEDGE CPRE SURVEY IN RESPONSE TO THE GOVERNMENTS PROPOSED CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK AND AGREE RESPONSE

This item was deferred from September Full Council to allow members to consider a suitable response. CPRE are preparing their response to the Government's proposed changes to the National Planning Policy Framework and have provided an online survey to collect feedback. Members reviewed the survey questions and discussed and agreed their response.

ACTION – Clerk to complete online survey with the responses agreed.

24/184 TO CONSIDER ATTENDANCE AT THE CENTRAL BEDS COUNCIL SECTION 106 TRAINING WORKSHOPS

Central Beds Council have arranged two sessions for members of Town and Parish Councils to receive training on section 106. The training is being given by Gary Grant of Kings Chambers and will explain how Section 106 Agreements work in order to secure infrastructure for new developments. The session will also include a short briefing by officers on the adopted CBC Planning Obligations Supplementary Planning Document. Councillor Fletcher and the Clerk agreed to attend the session on Tuesday 1st October 4-5.30pm online and will provide feedback at the next meeting.

ACTION – Clerk to register attendees for the online session.

24/185 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

Councillor Fletcher reported that she and the Clerk joined Ward Councillors Childs and French at a meeting with the Planning Officer in charge of the application regarding Land East of Barton-le-Clay CB/21/02409/OUT last week, to discuss the S106 agreement. It is understood that the S106 document has not yet been signed by the relevant parties, following agreement for the application being discussed by the Development Management Committee in July 2022. There remain strong concerns regarding the impact the new development will have on the centre of the Village infrastructure. The building of a new school has also not been fully explained. Having seen the draft document, the Clerk was disappointed to note that several items previously agreed with the Planning Officer and the Leisure teams remain incorrectly recorded. Following the meeting, Ward Councillors Childs and French have requested to the Head of Planning that the S106 document is reviewed and amended before it is signed. A further update on the outcome of this request will be provided at the next meeting.

Councillor Fletcher provided an update regarding the Neighbourhood Plan. Feedback from the Regulation 14 consultation and internal review by Central Beds Council has all been reworked into a revised plan which will be discussed by the Steering Committee in mid-October so that it can be progressed to the next stage.

Meeting closed at 8.27pm