

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 1st December 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

- 20/12/329 **Apologies for absence**
Apologies were received from Cllr Chris Martin.
Absent: Cllr Bill Chandi.
- 20/12/330 **Declarations of interest**
No declarations of interest from councillors were received.
- 20/12/331 **Authorisation of dispensation requests**
No requests had been submitted.
- 20/12/332 **Public Participation**
No matters were raised.
- 20/12/333 **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 3rd November 2020.
Proposed Cllr Roberts, seconded Cllr Lonsdale. Agreed. (Minutes to be signed in person by the chairman when Covid-19 restrictions have been lifted).
- 20/12/334 **Matters arising from the minutes**
20/11/293 **Woburn Road bridge repairs (C94):** The following response was received from Central Bedfordshire Council in regard to the repairs. The water supply was maintained throughout the period following the burst pipe and during the installation of the new main. It should be fully integrated and working.
Central Bedfordshire Council is doing the repair work to the brick wall on behalf of Anglian Water, as such there are legal teams involved from both sides.
Ringway Jacobs will carry out the tendering process. This process will take a few weeks allowing at least 2-3wks for tenderers to respond. Following this there is the process of evaluating the tenders and awarding the contract. Anglian Water will also need to approve the contractor. The council are hoping to get all works completed by the end of March.
- 20/12/335 **Planning Matters**
The following application was discussed, and responses formulated:
- (a) Application No. CB/20/03984/FULL
Garage conversion with new cycle store/outbuilding and extended hardstanding for additional parking
18 Stratton, Marston Moreteyne
Comments: No objections, neighbours.
- (b) Application No. CB/20/04104/FULL
Single storey rear extension and internal alterations to form granny annexe
Hambleton Lodge, Wootton Green
Comments: No objections, neighbours.
- (c) Application No. CB/20/03890/FULL
Resubmission of planning permission CB/20/03282/FULL. Construction of plant hire facility incorporating offices, viewing area, repair centre and wash down zone and recladding of existing assembly shop. Change of use new sui generis.
North Common Farm, Woburn Road, Lidlinton.
- Comments: The parish council requested details on the hours of operation and number/direction of vehicle movements in its letter dated 21st October 2020 relating to application CB/20/03282/FULL.
- Details relating to hours of operation have been provided in this application. A response relating to the direction of vehicle movements has been directly provided by the applicant.

Details of the numbers of vehicle movements has been included in the application, however, this is limited to employees only and does not reflect any increase in anticipated vehicle movements in relation to the additional business generated at the site as a result of the application.

The parish council remains concerned regarding the amount of increased traffic along Woburn Road and the effect that this cumulative effect would have on the village, especially the large development of homes off Woburn Road (Moreteyne Farm development).

- (d) Application No. CB/20/04188/MW
Installation of below ground 11kw electricity cable
Brogborough Landfill Site, Woburn Road, Lidlington
Comments: No objections.
- (e) Application No. CB/04288/FULL
Partial garage conversion
27 Faulkner Gardens, Marston Moreteyne
Comments: The application is for a partial garage conversion and therefore will result in the loss of a parking space to the dwelling.

The parish council raises concern at the loss of an on-site parking space to the development and raises the question of whether the remaining on-site parking will fall below that required by Central Bedfordshire Council.

20/12/336

Approvals, refusals, withdrawals of planning applications.

The following decisions by Central Bedfordshire Council were received and noted:

- (a) Application No. CB/20/03570/FULL 164 Lower Shelton Road, Marston Moreteyne, Front porch extension. APPROVED.
- (b) Application No. CB/20/03499/FULL 10 Pembroke Close, Marston Moreteyne, Garage part conversion. APPROVED.
- (c) Application No. CB/20/02955/FULL 44 St. Mary's Close, Marston Moreteyne, Erect single storey summer house. APPROVED.
- (d) Application No. CB/20/02359/FULL Land at Moreteyne Farm, Wood End, Marston Moreteyne, Erection of a care home for older people with associated access, parking, and landscaping. APPROVED.
- (e) Application No. CB/20/04243/NMA, Land East of Bedford Road, Marston Moreteyne. Non-Material Amendment to Planning Permission CB/13/04079/VOC Variation of Condition 12 of Reserved Matters Approval CB/12/03082/RM: to amend plans enabling an enlarged footprint and amendment to the Community Sports Hall. Amendments to include an additional door, gas governor, lighting feed pillar, boiler flues, bin stores and cycle stores to amend plans 113, 114 & 115. APPROVED.

20/12/337

Correspondence

Notification from Central Bedfordshire Council received advising that Bedford Borough Council has a closure of the C94 (Old A421) at Green Lane, Stewartby from 4th to 31st January 2021 for resurfacing and developer works. Diversion will be the new A421.

The clerk advised that a planning application has been received in relation to the Methodist Church for a variation of Condition 3 of planning permission CB/17/04592/FULL to extend opening hours. The application will be discussed at the next committee meeting in January.

There being no further business to transact, the meeting was closed at 7.40pm.