

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 18th OCTOBER 2021 COMMENCING AT 7.31pm**

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), Councillor Mrs A Vale and 1 member of the public in attendance

Minutes Taken by: Mrs C Callen

21/261 APOLOGIES FOR ABSENCE – There were none.

21/262 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.

21/263 MATTERS ARISING

Central Beds Council have now announced that they have been successful in securing £32.7million Government funding for the new link road between the M1 and A6. Work is planned to start in early 2022.

21/264 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 27th SEPTEMBER 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 27th September, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

21/265 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.

21/266 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

With reference to the rear of 55-57 Hexton Road, the Clerk has spoken with the Planning Enforcement team and they will be undertaking a visit to review the works at the site. Specifically, they will look at the Council's concerns regarding the removal of the bordering hedgerow, raising of the land, installation of a waste pipe into the ditch, building of concrete bases and also checking the removal of trees, to ensure no breaches have occurred. An update will be provided when available.

Councillor Gardner then adjourned the meeting for the Planning Consultant to undertake his presentation.

21/268 PRESENTATION BY THE PLANNING CONSULTANT

The Independent Planning Consultant provided a presentation, based on his experience of working with town and parish councils over many years. He highlighted the changes brought about by the recent adoption of Central Beds Council's Local Plan 2015-2035, the Governments White Paper on proposed changes to the Planning process and the sorts of things which the Parish Council should be thinking about with regards to planning applications.

Several questions were raised and answered during the presentation.

Members were invited to forward any further questions to the Clerk following the meeting, so that they could be collated and sent to the consultant for a response.

Councillor Gardner thanked the Planning Consultant for attending the meeting and for his very useful presentation.

1 member of the public left the meeting at 8.22pm.

21/267 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/21/04137/FULL, 167 Manor Road: Replacement garage roof and rebuilding of front garage wall.

- No comment.

CB/21/04237/FULL, 20 Mill Lane: Erection of a new detached dwelling

- No comment.

CB/21/04321/FULL, 52 Higham Gobion Road: Single storey front porch extension, part single and part two storey rear extension, front and rear first floor dormers. New detached office breakout room (outbuilding) following removal of existing detached garage.

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

- **OBJECT:** The Parish Council strongly object to this application. They consider the plans submitted to be an over-development of the site. The small semi-detached bungalow is proposed to be converted from a 2-bed to a 4-bed chalet bungalow. There appears to be insufficient space for the increased off-road parking of three cars required for a property of this size, in accordance with Central Beds Council's design statement guidelines. In addition, the large dormer windows proposed at the rear of the property are considered overly intrusive and will overlook neighbouring properties. The overall design of the large development proposed is overpowering and not in keeping with the current street scene.

CB/TCA/21/00504, Car Park Clipstone Mews, Bedford Road: Works to trees in a Conservation Area: Car Park T1 Hawthorn reduce all round by 1.5m, T2 Lilac reduce overhang to footpath, G1 Ash Prune to remove deadwood and clear property by 2m, G1 Ash prune to remove deadwood

- No comment.

21/269 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

Following the earlier presentation, members agreed that it was well worth having and had raised some very important questions for the Parish Council to consider. The importance of having a Neighbourhood Plan for the Village was emphasised, including a comprehensive housing needs survey and traffic survey. These will be discussed further at the next meeting.

Councillor Gardner requested that the announcement regarding the funding for the M1/A6 link road be included on the agenda for the next Full Council meeting. In the meantime, the Clerk was asked to publish details of the news and a copy of the Council's objection on the website to ensure the Village are made aware of their stance.

Meeting closed at 8.50pm