

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD ONLINE
ON MONDAY 23rd November 2020 COMMENCING AT 7.30pm**

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

Attending: Mrs C Callen (Clerk)

Minutes Taken by: Mrs C Callen

20/357 APOLOGIES FOR ABSENCE – Councillor Mr L Davison-Williams

20/358 SPECIFIC DECLARATIONS OF INTEREST

Councillor Laycock declared a non-pecuniary interest in item 20/363, being a close neighbour to The Bury, Church Road property.

20/359 MATTERS ARISING

Councillor Davison-Williams has been investigating the proposed capacity analysis for Barton-le-Clay, seeking information from Central Beds Council regarding the methodology they use to assess a community's infrastructure and needs so that the same calculations can be used to evidence requirements for the Village to support the request to the Land Agent dealing with the potential development of the land east of the Village. No update was available at the meeting.

An update has been received from the Land Agent acting on behalf of Taylor Wimpey, regarding their plans to develop the land to the East of Barton-le-Clay. They will shortly be submitting an EIA scoping request to Central Bedfordshire Council for consideration. They have also suggested an update briefing be held with the Parish Council for them to share the details of their scheme.

ACTION – Clerk to reply and arrange a suitable date for members to hear the proposed current plans. Members were asked to consider the priorities regarding amenities and access arrangements for any new development, to be provided ahead of the briefing.

Further to the discussion at the last Committee meeting regarding the launch of Central Beds Council's new housing development company, New Vista Homes, Councillor Shingler has advised that the Directors appointed from CBC receive no remuneration.

20/360 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 19th OCTOBER 2020
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 19th October, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

20/361 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.

20/362 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

No formal notices have been received.

An enquiry was raised regarding the advertising signage for The Pudding Shop and the outstanding Change of Use application. The Planning Enforcement Officer has advised that the signage complies with current rules and following a change to the Use Classes Order by the Government in September, 'retail pharmacies' and 'sale of food on premises' now fall within the new Class E and so no further planning consent is required.

With reference to the felled trees and hedges at the rear of 113 Manor Road, Planning Enforcement are currently reviewing the breach to the Tree Preservation Order and are considering appropriate follow-up actions.

20/363 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/20/03997/FULL, 9 Tudor Close: Two storey side/rear extension

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

Object: The application makes no reference to the blocked access to the existing garage and removal of off-road parking area to make way for the proposed two storey side extension. The application states 'no loss of parking'. No scale parking plan has been provided to show the minimum off-road spaces are deliverable.

CB/20/03999/FULL, 55-57 Hexton Road: Change to approved porch entrance

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

Comment: The Parish Council is concerned by the submission of several alterations to the original approved application for the new dwelling, making it difficult to identify what changes are proposed for the property situated within the Conservation Area. The paperwork does not clearly show the alterations for the current proposition to change the porch entrance.

CB/20/04032/FULL, 20 Mill Lane: Re-submission of planning permission CB/20/01054/FULL (Demolition of existing domestic garage and erection of a detached dwelling with relocation of highway access for the existing dwelling to southern elevation)

- No Comments

CB/20/04061/FULL, 71 Norman Road: Proposed first floor side extension
It was noted that this application was submitted by a Parish Councillor.

- No Comments

CB/20/04131/FULL, The Bury, Church Road: Barn conversion to form an annexe (use ancillary to host dwelling) with erection of a garden store for garden equipment

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

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

Comment: The Design & Access Statement refers to Barton-le-Clay as a 'town' which is incorrect and should state 'village'. No further comments were made.

CB/20/04132/LB, The Bury, Church Road: Listed Building: Barn conversion to form an annexe (use ancillary to host dwelling) with erection of a garden store for garden equipment

- No Comments

20/364 REVIEW OF COMMITTEE EXPENDITURE FOR 2020/21 AND TO CONSIDER AND APPROVE DRAFT BUDGET FOR 2021/22

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 in the coming financial year. Councillor Gardner **PROPOSED** the approval of the draft 2021/22 Planning budget, with a £2,000 committee precept. This was **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**.

20/365 TO ACKNOWLEDGE NALC AND CHILTERN SOCIETY RESPONSES TO THE GOVERNMENT'S WHITE PAPER ON 'PLANNING FOR THE FUTURE' & CONSIDER ANY FOLLOW UP ACTIONS

Both the Chilterns Society and NALC have now provided details of their responses to the Government's White Paper on 'Planning for the Future'. Copies of their responses were provided to members ahead of the meeting. These were acknowledged and no further actions were necessary.

20/366 TO CONSIDER AND APPROVE RESPONSE TO MP IN RESPECT OF THE PROPOSED CHANGES TO THE PLANNING SYSTEM

A response has been received from Nadine Dorries, MP Mid Beds, regarding our letter on the recent Planning Consultation, in support of CPRE's campaign. She has advised that she will include our concerns in the responses she is already feeding back to the MHCLG. She advises that she is unable to organise a debate but has requested further information about our definition of sustainable development in Barton-le-Clay. She agrees on the need for more environmentally friendly housing designs and construction methods but asks about housing numbers. Members discussed the definition of 'sustainable development' within Barton-le-Clay. It was agreed that there had been significant development in the past and a more holistic approach was now required, sympathetic to the Conservation Area and Greenbelt land, maintaining the characteristics of the Village and providing reasonable development appropriate to the needs of the Village. Any development would need to address the housing mix required, incorporating smaller/affordable housing, and be within the constraints of the local infrastructure. The current Central Beds Council Local Plan to tag a large development area onto the outskirts of the Village to address the unmet demand from Luton, is not considered sustainable within the confines of existing Village amenities. Councillor Gardner **PROPOSED** a response based on the above discussion be sent to Ms Dorries, **SECONDED** by Councillor Thomas and **UNANIMOUSLY CARRIED**.

20/367 TO ACKNOWLEDGE APPROACH FROM GRAVENHURST PARISH COUNCIL REGARDING THE RECENT SCOPING CONSULTATION FOR LAND SOUTH OF WREST PARK AND NORTH OF BARTON-LE-CLAY AND APPROVE ANY RESPONSE

The Clerk for Gravenhurst Parish Council has contacted the Council regarding the recent Scoping Consultation for Land South of Wrest Park and North of Barton-le-Clay. Gravenhurst PC would welcome working with both Barton and Silsoe Parish Council's if the application progresses to provide a united response. The Clerk has acknowledged their email. Following discussion, Councillor Gardner

PROPOSED a response be sent, confirming that the Parish Council would be happy to work with them as and when more information is made available, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

20/368 TO CONSIDER UPDATE REGARDING THE LOCAL PLAN HEARINGS AND APPROVE ANY RESPONSE

Details of the next stage of the Local Plan examination process were previously sent to all members. The next set of hearings will be held during December to discuss the additional evidence provided – there was nothing specific to Barton-le-Clay included. Councillor Davison-Williams had received confirmation that no further evidence would be considered at this time. No further action proposed.

20/369 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 8.27pm