

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE PARISH OFFICE
ON MONDAY 4th NOVEMBER 2019 COMMENCING AT 8:48pm**

Present: Councillors Mrs G Gardner (Chair), Mr J Roberts (Vice-Chair), Mr N Day,
Mr L Davison-Williams (ex-officio), Mrs B Thomas (ex-officio)

Attending: Mrs C Callen (Clerk)

Minutes Taken by: Mrs C Callen

19/361 APOLOGIES FOR ABSENCE – Councillor Mrs V Jones

19/362 SPECIFIC DECLARATIONS OF INTEREST

There were none.

19/363 MATTERS ARISING

There were none.

19/364 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 23rd SEPTEMBER 2019

Councillor Gardner **PROPOSED** approval of the minutes of the Planning meeting held on 23rd September, **SECONDED** by Councillor Roberts with **4 in favour and 1 abstention**.

19/365 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.

19/366 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

CB/EN/19/0476 – Unit 1, 24 Bedford Road – Change of use to beauty salon and display of advertisement. This has been investigated and no breach found.

CB/EN/19/0397 – Arnold Academy Hexton Road – failure to comply with condition 2 (bund drainage) and 3 (planting & landscaping) of 18/04269 – Resident has advised that the enforcement officer is chasing the contractor as the re-seeding and maintenance work has still not been started.

19/367 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/19/03384/LDCE, 66A Stuart Road – Lawful Development Certificate Existing: Rear loft space dormer window

Councillor Gardner **PROPOSED** the following objection, **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED:**

OBJECT: *The Parish Council has raised concerns regarding the impact of the dormer window in the loft space on the overall street scene and particularly on the properties overlooked on Churchill Road. The Parish Council also objects that there is no Lawful Development Certificate agreed for the extra bedroom in the loft space. The additional 3rd bedroom in loft space (labelled 'Bedroom 2' on plans) also means that there is insufficient car parking allowance on site.*

CB/TRE/19/00416, 2 Manor Farm Close – Works to trees subject to a Tree Preservation order: remove deadwood, reduce and lift canopy to Ash Tree (T1). Reduce canopy by 3-4m and remove deadwood to Ash Tree (T2). Reduce canopy, remove deadwood and sucker growth to base of Sycamore Tree (T3). Reduce canopy to Ash Tree (T4) and remove Ash Tree (T5). TPO SB/94/0006.
- No comment.

CB/19/03376/FULL, 40 Stuart Road – Proposed first floor extension over existing ground floor extension. Extension for an additional bedroom and en-suite bathroom.

Councillor Davison-Williams **PROPOSED** the following objection, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED:**

OBJECT: *The Parish Council has commented that where additional bedrooms are included on a planning application, the applicants should include parking provision in their plans. With this application, Stuart Road is very narrow and the Parish Council is concerned that the accumulative impact on the highway of extra parking for the additional bedroom at the property is not acceptable.*

CB/19/03420/FULL, 7 Ashby Drive – Single storey side extension and partial garage conversion
Councillor Davison-Williams **PROPOSED** the following objection, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED:**

OBJECT: *The Parish Council is disappointed that not all the application plans were sent to the Council in the application pack. Furthermore, it has concerns that the existing garage is being converted but the application form states that 'no change to parking' applies. It would recommend that this is reconsidered by the applicant.*

CB/19/03179/FULL, Yard S Barton Industrial Estate, Faldo Road - Erection of one storey temporary (portable) storage building
- No Comment.

CB/19/03485/FULL, 19 York Close - Single storey rear extension
- No Comment.

CB/19/03497/FULL, 36 Ravensburgh Close – Single storey rear extension, flat roof dormer loft conversion and roof windows to the front elevation

Councillor Day **PROPOSED** the following objection, **SECONDED** by Councillor Thomas and **UNANIMOUSLY CARRIED:**

OBJECT: *The Parish Council has raised an objection to the proposed planning application on the basis that the dormer window is considered too large and invasive on the neighbouring properties, given the density of housing in that area. The use of red cedar cladding material is not in keeping with the materials used in the area and would have a negative visual impact on the street scene. The additional bedroom created in the loft space makes the property a four-bedroomed property and so parking on site needs to be considered. The application form states 'no change to parking' and no plan has been included, despite the reduction in available off-road parking.*

CB/19/02260/ADV, Flat 1 The Old Bakery, 20 Bedford Road – Advertisement: Installation of fascia sign (amendment)

Councillor Gardner **PROPOSED** the following objection, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED:**

OBJECT: *The Parish Council reiterates its previous concerns raised, that the signage is inappropriate in size for the area, being located on a residential property not near the trading premises. The Parish Council feel that this would set a poor precedent and encourage other residents renting out the frontage of their properties for revenue. The proposed signage also impinges upon the conservation area it overlooks.*

CB/19/03393/FULL, 112 Manor Road – Erection of outbuilding in rear garden
- No comment.

CB/19/03552/FULL, 98 Manor Road – Single storey front, part single part two storey rear extensions, existing garage conversion and new detached garage and front garden wall and sliding gate
- No comment.

CB/TRE/19/00426, 51 Grange Road – Works to trees subject to a Tree Preservation Order:
Reduction of Beech Tree on TPO/97/0004
- No comment.

CB/TCA/19/00428, 1 Horsler Close – Works to trees in a conservation area: Prune back 1 Ash Tree to previous reduction by 1.5m-2.5m
- No comment.

19/368 TO CONSIDER AND APPROVE RESPONSE TO TAYLOR WIMPEY CONSULTATION REGARDING POTENTIAL DEVELOPMENT SITE AT HAS05

This item was deferred to the next Committee meeting.

19/369 TO CONSIDER S106 MONIES 'WISH LIST'

This item was deferred to the next committee meeting.

19/370 TO APPROVE DRAFT LETTERS REGARDING M1/A6 LINK ROAD AND THE HOUGHTON REGIS NORTH SITE 1

Following notification from CPRE that the Government have decided not to carry out a Public Inquiry into Central Bedfordshire Council's proposed plans for an A6-M1 Link Road, it was agreed to await the outcome of the General Election before sending any correspondence.

19/371 TO ACKNOWLEDGE CPRE EMAIL REGARDING THEIR 'BROWNFIELDS FIRST' POLICY AND TOO CONSIDER ANY FURTHER ACTION

Councillors were supportive of this policy and acknowledged the message. However, there is no budget allowance available to donate to CPRE to help fund their campaign.

19/372 TO DISCUSS THE NEW HOMES BONUS SCHEME FOLLOWING CONCERNS RAISED IN RECENT CORRESPONDENCE

It was agreed to request that this subject is raised at the next Town & Parish Council Conference in open forum for debate. **ACTION – Clerk to send request to the Partnerships Community & Engagement Team and also copy to BATPC to circulate to other Central Bedfordshire Town and Parish Councils for information.**

19/373 TO ACKNOWLEDGE LONDON LUTON AIRPORT LTD CONSULTATION ON THE PROPOSED EXPANSION PLANS

This was acknowledged. Councillors Roberts, Davison-Williams and Day agreed to attend the consultation event on 28th November and provide a subsequent update.

19/374 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

During the meeting, concerns were raised that planning applications which are submitted that include either an increase in the number of bedrooms or the reduction in size or loss of a garage need to address the potential changes in parking provision. Frequently the application form is ticked to state 'no changes in parking requirements'. **ACTION: Clerk to draft letter to the Chief Planning Officer for discussion at the next Committee meeting**

The meeting closed at 10:05 pm