

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
OF BARTON-LE-CLAY PARISH COUNCIL HELD ONLINE
ON MONDAY 28th SEPTEMBER 2020 COMMENCING AT 7.33pm**

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

Attending: Mrs C Callen (Clerk) and Councillor Mr J Paxton

Minutes Taken by: Mrs C Callen

20/216 APOLOGIES FOR ABSENCE – Councillors Mr N Day, Mr S Laycock and Mr L Davison-Williams

20/217 SPECIFIC DECLARATIONS OF INTEREST

There were none.

20/218 MATTERS ARISING

The Clerk has successfully approached Central Beds Council to get them to reconsider the acceptance of the Parish Council's late response to the Local Plan consultation. This has now been shared with the Inspectors.

Following approval of the licence as a wedding/function venue at Brookend Green Farm (subject to max 20 events p.a., satisfactory entrance and parking provision and noise controls), the event organisers have held 2 events over the Summer (8th and 29th August). After each event the Parish Council have been contacted by the organisers to check on any resident feedback and to assure the Parish Council that all necessary requirements have been met, both in terms of licence and Government Covid-19 guidance. Only one resident has contacted to Parish Council to question if such events are legal, given the number of attendees.

20/219 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 22nd JUNE 2020

Councillor Gardner **PROPOSED** approval of the minutes of the Planning meeting held on 22nd June, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

20/220 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.

20/221 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY

There were none.

20/222 TO CONSIDER NEW PLANNING APPLICATIONS:

CB/20/02951/FULL, 43 Stuart Road – Proposed new rear Orangery

- No Comments

CB/20/02801/FULL, 10 Ashby Drive – Two storey front and rear extensions and internal alterations.

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

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

Object: Proposal is for the garage to be converted into a utility, store and enlarge the kitchen area on the ground floor but the application states 'no loss of parking'. No scale parking plan has been provided to show the minimum off-road spaces are deliverable. The applicant must address parking measures to demonstrate feasibility.

CB/20/03343/FULL, 1 Smithcombe Close – First floor side extension and alterations.

Following debate, Councillor Roberts **PROPOSED** the following comments be submitted,

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

Object: The proposed development increases the property from a 4 to 5 bed property. In accordance with the Central Bedfordshire Design Guide, there should be off-road parking for 3 cars for this size of property. However, the application states 'no change to parking' and fails to address the loss of on-site parking as a result of the garage conversion. No scale parking plan has been provided to show the minimum off-road spaces are deliverable. The applicant must address parking measures to demonstrate feasibility.

Councillor Jones left at 7.44pm

CB/20/03334/FULL, 28 Hastings Road – Proposed two storey side and part two storey and single storey rear extensions

- No Comments

20/223 TO CONSIDER ANY RESPONSE TO THE MHCLG PLANNING CONSULTATION

Details of the consultation were previously shared with all members, ahead of the September Full Council meeting. At that meeting, it was agreed to discuss the item further at Committee, albeit it was felt that Members had insufficient knowledge/expertise to fully respond. The Clerk provided an additional document that summarises the key items to consider. Following further debate regarding the concerns of the Parish Council, it was agreed that the Clerk would formulate a response for approval at the October Full Council meeting.

ACTION – Members to provide any specific feedback to the Clerk to be included in the draft letter to be put to Full Council.

20/224 TO CONSIDER AND APPROVE RESPONSE TO LAND AGENT REGARDING NEEDS FOR THE VILLAGE

Following Turley's presentation last year on behalf of Taylor Wimpey, the Parish Council agreed to consider the needs of the Village to request funding from the developers, if they get agreement to proceed. In January, it was agreed to await a capacity analysis report to evidence the requirements of the village (19/505). Unfortunately, this item was deferred as a result of the Covid-19 pandemic. Turley's have now contacted the Parish Council regarding allotment land requirement (as discussed by the Leisure Committee 20/197). It was agreed that the Village priorities also included additional Burial Ground land (as discussed by the Burial Ground Committee 20/213), Doctors surgery extension, Community Centre/Village Hall improvements and to address the retail and parking issues in the centre of the Village. This item will be taken to October Full Council meeting for further consideration.

20/225 UPDATE REGARDING THE PROPOSED CAPACITY ANALYSIS REPORT TO BE UNDERTAKEN FOR THE VILLAGE

Councillor Davison-Williams had previously offered to draft a paper regarding the proposed capacity analysis for Barton-le-Clay. Further Information had been requested from Central Bedfordshire Council to assist. In the absence of Councillor Davison-Williams to provide an update, this item was deferred to the next meeting.

20/226 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA

None