

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE PARISH OFFICE
ON MONDAY 23rd SEPTEMBER 2019 COMMENCING AT 7.28pm**

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

Attending: Mrs C Callen (Clerk)

Minutes Taken by: Mrs C Callen

19/225 APOLOGIES FOR ABSENCE – Councillor Mr N Day

19/226 SPECIFIC DECLARATIONS OF INTEREST

There were none.

19/227 MATTERS ARISING

Councillor Day attended the Planning workshop held by Central Beds on 19th September. Councillor Davison-Williams and the Clerk are due to attend a similar session on 25th September.

The Clerk attended a presentation by CPRE Bedfordshire Chairman, Gerry Sansom, on 19th September at the SLCC Branch meeting. He briefly mentioned the Houghton Regis North issue as per the article in the Bedfordshire Matters publication, and the M1-A6 Link Road. A news release is now available to encourage residents to lobby their MP and the PM regarding what CPRE consider to be environmental vandalism by the M1-A6 proposed road, which was approved locally by CBC Development Management Committee on 11th September and has now been passed to the Secretary of State for sign off. He also advised that workshops will be organised early next year regarding Neighbourhood Planning.

With regards to the proposed bungalows development at rear of Maple House, Nicholls Close (CB/19/01598/FULL), this went before the Development Management Committee on 11th September but was deferred for 1 month due to questions raised regarding the boundary.

It has been advised that the agricultural building at Silsoe Farm, Gravenhurst Road has been granted planning permission (CB/18/04322/FULL) for change of use to warehouse and car sales.

Councillors queried if change of use had been granted for The Pudding Shop at the Chemist, including allowing outside seating. They also queried the new signage that has appeared for a Beauty Lounge next to McColls on Bedford Road. The Clerk has been requested to investigate these to ensure they are operating lawfully.

19/228 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 17th JUNE 2019

Councillor Roberts **PROPOSED** approval of the minutes of the Planning meeting held on 17th June, **SECONDED** by Councillor Davison-Williams with **3 in favour and 2 abstentions**.

19/229 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.

19/230 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

CB/EN/19/0069 – Brook End Green Farm – alleged change of use of listed barn for wedding venue purposes – this case has now been investigated and no breach of planning control identified. Case now closed. Councillors queried the complaints from residents on Social Media regarding a noisy wedding held on Saturday 21st September, reportedly from this location. The Clerk has been requested to investigate this further with the enforcement officer.

CB/EN/19/0424 – 32 Washbrook Close – Erection of rear extension – case opened and investigation to take place.

CB/EN/19/0293 – Flat 1 The Old Bakery Bedford Road – Unauthorised display of advertisement (hairdressers) – Please see separate planning application re Angel Hair & Beauty.

CB/EN/19/0397 – Arnold Academy Hexton Road – failure to comply with condition 2 (bund drainage) and 3 (planting & landscaping) of 18/04269 – An update has been received from a resident who has been advised by the enforcement officer that works on the drainage are scheduled for 28/29th September.

19/231 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/19/02391/FULL, 25 York Close – Dropped kerb.

- No comment



CB/TRE/19/00361, 124 Bedford Road – Works to trees protected by a Preservation order Betula pendula (590019550) – Fell due to state of decline (canopy coverage approximately 5%) and weight bias towards highway. Replant with one standard Birch in similar position.

- No Comment

CB/19/02565/FULL, 14 Arnold Close – Proposed extension to dwelling and conversion of existing garages

- No Comment

CB/19/02536/FULL, 4 Lime Close – Ground floor side and rear extensions

- No Comment

CB/19/02260/ADV, Angel Hair & Beauty, Old School Gardens – Advertisement: Installation of fascia sign

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

OBJECT: *The location on the application form is incorrect – the trading premises are located at Angel Hair & Beauty (now known as Kymarna), Old School Gardens, Barton-le-Clay, Bedford MK45 4LS, however the proposed adverting signage is located at Flat 1, The Old Bakery, Bedford Road, Barton-le-Clay, Bedford MK45 4JU. The Parish Council has raised concerns 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/19/02765/FULL, 77-79 Hexton Road – Construction of 1 no. detached dwelling

- No Comment

CB/19/02761/FULL, 9 Harold Road – Demolition of existing garage and erection of a single and two storey rear and side extension

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

OBJECT: *The Parish Council has raised concerns that the plans include an additional 4th bedroom and therefore there is insufficient usable parking on site for three cars.*

CB/19/02744/FULL, 58 Norman Road – Demolition of existing single storey side extension and replacement with part two storey, part single storey front/side extension

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

OBJECT: *The Parish Council has raised concerns that the plans allow for a potential additional bedroom and therefore there is insufficient usable parking on site without adding a dropped kerb to access the third space shown on the plans.*

19/232 TO CONSIDER CPRE ARTICLE REGARDING HOUGHTON REGIS NORTH SITE 1 AND ITS POSSIBLE IMPACT ON DEVELOPMENT WITHIN THE VILLAGE

Councillors debated the article and agreed that a letter should be sent to the Local Plan Inspectors and Nadine Dorries, MP, reinforcing the concerns raised by CPRE and how it could impact on Barton-le-Clay. Councillor Davison-Williams and the Clerk agreed to draw up a suitable letter. Due to the urgency, it was agreed this would be emailed to all Councillors by Friday afternoon and that retrospective confirmation be obtained at Full Council in October.

19/233 TO CONSIDER ANY FURTHER ACTIONS REGARDING POTENTIAL RESIDENTIAL DEVELOPMENT IN THE VILLAGE FOLLOWING BRIEFING MEETING

Councillors agreed to defer any further considerations until after the public consultation exhibition being held on 4th October 2019 at the Church Hall. A note is to be put onto the Parish Newsletter to remind residents to attend, as this is their chance to have a say in the proposed application.

19/234 TO ACKNOWLEDGE THE REPORT FROM BATPC REPRESENTATIVE ON THE LONDON LUTON AIRPORT CONSULTATIVE COMMITTEE ON THE STANWICK AIRSPACE IMPROVEMENT PROJECT, AIRSPACE DEVELOPMENT 6 (AD)

This was acknowledged.

19/235 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

None.

The meeting closed at 8.29 pm

