

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE PARISH OFFICE
ON MONDAY 20th JANUARY 2025 COMMENCING AT 7.28pm**

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

Attending: C Callen (Clerk)

Minutes Taken by: C Callen

24/363 APOLOGIES FOR ABSENCE – These were received from Councillor J Mikkelson.

24/364 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.

24/365 MATTERS ARISING

Councillor Fletcher provided an update regarding the Neighbourhood Plan – The Greensand Trust have updated the Green Infrastructure Plan and Local Green Space assessment, following feedback from the consultation last Summer. Locality have now agreed the additional Grant application for AECOM to review and update the Design Guide, following feedback from the consultation and specifically queries raised by Central Beds Council. Once these are done, the Neighbourhood Plan can be progressed to the next phase.

The Clerk clarified that the recent ‘Call for Sites’ request from Central Beds Council was only looking at land that could house 10 or more properties.

Following the enquiry regarding the laws around Sunday trading hours, the Clerk clarified that there are no restrictions for small shops which are less than 280 square metres.

24/366 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 18th NOVEMBER 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 18th November, **SECONDED** by Councillor Qureshi **with 5 in favour and 1 abstention**.

24/367 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.

24/368 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were none.

24/369 TO CONSIDER NEW PLANNING APPLICATIONS

CB/25/00048/FULL, 159 Manor Road: Single storey rear extension and associated internal and external alterations

- No comments

24/370 TO ACKNOWLEDGE ONLINE PUBLIC CONSULTATION FOR THE FIRST PHASE OF THE TAYLOR WIMPEY DEVELOPMENT ON LAND EAST OF BARTON-LE-CLAY AND CONSIDER RESPONSE

As a key local stakeholder, the Parish Council has been invited to take part in an online public consultation for the first phase of the new development – feedback will help to shape the development ahead of the submission of a reserved matters planning application to Central Bedfordshire Council in February 2025. Flyers have also been posted to individual households in the Village.

The plans include up to 500 new homes, ranging from 1-bed apartments to 5-bed family homes, including bungalows, wheelchair accessible homes, an extra care facility, a new primary school, play areas, open space, and allotments. Outline Planning was finally granted on 20th December 2024, including infrastructure requirements and the S106 agreement.

The online consultation will run from 5pm on Monday 20th January 2025 to midnight on Monday 3rd February 2025. During this time, the latest plans can be viewed on Taylor Wimpey's dedicated website page: <https://www.taylorwimpey.co.uk/new-homes/barton-le-clay/land-at-higham-road>.

After a review and full discussion of the plans, Councillor Fletcher **PROPOSED** the approval of the comments submission from the Parish Council, including acknowledging the areas the Parish Council sought to include and reference to the Design Guide and Draft Neighbourhood Plan policies. This was **SECONDED** by Councillor Qureshi and **UNANIMOUSLY CARRIED**.

ACTION – the Clerk was asked to request a presentation of the plans be made to the Village, rather than just the online Survey. In addition, it would look like postal leaflets have only been sent to some areas in the Village and not every household. Details to be shared on Social Media.

24/371 TO REVIEW AND APPROVE THE ENGAGEMENT WITH DEVELOPERS POLICY

The Clerk has undertaken the bi-annual review of the Policy and highlighted proposed changes in yellow. A copy of the revised document was provided to members ahead of the meeting.

Councillor Fletcher **PROPOSED** approval of the updated Engagement with Developers Policy v3.0, **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED**.

24/372 TO REVIEW AND AGREE THE PARISH COUNCILS ACTION PLAN 2025/26 FOR THE PLANNING COMMITTEE

The draft Plan has been drawn up by the Clerk, following the Budget review at the end of 2024. The committee were happy with the plan in respect of Planning to be put forward for adoption at the next Full Council meeting. The main project is the completion of the Neighbourhood Plan. Therefore, Councillor Fletcher **PROPOSED** the approval of the draft 2025/26 Planning Action Plan. This was **SECONDED** by Councillor Qureshi and **UNANIMOUSLY CARRIED**.

24/373 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 8.00pm