

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 1st September 2020, commencing 7.00pm via Zoom.

Present: Councillors Janice Green (Chairman), Hugh Roberts, Steven Lonsdale & Chris Martin
Ward Councillors Ken Matthews & Robert Morris

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk
1 Member of public

20/09/199 **Apologies for absence**

No apologies were received.

20/09/200 **Declarations of interest**

No declarations of interest from councillors were received. The clerk declared that she personally knows the applicant for Application No. CB/20/02826/FULL.

20/09/201 **Authorisation of dispensation requests**

No requests had been submitted.

20/09/202 **Public Participation**

The applicant stated that they wished to talk in regard to Application CB/20/02826/FULL. The chairman advised that comments would be heard when the agenda item came up during the meeting.

20/09/203 **Minutes of meetings**

It was resolved to approve as an accurate record of proceedings, the minutes of Marston Moreteyne Planning & Environment Committee held on Tuesday 4th August 2020. Proposed Cllr Roberts, seconded Cllr Martin. Agreed. (Minutes to be signed in person by the chairman when Covid-19 restrictions have been lifted).

20/09/204 **Matters arising from the minutes**

No matters were raised.

20/09/205 **Planning Matters**

The following applications were discussed, and responses formulated:

(a) Application No. CB/20/02826/FULL

Single and two-storey front extension with dormers to rear elevation
175 Lower Shelton Road, Marston Moreteyne

The application applicant spoke to members in regard to the application. The planning officer had indicated to the applicant's architect that they might refuse the application based on street-scene. The applicant advised that when first purchased, the dwelling was in a poor, un-liveable condition and had planning permission to be replaced with a 4-bed dwelling. However, the decision was taken to restore the building. The application is for additional living space and one bedroom. It is felt that the application is sympathetic to the existing and surrounding properties. On site car parking would be available for at least 6 vehicles.

A photo of the area flooding had been supplied by the applicant. A question was raised as to whether flooding still occurs. The response was that drainage has been placed along the driveway so that flooding no longer occurs on the site.

The clerk had forwarded copies of letters from neighbours supporting the application to all members.

Ward Cllr Morris advised that he had requested that the application be determined by the Development Management Committee should the planning officer recommend refusing the application.

After a brief discussion it was resolved that the committee has no objections to the application.

- (b) Application No. CB/20/02359/FULL
Erection of a care home for older people with associated access, parking, and landscaping.
Land at Moreteyne Farm, Wood End, Marston Moreteyne.

Amendments received to the application:

- Information on odour protection system
- Fire Engine Tracking Drawing
- Updated Site Plan Showing Fire Hydrant
- Response to Fire Officer Statement
- Updated Site Plan with additional parking spaces
- Response to Bedfordshire Police
- Revised Transport Statement and Travel Plan
- Response to MANOP Comments
- Kitchen Extractor Unit specification
- Email response to Pollution Comments

It was noted that spaces for car parking have been increased from 20 to 29. This increase was welcomed. The clerk advised that assurances have also been given by Central Bedfordshire Council that this number meets with the authority's planning requirements for Care Homes.

In light of the amendments made it was resolved that Marston Moreteyne Parish Council has no objection to the application.

20/09/206

Planning decisions, appeal decisions or enforcement notifications/decisions

The following planning decisions had been made by Central Bedfordshire Council:

Application No. CB/20/02383/FULL. Loft Conversion at 27 Hockley Court, Marston Moreteyne. APPROVED.

Application No. CB/20/02157/TDM. Telecommunications Determination Masts: Installation of a 20m monopole supporting 6 no. antennas in an open head frame, 2 no. transmission dishes, 3 no. ground-based equipment cabinets, 1 no. meter cabinet and ancillary development including 9 no. Remove Radio Units (RRUs) and the removal of the existing nearby temporary installation. Millbrook Proving Ground, 2 Station Lane, Millbrook. APPROVED.

Application No. CB/20/02156/TDM. Telecommunications Determination Masts: Installation of a 20m monopole supporting 6 no. antennas in an open head frame, 2 no. transmission dishes, 3 no. ground-based equipment cabinets, 1 no. meter cabinet and ancillary development including 9 no. Remove Radio Units (RRUs) and the removal of the existing nearby temporary installation. Millbrook Proving Ground, 1 Station Lane, Millbrook. APPROVED.

Application No. CB/20/01734/FULL. Change of use from Class B2/B8 to Class D2 and internal alterations. Unit 8 Marston Business Park, Lower Hazeldines, Marston Moreteyne. APPROVED.

Application No. CB/20/01782/FULL. Proposed demolition of existing conservatory & erection of single storey rear extension. 32 Denton Drive, Marston Moreteyne. APPROVED.

Application No. CB/20/02217/FULL. Single storey rear extension, car port and garage rear extension. 7 Reynes Close, Marston Moreteyne. APPROVED.

Application No. CB/20/02409/FULL. Replacement of conservatory with single rear extension and conversion of garage. 160 Lower Shelton Road, Marston Moreteyne. APPROVED

Application No. CB/20/02478/FULL. Proposed front porch creating a lobby and ground floor WC. 20 Tylecote Close, Marston Moreteyne. APPROVED.

20/09/207

Correspondence

Notification of carriageway resurfacing for the full length of Wood End, Marston Moreteyne. Roadway closure from 3rd to 7th September between 0800-1800 hours. A further closure for the lock chip on 15th September.

There being no further business to transact, the meeting was closed at 7.30pm.