

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 6th October 2020, commencing 7.00pm via Zoom.

Present: Councillors Janice Green (Chairman), Hugh Roberts & Steven Lonsdale
Ward Councillor Ken Matthews

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk
Councillor Ted Pilbeam
Mark Hornett – Director, Aspen Park Residents Association

20/10/235 **Apologies for absence**
Apologies were received from Councillors Chris Banks and Chris Martin.
Apologies were received from Ward Councillor Robert Morris
Absent: Cllr Bill Chandi

20/10/236 **Declarations of interest**
No declarations of interest from councillors were received.

20/10/237 **Authorisation of dispensation requests**
No requests had been submitted.

20/10/238 **Public Participation**
Cllr Pilbeam and Mark Hornett provided the committee with an overview of the drainage issue which is affecting Moat Farm Close. Since the Moreteyne Farm development has been built and connected into the Moat Farm Close drainage system, residents have consistently complained of odours. Since March 2020, the issues have worsened, with sewage smells both inside and outside resident's properties and now the lower end of Moat Farm Close (closest to Moreteyne Manor) is getting flooded.

Anglian Water have confirmed that they believe the root cause of the problem to be the flow of sewage from Parrot Grove pumping station on the Moreteyne Farm development. They are contending that because the system is private and yet to be adopted, there is nothing they can do about it.

Anglian Water have had to arrange emergency tankers at the pumping station over the August Bank Holiday weekend and again over the weekend of 3/4th October. This clearly demonstrates that the pumping station cannot cope. Tankers were again on site today as it appears that there has been an infiltration of surface water into the system. As new properties come online, which feed into the same pumping station, the situation is getting worse.

Central Bedfordshire Council are meeting virtually on 5th October to discuss the matter. Attendees will include the Private Sector Housing Team, Public Protection Team, and the Planning Dept. The latter has been included as there may be some breach of planning. Aspen Park Residents Association look after the communal areas of Ashcraft Close, Drapers End, Howes Drive and Moat Farm Close and are taking up the case on behalf of the residents of Moat Farm Close.

Committee members agreed that no further occupations be allowed, and that development should cease on the site until this situation has been resolved. Cllr Matthews agreed and said he would follow this up.

Cllr Pilbeam & Mr Mark Hornett left the meeting.

20/10/239 **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 1st September 2020. Proposed Cllr Lonsdale, seconded Cllr Roberts. Agreed. (Minutes to be signed in person by the chairman when Covid-19 restrictions have been lifted).

20/10/240 **Matters arising from the minutes**
No matters were raised.

20/10/241

Planning Matters

The following applications were discussed, and responses formulated:

(a) Application No. CB/20/03237/FULL

Retrospective insertion of a new uPVC window in the rear elevation and installation of 1 condensing unit to rear elevation wall.

Unit 4, Moreteyne Retail Park, Bedford Road, Marston Moreteyne

Comments: It was resolved to object to this retrospective application. The insertion of a uPVC window to the rear elevation of the unit overlooks the rear properties in Moreteyne Road and as such causes a loss of privacy to the detriment of the resident.

In regard to the installation of the condensing unit to the rear elevation wall, condition 15 of planning consent CB/16/00191/FULL has not been satisfied and fails to show that the unit will not have an adverse noise impact on nearby residential neighbours especially given the operating times for the A5 premises detailed in the planning application.

20/10/242

Application for an Alcohol License at Methodist Church, Bedford Road, Marston Moreteyne.

Following discussions, it was resolved that the council has no reason to object to the application provided that it is in line with the planning conditions set down by the Planning Inspector in regard to Planning Appeal Ref: APP/P0240/W/18/3195720, reference CBC Planning Application CB/17/04592/FULL.

20/10/243

Planning decisions, appeal decisions or enforcement notifications/decisions

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

Application No. CB/20/02826/FULL. Single and two-storey front extension with dormers to rear elevation. 175 Lower Shelton Road, Marston Moreteyne. APPROVED.

20/10/244

Correspondence

No matters were received.

There being no further business to transact, the meeting was closed at 7.57pm.