

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 15th NOVEMBER 2021 COMMENCING AT 7.30pm**

Present: Councillors Mrs G Gardner (Chairman), Mr J Roberts (Vice-Chair), Mr N Day, Mr S Laycock, Mrs B Thomas (ex-officio) and Mr J Paxton (ex-officio)

Attending: Mrs C Callen (Clerk)

Minutes Taken by: Mrs C Callen

21/336 APOLOGIES FOR ABSENCE – There were none.

21/337 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.

21/338 MATTERS ARISING
There were none.

21/339 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 18th OCTOBER 2021
A copy of the minutes was provided to all members ahead of the meeting. Councillor Gardner **PROPOSED** approval of the minutes of the Planning meeting held on 18th October, **SECONDED** by Councillor Laycock and **UNANIMOUSLY CARRIED**.

21/340 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.

21/341 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY
Re: **Garage next to Maple House in Nicholls Close** – it was suggested that members might visit the site before the meeting to review the works being undertaken. The Central Beds Council Enforcement Officer continues to monitor the situation, particularly regarding the planned use of the building. A further review will be undertaken at the next meeting.

Re: **55-57 Hexton Road**, The Central Beds Council Enforcement Officer has visited the site and has provided an update. Clarification regarding ‘permitted development’ for the outbuildings is still to be provided. Members discussed the rear boundary of the property and the ownership of the ditch.
ACTION – Clerk to investigate the location of the boundary for further discussion at the next meeting.

21/342 TO CONSIDER NEW PLANNING APPLICATIONS:
CB/21/04485/FULL, 43 Osborn Road: Single storey front extension and erection of attached dwelling following demolition of existing detached garage
Following discussion, Councillor Gardner **PROPOSED** the following objection, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED:**

- **OBJECT:** The Parish Council strongly object to this application. The current property is semi-detached and in keeping with the properties typical in that area of the road. By building the attached dwelling (Plot 43A), it will create a terracing effect and have a negative impact on the street scene, as well as encroaching over the building line on the corner plot on the road. The previous application for this property (CB/21/00076/FULL) was refused in March 2021 partly due to concerns regarding the vehicle access to the property. Whilst the applicants have looked to address this issue by moving the driveway and parking to the rear of the property, the Parish Council do not feel that this offers a practical solution to the parking problem. It will still encourage the use of verges and footpaths to park vehicles, on what is a busy corner of the road and opposite a well-used footpath (FP2) on the ‘safer routes to school’ network and main pedestrian access to the centre of the Village, thus creating safety concerns for pedestrians and highway users.

CB/TRE/21/00573, 53-57 Hexton Road: Works to trees protected by a Tree Preservation Order SB/99/0009 and in a Conservation Area: fell Silver Birch Tree TP 6 and trim long branches and crown clean to Silver Birch Trees TP1 – TP5.

Following discussion, Councillor Roberts **PROPOSED** the following comments, **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED:**

– Comment: The Parish Council has concerns regarding the felling of a protected Silver Birch tree in the Conservation Area and would only approve this if the Central Beds Council Tree Officer is thoroughly satisfied that the tree is no longer viable. With regards to the maintenance works proposed to the remaining Silver Birch trees, they are happy to follow advice and recommendation from the Central Beds Council Tree Officer in this regard.

CB/21/03348/FULL, 7 Old School Gardens: Installation of wood burner flue to existing shed. Following discussion, Councillor Day **PROPOSED** the following objection, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**:

- OBJECT: The Parish Council object to the installation of the flue to a height of 3.5m from ground level and within 2m of the neighbouring properties due to its intrusive nature.

21/343 REVIEW OF COMMITTEE EXPENDITURE FOR 2021/22 AND TO CONSIDER AND APPROVE DRAFT BUDGET FOR 2022/23

Councillors acknowledged the need to increase funds held within the Planning Legal and Professional Fees Ear Marked Reserve (EMR) that may be needed to pay for professionals with specialist ability to challenge future strategic plans proposed by Central Bedfordshire Council or developers in the coming financial year.

Further funding is proposed to progress the relaunch of the Neighbourhood Plan. This will be reviewed further at the December Full Council meeting, once more information is available regarding the way forward.

Councillor Gardner **PROPOSED** the approval of the draft 2022/23 Planning budget, with a £4,000 committee precept. This was **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**.

21/344 UPDATE REGARDING THE NEIGHBOURHOOD PLAN

The Clerk has spoken to the Neighbourhood Involvement Officer at Central Beds Council and has arranged an initial meeting with them and Councillors Miller, Gardner and the Clerk to help understand the best way to progress the Plan. She has also made contact with BRCC to see what support they can provide, particularly regarding the Housing Needs Analysis report they previously assisted with in 2014. Councillor Gardner has provided some back paperwork and the Clerk has collated several historic reports to help understand what work has been completed previously.

21/345 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 8.25pm