

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD ONLINE
ON MONDAY 25th JANUARY 2021 COMMENCING AT 8.04pm**

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), Mrs S Cowie (Assistant Clerk), Councillors Mr J Selley and Mr A Channon

Minutes Taken by: Mrs C Callen

20/504 APOLOGIES FOR ABSENCE – Councillor Mr L Davison-Williams

20/505 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.

20/506 MATTERS ARISING

Notification has been received that the Planning Appeal in respect of 43 Meadhook Drive (rear dormer loft conversion) has been dismissed by the planning inspector.

The Scoping Opinion in respect of Land to the East of Barton-le-Clay has been decided and can be viewed on Central Beds Council Website under reference CB/20/04329/SCO.

20/507 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 23rd NOVEMBER 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 23rd November, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

20/508 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.

20/509 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

No formal notices have been received.

20/510 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/20/04782/FULL, 42 Norman Road: Single storey front, side and rear extension

- No Comments

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

- No comments.

CB/21/00076/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 Day **with 6 in favour and 1 abstention**.

OBJECT – The Parish Council objects to the proposed 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. Furthermore, the Parish Council has concerns regarding the close proximity of the new access for plot 43 to the corner bend in the road, with poor visibility creating a hazard when accessing the driveway. If the Planners agree to grant the application, the Parish Council would want to see the building materials matching the existing buildings in that area.

CB/21/00081/FULL, 51 Sharpenhoe Road: Demolition of conservatory & construct single storey rear extension

- No Comments

Councillor Channon joined the meeting at 8.29pm

20/511 TO CONSIDER AND APPROVE THE DRAFT ENGAGEMENT WITH DEVELOPERS POLICY

A copy of the draft policy was provided to all members ahead of the meeting. Following discussion Councillor Gardner **PROPOSED** the approval of the draft Engagement with Developers Policy, **SECONDED** by Councillor Roberts **with 6 in favour and 2 abstentions**.

20/512 TO CONSIDER FOLLOW UP ACTIONS TO THE LAND AGENTS BRIEFING REGARDING LAND TO THE EAST OF VILLAGE

A discussion was held regarding the proposed drawings and ideas presented to the Council at the 4th January briefing meeting. Members raised various issues for further discussion with the Developers.

ACTION – Clerk to summarise the key issues raised and forward all Councillors for review, ahead of providing to the developers for further discussion in March.

Councillor Thomas left the meeting at 9.04pm

Councillor Thomas re-joined the meeting at 9.15pm

20/513 TO REVIEW BARTON-LE-CLAY PARISH SCHEDULE 2020 LEISURE STRATEGY IN VIEW OF S106 'WISH LIST'

The Clerk has spoken to the Policy Officer at Central Beds Council (CBC), mainly responsible for Leisure Strategy. She has provided a copy of the Parish Schedule for the Parish Council to review – this is used when looking at the needs for the Village. The document was last reviewed in the Summer of 2018 and is available to view on the CBC Website.

The Clerk has reviewed the document and highlighted some initial changes required relating to out-of-date information. In addition, the Assistant Clerk and Clerk have put together a list to reflect suggested areas that need to be considered for the Parish 'Wish List' and added to Parish Schedule.

The Clerk has also obtained details of the current uncommitted S106 monies available from previous developments within the Village. This shows that there is a pot of c.£4k available to spend now on Outdoor Sport projects. This will be discussed further at the next Leisure and Sports Field Committee meetings.

The current criteria for S106 monies was outlined, clarifying that it is not allowed for routine maintenance works but should be agreed to mitigate the impact of any new development on the facilities provided within the Village. The S106 agreement is signed when outline planning permission is granted and any projects should be considered with 2yrs+ time frame.

The Village Hall Committee have been in contact with both the Office and Councillor Roberts and are keen to work with the Parish Council regarding improvements to their facilities for the Village benefit.

A meeting to discuss this in more detail will be arranged at the earliest opportunity. The Clerk has spoken to the Spending Officer for Community Buildings at CBC regarding the way forward with assessing the needs for Community Halls and has obtained a survey for the Village Hall, Unity Hall and Church Hall committees to complete in this regard.

ACTION – Clerk to send survey to the relevant hall committees for completion. Meeting to be arranged with Village Hall committee.

It was suggested that the Doctors Surgery should also be contacted to review their anticipated needs to build a case for any expansion.

ACTION – Clerk to contact Practice Manager for further information.

After discussion, it was agreed to hold an Extra-ordinary meeting on Monday 1st February to finalise the key priorities for the S106 'Wish List', given the urgency to provide this information to CBC ahead of any planning applications being submitted by the prospective developers.

ACTION - Members were requested to provide their key priorities on a template provided by Councillor Channon to the Clerk for collation ahead of the meeting.

20/514 TO REVIEW AND AGREE THE PARISH COUNCILS ACTION PLAN 2021/22 FOR THE PLANNING COMMITTEE

As discussed at the Full Council meeting, the draft Plan has been drawn up by the Clerk. The committee were happy with the plan in respect of Planning to be put forward for adoption at the next Full Council meeting.

20/515 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There was none.

Meeting closed at 10.02pm