

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD AT THE VILLAGE HALL
ON MONDAY 27th SEPTEMBER 2021 COMMENCING AT 7.32pm**

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

Attending: Mrs C Callen (Clerk) and Councillor Mrs A Miller in attendance

Minutes Taken by: Mrs C Callen

21/194 APOLOGIES FOR ABSENCE – There were none.

21/195 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.

21/196 MATTERS ARISING

Update regarding Greenwoods Application: It has been noted that work is underway to carry out preparatory archaeological test pits, funded by the Greenwood developers, as part of their pre-application work. It has Central Beds Council Planning department's permission. The pits will be filled in again. It is understood that they have found evidence of very early habitation in the area.

21/197 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 28th JUNE 2021

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 28th June, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

21/198 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.

21/199 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were none.

Several residents have queried works being undertaken at the rear of a property in Manor Road. No planning applications have been submitted.

21/200 TO CONSIDER NEW PLANNING APPLICATIONS:

Councillor Day joined the meeting at 7.39pm.

CB/21/03928/OUT, Barton Reservoir, Old Road: Conversion of existing former covered reservoir and creation of basement to form a single residential dwelling, with associated infrastructure. All matters reserved.

Councillor Day declared a non-pecuniary interest in this application.

Following discussion, Councillor Gardner **PROPOSED** that the comments submitted regarding previous applications for this site be reviewed via email by the Committee members, with a view to put together a suitable response, **SECONDED** by Councillor Roberts **with 4 in favour and two abstentions**.

CB/21/04046/FULL, 9 Manor Road, Barton-le-Clay, Bedford, MK45 4NP: Erection of a detached dwelling including associated parking landscaping and replacement garage for no 9

- No comment.

CB/21/03973/FULL, 146 Norman Road, Barton-le-Clay, Bedford, MK45 4PT: Rear single storey extension

- No comment.

CB/21/04054/FULL, 55-57 Hexton Road, Barton-le-Clay, Bedford, MK45 4JY: Construction of a garden annexe

Following discussion, Councillor Gardner **PROPOSED** the following comments, **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**.

- Comment: The Parish Council feel that this application defies the description of what a garden annex should be, given the size and location of the proposed two-bed property. However, should the Council be mindful to grant permission for this building, a condition should be included that the annex is not sold as a separate dwelling at a future date.

CB/21/04126/FULL, St Nicholas Church, Church Road, Barton-le-Clay, Bedford, MK45 4LA: Re-landscaping the car park surface to provide 2.no disabled parking bays

- No comments.

21/201 TO CONSIDER NEIGHBOURHOOD PLAN FOR THE VILLAGE AND AGREE WAY FORWARD

Following discussion at Full Council, members considered the way forward to reform a working party to progress this project.

CPRE have arranged a Neighbourhood Planning Workshop to be held on 20th October at Meppershall Village Hall. Councillor Gardner **PROPOSED** approval of the cost to book two places at this workshop, at £29 each, **SECONDED** by Councillor Day and **UNANIMOUSLY CARRIED**.

ACTION – Clerk plus one other to attend the workshop and then report back at the next Committee meeting on suggested ways to take this item forward. Any members interested in attending the workshop to advise the Clerk.

21/202 TO CONSIDER MAINTENANCE OF AMENITY LAND

As discussed at Full Council, members considered possible actions regarding public use/maintenance of amenity land around the Village. The majority is the responsibility of Central Beds Council and is currently dealt with on a reactive basis. It was agreed to investigate further the legal status of this land and then take to Highways & Environment Committee for further debate.

With reference to the land in Simpkins Drive, the Clerk has advised the Planning Officer that the land proposed by no. 9 to incorporate into their garden actually belongs to the Parish Council and would not be offered for sale.

21/203 TO CONSIDER ITEMS FOR DISCUSSION WITH THE PLANNING CONSULTANT

The Planning consultant recently engaged by the Council has agreed to present at the beginning of the Planning Committee meeting on the 18th October, highlighting the sorts of things which the Council should be thinking about with regards to planning applications.

Following discussion, members agreed several particular topics they would like covered, so that he can make sure they are included.

ACTION – Members to email the Clerk with any further suggestions. Clerk to provide the consultant with a list of the questions and topics agreed.

21/204 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

There were none.

Meeting closed at 8.36pm