

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
OF BARTON-LE-CLAY PARISH COUNCIL HELD ONLINE  
ON MONDAY 29<sup>th</sup> MARCH 2021 COMMENCING AT 7.31pm**

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

**Attending:** Mrs C Callen (Clerk)

**Minutes Taken by:** Mrs C Callen

**20/660 APOLOGIES FOR ABSENCE** – Councillor Mrs V Jones and Mr S Laycock

**20/661 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.

**20/662 MATTERS ARISING**

A resident from Manor Road has written to the Parish Council regarding their concerns relating to the proposed planning application CB/21/00560/OUT, 113 Manor Road. They have provided a copy of their comments submitted to Central Beds Council Planning Officer and a copy of their letter to Councillor Shingler. The Clerk has acknowledged receipt and advised that the application has been requested to be called in for discussion by the Development Management Committee at Central Beds Council.

Following discussion at the previous committee meeting, the Clerk contacted Central Beds Council regarding concerns over the damage being made to the grass verges and footpaths by contractors undertaking development work. It had been suggested that the Planning Officers should make a condition of the development for these to be reinstated once the work is completed. A response has now been received and a copy forwarded to all members for information. They advise that a condition cannot be added, in line with the National Planning Policy Framework and suggest that any damage seen is reported using the online Highways reporting portal, including photographic evidence.

**20/663 APPROVAL OF THE MINUTES OF THE PLANNING COMMITTEE HELD ON 22<sup>nd</sup> FEBRUARY 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 22<sup>nd</sup> February, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

**20/664 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. It was noted that the application in respect of 43 Osborn Road had been refused in line with the objections raised by the Parish Council.

**20/665 UPDATE ON ENFORCEMENT NOTICES – FOR INFORMATION ONLY**

There were none..

**20/666 TO CONSIDER NEW PLANNING APPLICATIONS:**

**CB/21/00821/FULL, 30 Brookend Drive:** Part single and part two storey side extension

Following discussion, Councillor Gardner **PROPOSED** the following objection, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

**OBJECT** – The Parish Council objects to the proposed application, which states that there is ‘no change to the existing parking arrangements’ when they are actually converting the existing double garage into living space, thus going from 4 parking spaces to 2 for a 4-bed property. There is also limited roadside parking available.

**CB/TCA/21/00074, 47 Hexton Road:** Works to Trees Within a Conservation Area: To fell and grind stump of Silver Birch (T1), fell Silver Birch (T2), light reduction of Yew Tree (T3) to pull back into shape

Following discussion, Councillor Gardner **PROPOSED** the following comment, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

**COMMENT** – The Parish Council notes that there is no professional assessment report to support the proposed application. Given that the proposal includes the felling of two trees within the Conservation Area, the Parish Council request that the Central Beds Council Tree Officer assesses the planned works to confirm the necessity to fell the two Silver Birch Trees.

**CB/21/00842/FULL, 39 Washbrook Close:** Erection of an electric sliding gate and landscaping

- No comments.

**CB/21/00861/FULL, 14 Meadhook Drive:** Demolition of garage and erection of part single, part two storey side extension

Following discussion, Councillor Roberts **PROPOSED** the following comment, **SECONDED** by Councillor Gardner and **UNANIMOUSLY CARRIED**.

**COMMENT** – The Parish Council questions the available parking space in the proposed application and requests that scale drawings are provided to outline the parking arrangements for this 4-Bed property on an internal corner plot where roadside parking is limited.

**CB/21/00868/FULL, 56 Stuart Road:** Single storey front extension

- No comments.

**CB/21/01057/FULL, 134 Bedford Road:** Conversion of garage, single storey rear extension and front porch/link corridor

- No comments.

**CB/21/01075/FULL, 5 Horsler Close:** Proposed first floor side extension and associated alteration works including front entrance canopy

Following discussion, Councillor Day **PROPOSED** the following objection, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**.

**OBJECT** – The Parish Council objects to the application on the basis of the proposed use of synthetic Cedral cladding which is not felt appropriate in a Conservation Area. The plans show the property to have a mixture of facing materials, with synthetic cladding, painted render and brickwork finishes.

**CB/20/03636/FULL, 55-57 Hexton Road:** Replacement dwelling

- No comments.

**CB/21/01093/FULL, 21 Cromwell Road:** Single storey front and single storey side extensions

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

**COMMENT** – The Parish Council notes that there are no plans provided of the first-floor layout to determine the size of property, based on the number of bedrooms. Therefore, it is not possible to assess whether adequate parking provision exists following the proposed removal of the side car port area.

Councillor Channon joined the meeting at 8.05pm.

#### **20/667 TO CONSIDER ANY FOLLOW UP ACTIONS TO THE LAND AGENTS BRIEFING REGARDING LAND TO THE EAST OF VILLAGE**

A copy of the meeting notes from 1<sup>st</sup> March Briefing, made by the Clerk, were provided to members ahead of the meeting. Councillor Thomas thanked the Clerk for her comprehensive summary.

The Clerk has followed up the actions from the Briefing meeting and the Agents have now provided a copy of the update newsletter which has been sent to all households in the Village. They have also provided details of marketing material from other Taylor Wimpey sites, should members want to visit a live Taylor Wimpey site - Flitwick (Steppingley Gardens) and Leighton Buzzard (Clipstone) are the best options for the parish to visit. Flitwick is now finished.

Following review of the information provided, the Clerk was requested to contact Central Beds Council to ascertain how the New Homes Bonus Payment is calculated and what it covers.

In terms of meeting to discuss S106 priorities, early/mid-May has been suggested by the Agents. The Clerk was requested to put forward Tuesday 27<sup>th</sup> April as a suitable date.

**ACTION** – Clerk to contact CBC regarding the figures quoted in the newsletter.

**Clerk to check the availability of all Councillors for 27<sup>th</sup> April to discuss the S106 priorities with the Developers. Clerk to also contact Councillor Shingler to invite him to join that discussion.**

#### **20/668 TO ACKNOWLEDGE AND REVIEW THE RISK ASSESSMENTS FOR THE PLANNING COMMITTEE**

A copy of the Risk Assessments for the Planning Committee were provided to all members ahead of the meeting. These were acknowledged and after review, no further changes were made.

**20/669 UPDATE REGARDING THE EASTERN COMMUNITY HOMES COMMUNITY LED HOUSING WEBINARS**

Councillors Gardner, Day and Roberts and the Clerk attended some/all of the webinars on 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> March. They provided feedback on the sessions, agreeing that they were interesting but there would be limited opportunity for such a scheme in Barton.

The recordings and presentations from all of the sessions can be found on the following link for any other members interested: <https://easterncommunityhomes.com/eastern-community-homes-launch-event/>.

Councillor Selley joined the meeting at 8.33pm

**20/670 TO ACKNOWLEDGE THE LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION AND AGREE ANY RESPONSE**

Members discussed the need for expert advice to be given for the latest consultation, following the loss of Councillor Davison-Williams' knowledge. Councillor Gardner **PROPOSED** to approach the Director of Triad Planning & Design Ltd, based in the Village and an ex-Councillor, to seek his advice in the first instance, **SECONDED** by Councillor Roberts and **UNANIMOUSLY CARRIED**. An update will be provided at the April Full Council meeting.

**20/671 ANY OTHER BUSINESS OF AN URGENT NATURE OR FOR INCLUSION ON THE NEXT AGENDA**

Councillor Roberts requested that the new Barton Rovers Grill be discussed.

Meeting closed at 8.46pm