

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE PARISH OFFICE  
ON MONDAY 27<sup>th</sup> JANUARY 2020 COMMENCING AT 7.30pm**

**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) & 3 members of the public

**Minutes Taken by:** Mrs C Callen

**19/497 APOLOGIES FOR ABSENCE** – There were none.

**19/498 SPECIFIC DECLARATIONS OF INTEREST**  
There were none.

**19/499 MATTERS ARISING**

A new Programme Officer has been appointed by Central Bedfordshire Council to work with the Inspectors for the remaining stages of the Examination of the Local Plan.

**19/500 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 18<sup>th</sup> NOVEMBER 2019**

Councillor Gardner **PROPOSED** approval of the minutes of the Planning meeting held on 18<sup>th</sup> November, **SECONDED** by Councillor Roberts with **3 in favour and 3 abstentions**.

**19/501 PUBLIC QUESTION TIME**

A resident provided a presentation on their plans to set up a wedding/events venue at Brook End Green Farm, ahead of submitting a planning application to convert the Grade 2 listed barn at the farm. They have experience of running similar venues and envisage running 10-20 events per year.

3 members of the public left at 7.55pm

**19/502 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.

**19/503 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY**

**CB/EN/19/0397 – Arnold Academy Hexton Road** – failure to comply with condition 2 (bund drainage) and 3 (planting & landscaping) of 18/04269 – The Enforcement Officer has now advised that the seeding work has been done at the school and a schedule of maintaining the seeded area during future growing seasons has been provided by the contractor. The current enforcement case is to be closed but if there is no sign of new growth in the Spring, a Breach of Condition notice will be issued.

**19/504 TO CONSIDER CAPACITY ANALYSIS REPORT TO BE UNDERTAKEN FOR THE VILLAGE**

Councillor Davison-Williams provided the background regarding the partial evidence being used by Central Bedfordshire Council as part of the Local Plan submission, as identified by an external consultant. Following discussion, Councillor Gardner **PROPOSED** that the Council obtains three quotes from suitable consultants to provide a capacity analysis report for the village, including how it will be calculated, so that the Council can then look to take it forward, subject to cost and content. This was **SECONDED** by Councillor Davison-Williams and **UNANIMOUSLY CARRIED**.

**19/505 TO CONSIDER AND APPROVE RESPONSE TO TAYLOR WIMPEY CONSULTATION REGARDING POTENTIAL DEVELOPMENT SITE AT HAS05**

No response was agreed until further discussion is held regarding the capacity analysis report to evidence requirements for the Village.

**19/506 TO CONSIDER S106 MONIES ‘WISH LIST’**

This item was deferred to the next Committee meeting for further discussion once the way forward with the capacity analysis report has been agreed.

**19/507 TO CONSIDER AND APPROVE DRAFT LETTER TO THE CHIEF PLANNING OFFICER REGARDING PARKING PROVISION ON PLANNING APPLICATIONS**

Following discussion, Councillor Gardner **PROPOSED** approval of the draft letter to be sent to the Chief Planning Officer at Central Bedfordshire Council regarding parking provision on planning applications. This was **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**. A copy of the letter is also to be sent to Councillor Shingler for his information.

**19/508 TO CONSIDER AND APPROVE ATTENDANCE AND COST FOR THE CPRE NEIGHBOURHOOD PLANNING WORKSHOP ON 4<sup>TH</sup> MARCH 2020**



Following discussion, Councillor Thomas **PROPOSED** approval for Councillors Davison-Williams and Gardner to attend the workshop at a total cost of £58, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

**19/509 TO CONSIDER RESPONSE TO THE APPEAL REGARDING CB/19/01598/FULL, MAPLE HOUSE, NICHOLLS CLOSE – 2 NEW 2 BED SEMI-DETACHED BUNGALOWS**  
Members requested that the Clerk re-send the Council's previous objection comments.

**19/510 TO CONSIDER AND APPROVE PLANNING COMMITTEE TERMS OF REFERENCE**  
Members confirmed the basic format but requested that a further debate be deferred to the next Committee meeting due to time constraints.

