

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee virtual meeting of Marston Moreteyne Parish Council held on Tuesday 5th January 2021, commencing 7.00pm via Zoom.

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

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

21/01/001 **Apologies for absence**
No apologies were received.
Absent: Cllr Bill Chandi.

21/01/002 **Declarations of interest**
No declarations of interest from councillors were received.

21/01/003 **Authorisation of dispensation requests**
No requests had been submitted.

21/01/004 **Public Participation**
A member of public raised an issue regarding a blocked drainage ditch which runs at the end of gardens of houses in Moreteyne Road. During the heavy rains in December there has been flooding in the gardens which adjoin the ditch, particularly behind two specific properties in Moreteyne Road. It is believed that Grand Union Housing Association is responsible for these two properties and the member of public asked if the parish council could write to the housing association requesting that the ditch be cleared. Following discussion, it was agreed that the clerk write to Grand Union Housing Association to ask that the matter be investigated, and action taken.

Member of public left the meeting.

21/01/005 **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 December 2020. Proposed Cllr Roberts, seconded Cllr Lonsdale. Agreed. (Minutes to be signed in person by the chairman when Covid-19 restrictions have been lifted).

21/01/006 **Matters arising from the minutes.**
No matters raised.

21/01/007 **Planning Matters**
The following application was discussed, and responses formulated:

Cllr Bill Chandi arrived at the meeting.

- (a) Application No. CB/20/04345/VOC
Variation of condition number 3 of planning permission CB/17/04592/FULL (Proposed change of use of the Methodist Church's to dispensing chemist and building works). Amendment sought to opening hours to be extended or no specified limitations applied.
Methodist Church, Bedford Road, Marston Moreteyne.

Comments: Condition number 3 of the planning consent restricts opening for customers between 08.00 and 20.00 hours on Monday to Saturdays and not at any time on Sundays or Bank/Public Holidays.

The applicant indicates that there will be three types of business operating from the Methodist Church, namely as a convenience store and café. No details of the third type of business operation are provided within the documentation. This application seeks to vary the hours for opening of the premises.

When ruling on application CB/17/04592/FULL, the Planning Inspector indicated that "any potential harm to the living conditions of adjoining residential properties would be adequately controlled by the hours of operation condition". Having discussed the application, the parish council feels that the following hours of operation would be reasonable in order to balance the needs of the business whilst at the same time protecting neighbouring residents from undue late-night disturbance:

Monday to Saturday: 08:00 to 22:00 hrs
Sundays & Bank/Public Holidays: 08:00 to 21:00 hrs

The council also requests that the planning officer takes any neighbours comments into consideration when determining the application.

- (b) Application No. CB/20/04363/FULL
Proposed extensions and alterations to the front, rear, and side.
172B Lower Shelton Road, Marston Moreteyne
Comments: No objections, neighbours.
- (c) Application No. CB/20/03315/FULL
Erect new 1st floor mezzanine for offices. Ground floor storage/offices etc. New 1st floor windows. New door installed into the existing garage door. Change of use to incorporate office and storage use.
Unit 7, Marston Business Park, Lower Hazeldines, Marston Moreteyne

Comments: The proposal seeks to add a mezzanine floor which will result in an increase in floor area. The Principal Highways Officer has indicated that this creates an additional 166sqm which would require 1 additional parking space per 25sqm created, totalling an additional 7 parking spaces in addition to that already provided for the unit.

Access to the business park is through a residential area. As the business park units are taken up, more traffic is being generated. It is therefore vital that there is sufficient parking for each unit to ensure that the residential properties along Lower Hazeldines are not adversely impacted.

Given the requirement for an additional 7 spaces, the parish council objects to the application until this matter is addressed.

The council also requests that the planning officer takes any neighbours comments into consideration when determining the application.

21/01/008

Approvals, refusals, withdrawals of planning applications.

The following decisions by Central Bedfordshire Council were received and noted:
Application No. CB/20/03984/FULL. Garage conversion with new cycle store/outbuilding and extended hardstanding for additional parking space. 18 Stratton, Marston Moreteyne. APPROVED

Application No. CB/20/01947/MW. The importing of 53,000 tonnes of inert clays and soils for an engineering option to raise hand levels and create 3 tier levels to an existing reservoir in order to create wildlife habitats. Roxhill Manor Farm, Roxhill Road, Marston Moreteyne. APPROVED.

21/01/009

Correspondence

No correspondence received.

There being no further business to transact, the meeting was closed at 8.00pm.