

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE PARISH OFFICE
ON MONDAY 26th NOVEMBER 2018 COMMENCING AT 7.30PM**

Present: Councillors Mrs G Gardner (Chair), Mr N Day, Mr J Roberts (Vice-chair), Mr L Davison-Williams (ex-officio)

Attending: Mrs C Callen (Parish Clerk), 1 member of the public

Minutes Taken by: Mrs C Callen

18/333 APOLOGIES FOR ABSENCE – Councillor Gunter

18/334 SPECIFIC DECLARATIONS OF INTEREST – None

18/335 MATTERS ARISING

Councillor Gardner requested an update regarding actions being taken by the Planning Enforcement Officer with regards to Pete's Place using a parking space for a seating area and the operation of a takeaway service with increased opening times. **ACTION – Clerk to contact the Planning Enforcement Officer at Central Bedfordshire Council.**

18/336 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 22nd OCTOBER 2018
Councillor Gardner **PROPOSED** approval of the minutes of the Planning meeting held on 22nd October, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

18/337 UPDATE ON PLANNING APPLICATIONS REFUSED/GRANTED – A list of planning application decisions was circulated to members prior to the meeting. A copy is provided within the minutes. Councillor Davison-Williams expressed disappointment that so many of the bungalow conversions have been granted, despite the Parish Council's objection being registered. **ACTION – Clerk to write to Central Bedfordshire Planning Department requesting details on the number of bungalows that have been converted in the village over the last 5 years.**

18/338 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY
There were none.

18/339 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/18/04053/FULL, 25 Nicholls Close – Proposed front extension

COMMENT - The Parish Council acknowledge the need for improved access by the current owners but their comments regarding CB/18/03370/LDCP still apply to this application, to reiterate, that the Parish Council has concerns regarding the parking, as the loss of the garage reduces off street parking available. In addition, the implementation of the disabled ramp will reduce available parking further. The Parish Council suggests that a clause is considered that upon subsequent sale of the property in the future, it should be returned to the original design.

CB/18/04080/FULL, Maple House, Nicholls Close – New dwelling with associated access and parking

Councillor Davison-Williams advised that his property borders the land in question but that there was no conflict of interest.

The Councillors discussed the proposed development where previous applications have already been refused in the Conservation area. Trees have also been removed in breach of planning and the proposed application now includes replanting of trees of 2m height. The resident was invited to air the concerns of the neighbouring property owners and was thanked for their input. Councillor Gardner **PROPOSED** the following objection. This was **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**.

OBJECT – The Parish Council feel the proposed house is too large for the site and inappropriate with the style required for a Conservation area. The Proposed House should not be sympathetic with houses in Nicholls Close as they are not within the Conservation area, but with those houses which are in the conservation area, i.e. the Clipstone cottages & mews. The Parish Council recommends that the application goes to Committee for a decision, rather than via the planners.

CB/18/04182/ADV, Veterinary Surgery, 125 Bedford Road – Advertisement- new signs to enhance the visibility of the veterinary practice and help way-finding

- *The Parish Council query whether a listed building application should have been submitted.*
- *No Comments regarding the proposed advertisement.*

CB/TCA/18/00444, St Nicholas Church, Church Road – Works to trees within a Conservation area: Various works to trees as detailed in the Tree Survey & Risk Assessment document

- *No Comments.*

18/340 REVIEW OF COMMITTEE EXPENDITURE FOR 2018/19 AND TO CONSIDER AND APPROVE DRAFT BUDGETS FOR 2019/20

Planning Budget: The Council acknowledged the need to increase funds held within the Planning Legal and Professional Fees Ear Marked Reserve (EMR) that may be needed to challenge future strategic plans proposed by Central Bedfordshire Council. With this year's transfer and the Budget proposed it would give an EMR of £5000. Councillor Gardner **PROPOSED** the approval of the 2019/20 Planning budget with a £2,000 committee precept. This was **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**.

18/341 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

At the last Full Council Meeting, it was requested that the Draft Plan for the Chilterns Area of Outstanding Natural Beauty link be resent to all Councillors so that they could consider any feedback by 31st December 2018. This was sent and the discussion will now be carried forward to the Next Full Council meeting.

The Oxford-Cambridge Arc potential impact on housing north of Central Beds will be discussed at the next Committee meeting.

The meeting closed at 8.16pm