**19/511 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA**  
There were none.

The meeting closed at 8.33pm



## Planning Application Refused/Granted

Date rec'd	App No	Address	Details	Granted/ Approved	Date of Decision	Objection/No Comment
24/12/2019	19/03808/FULL	Maple House, Nicholls Close	1 No. 3 bed bungalow with associated parking Construction of a new single and dual carriageway 2.75miles road linking the M1 and A6 between the M1 Junction 11a and the A6 Barton Road. Comprising intermediate junctions, overbridges, underbridges, cycle paths, revisions to the Public Rights of way network, drainage and landscaping			<p><b>Obiect:</b> As per previous applications regarding this site, the Parish Council objects to the lack of clarity regarding the building materials being used for the proposed development 'as existing'. These would need to be in keeping with the existing Conservation Area properties, where the development sits, e.g. yellow brick, slate tiles, etc. and not those neighbouring properties on Nicholls Close, which is not situated in the Conservation Area. The Parish Council has requested that this application be called in to be discussed at the next Development Committee for a decision.</p> <p><b>OBJECT:</b> see previous comments</p>
20/12/2019	19/00887/FULL	M1 Junction 11a to A6 Barton Rd		Granted	08/01/2020	<p><b>Obiect:</b> The Parish Council objects to the proposed variation of condition 2 as follows: The original approval stipulated that the property should not be prominent or visible above the grass bank and should sit within the current reservoir space. This variation sees the property protrude at least 800mm above the grass bank (although exact height is not clear as datum lines not included), thus impacting on the sight lines from the surrounding area. The proposed UPVC windows are not in keeping with a property situated within the AONB and more sustainable materials would be more appropriate. The Parish Council has requested that this application be called in to be discussed at the next Development Committee for a decision.</p>
20/12/2019	19/04250/VOC	Barton Reservoir Old Road	Variation of condition 2 to - Reserved matters following planning permission CB/18/01820/RM Appearance, landscaping, layout, materials and scale			<p><b>No Comments</b></p>
18/12/2019	19/04184/FULL	20 Mill Lane	Demolition of dwelling and erection of replacement dwelling			

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16/12/2019	19/04081/FULL	16 Windsor Road	Propose rear and side extension to an existing dwelling			<p><b>OBJECT:</b> The Parish Council has concerns that where additional bedrooms are included on a planning application, the applicants should include adequate parking provision in their plans to prevent on-street parking congestion. With this application, the loss of onsite parking with the garage conversion, and the addition of an extra bedroom in the independent living space, means that there is only parking for two cars onsite, to serve a 4-bed property. On this basis, the Parish Council objects to the plans in their current format. However, having spoken to the applicant, it is understood that there are future plans to alter the front layout of the property to accommodate 3 cars. If this is addressed in the current plans then the Parish Council would withdraw their objection.</p>	
16/12/2019	19/04198/FULL	9 York Close	Side two storey extension and front single storey extension			<p><b>OBJECT:</b> The Parish Council has raised an objection regarding the loss of onsite parking proposed. York Close is very narrow with limited street parking. The Parish Council is concerned that there are no plans to show alternative onsite parking availability</p>	
02/12/2019	19/03923/FULL	Hollow Springs, Private Road	Retrospective planning permission for the retention of the outbuilding to form ancillary residential accommodation			<p><b>OBJECT:</b> The property is set in the Area of Outstanding Natural Beauty and there are no exceptional circumstances detailed in the application that would justify the granting of planning permission. Therefore the Parish Council objects to the permission being granted for this outbuilding</p>	
28/11/2019	19/04000/FULL	22 Higham Gobion Road	Single storey rear extension, front storm porch & associated alteration works			<b>No Comments</b>	
19/11/2019	19/03893/FULL	5 Horsler Close	First floor side and single storey rear extensions	Granted	14/01/2020	<b>No Comments</b>	
06/11/2019	19/03684/VOC	77-79 Hexton Road	Variation of Conditions 8 and 10 of Planning permission CB/19/022765/FULL (erection of 1 no. dwelling)			<b>No Comments</b>	
05/11/2019	TRE/19/00485	51 Grange Road	Works to trees subject to a Tree Preservation Order: SB/97/0004/T2 3metre reduction to crown and circumference of Beech Tree T2	Granted	10/12/2019	<b>No Comments</b>	
31/10/2019	19/03669/FULL	41 Washbrook Close	Demolition of existing conservatory and erection of single storey front, side and rear and first floor front extensions	Granted	10/12/2019	<b>No Comments</b>	
30/10/2019	TRE/19/00473	4 Manor Farm Close	Works to trees subject to a Tree preservation Order: significantly prune 1 Ash Tree within the front garden to TPO SB/TPO/94/00006 T4	Granted	10/12/2019	<b>No Comments</b>	