

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD ONLINE
ON MONDAY 22nd JUNE 2020 COMMENCING AT 7.34pm**

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

Attending: Mrs C Callen (Clerk), Councillor Selley and 1 member of the public

Minutes Taken by: Mrs C Callen

20/065 APOLOGIES FOR ABSENCE – There were none.

20/066 SPECIFIC DECLARATIONS OF INTEREST

There were none.

20/067 MATTERS ARISING

Central Bedfordshire Council (CBC) advised at the beginning of May that Luton Borough Councils application for seeking permission to judicially review their decision on the M1-A6 Link Road application was refused by the Court. In drawing this conclusion, the judge also made an order for costs against Luton Borough Council. The Clerk has contacted Luton Council to clarify on what basis the judicial review was refused and will provide an update once a response is received. CPRE have sent out an email requesting backing to continue to object to the link Road, in light of the Local Plan consultation now open. **ACTION – Clerk to provide members with a copy of the previous letter regarding M1-A6 Link Road and look to approve a response at the next Full Council meeting.**

Councillor Davison-Williams was drafting a paper regarding the proposed Capacity analysis for Barton-le-Clay. Further Information had been requested from CBC. An update will to be provided at the next meeting.

The draft Terms of Reference for the Planning Committee were reviewed at the last Committee meeting and minor amendments made. This will now be reviewed alongside all the Committees Terms of Reference by the Policies & Resources Committee to ensure a standard format is followed, before adoption at Full Council.

20/068 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 24th FEBRUARY 2020
Councillor Gardner **PROPOSED** approval of the minutes of the Planning meeting held on 24th February, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

20/069 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. It was noted that the Tree Officer has objected to the application for tree works at 4 Church Road.

20/070 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

The Clerk emailed the enforcement officer regarding the application for change of use at The Pudding Shop on 16th March – no response has been received. As the shop has not been open during the Lockdown period, this has not been chased but will be taken forward once there are plans to lift restrictions and re-open cafes.

The enquiry regarding a takeaway licence for The Shack has not yet been sent, given the current relaxing of rules to allow takeaways during Lockdown. Again, once restrictions are reviewed and lifted, this will be progressed.

20/071 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/TCA/20/00235, The Old Bakery, Bedford Road – Works to trees within a Conservation Area:

Tree (T1) required to be pollarded as this is considered a hazard.

Following discussion, Councillor Gardner **PROPOSED** the following comments be submitted,

SECONDED by Councillor Roberts and **UNANIMOUSLY CARRIED**:

- Whilst the Parish Council accept that something is required in respect of this tree hazard, they have requested advice and recommendation is sought from Andy Jones, CBC Tree Officer, to confirm if pollarding is the best option.

ACTION – Clerk to contact Andy Jones to request his advice.

CB/20/01031/FULL, 55-57 Hexton Road – Replacement Dwelling (revised proposal)

Councillor Lyndon Davison-Williams has met with the applicant on-site regarding the revised plans now submitted and provided an overview of the changes. Feedback received from several local

residents has all been in favour of the revised plans. The applicant confirmed that the updates requested by CBC in respect of the Bat and Arboricultural surveys were all in course.

Following debate, Councillor Gardner **PROPOSED** the following comments be submitted,

SECONDED by Councillor Day and **UNANIMOUSLY CARRIED**:

- The Parish Council have no objections on the revised plans now submitted, which have addressed the concerns raised in the previous application. However, they would recommend that the upstairs window on the East Elevation is fitted with obscure glass to protect the privacy of the neighbouring property at 162 Manor Road.

1 member of the public left 8.01pm

20/074 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

An additional planning application has been received, omitted from the agenda in error. Members agreed to consider this under 'Any Other Business' given the response date and the standard nature of tree works proposed. **CB/TRE/19/00449, 54 Washbrook Close** – Works to trees subject to a Tree Preservation Order: Crack Willow (T6) – re-pollarding and White Willows (A2) – re-pollarding from TPO SB/72/0008/T5 & T6

- No comments made.

20/072 TO CONSIDER AND APPROVE LETTER TO CENTRAL BEDFORDSHIRE COUNCIL REGARDING THE EAST WEST RAIL ROUTE

Further to discussion at the last Committee meeting, a draft letter has been drawn up for approval. The letter is to be sent to Central Bedfordshire Council to request an update on how the route being proposed might impact the CBC Local Plan discussions. Councillor Gardner **PROPOSED** approval of the draft letter, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

20/073 TO CONSIDER AND APPROVE ANY ACTIONS REGARDING THE LATEST LOCAL PLAN UPDATE

Councillor Davison-Williams requested this item at June Full Council, following the additional evidence submission to the Inspectors. Members debated the possible impact that the pandemic has had on the aviation industry which may affect the expansion plans for Luton Airport. Luton Borough Council have lost significant income and no dividend payments have been made by the Airport. The 'exceptional circumstances' quoted as a reason to allow removal of Greenbelt for additional housing to accommodate the Luton requirement may no longer apply. A suggestion has been made to write to the Local Plan Inspectors about reducing the scale of development now required.

CBC have now started a consultation that runs until 12th August regarding the additional evidence provided to the Inspectors.

A robust discussion ensued, covering the actual housing and amenities requirements for the Village over the period of the proposed Local Plan (to 2031). At the end of which, it was agreed that members would go away and consider the possible options and then discuss further with all Councillors at an extra-ordinary meeting to be held in July.

ACTION – Clerk requested to write to Luton Council for an update on their current plans to seek factual evidence to support any comments made to the Inspectors in respect of CBC Local Plan.

The meeting closed at 8.48pm