

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee virtual meeting of Marston Moreteyne Parish Council held on Tuesday 5th October 2021, at Marston Moreteyne VC School, Church Walk, Marston Moreteyne commencing 7.00pm .

Present: Councillors Janice Green (Chairman), Bill Chandi, Chris Martin & Hugh Roberts.
Ward Councillor Robert Morris
4 members of public

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

- 21/10/278 **Apologies for absence**
Apologies for absence were received from Cllrs Chris Banks & Steven Lonsdale.
- 21/10/279 **Declarations of interest**
No declarations of interest given.
- 21/10/280 **Authorisation of dispensation requests**
No requests were received.
- 21/10/281 **Public Participation**
Members of public addressed committee members in regard to Planning Application CB/21/04184/VOC. They spoke against the application and stated that the plans had not been amended and that Central Bedfordshire Council's Development Management Committee (DMC) had refused the application in its current form in July 2021. Ward Cllr Morris advised that he had requested it be referred to the DMC again should the planning officer recommend approval.
Members of public were advised to send in individual responses to the application to the planning officer and to send a representative to the DMC meeting should the application be put before it.

Owing to the interest in this application, the chairman brought forward agenda item 7.1(c) for discussion:

(c) Application No. CB/21/04184/VOC

Variation of Condition No. 2 of planning permission CB/19/01022/FULL (Erection of 4 new dwellings). Amendment to units / windows to plot 1 and 2 and ridge height to all plots by 1.6m.

Land to the side and rear of 9-11 Lower Shelton Road, Marston Moreteyne.

Comments: The committee **resolved** to object to the application based on the following and to have a representative speak against the application should it be placed before Central Bedfordshire Council's Development Management Committee for consideration.

Substantial weight should be given to the adverse effect the amendments make to the residents in Snagge Court and Horseshoe Close.

An increase of ridge height of 1.6 metres would be similar to that of a 3-storey dwelling and would create an undue overbearing presence, outlook, and overshadowing context on the neighbouring properties. The height of the dwellings is totally out of keeping with the surrounding area and the increased height can be easily seen over the houses in Snagge Court. The additional windows which have been installed have a detrimental impact and result in a loss of privacy for residents in Snagge Court.

The planning inspector awarded the current planning consent based upon a normal 2-storey height dwelling and not what has currently been constructed which has an increased ridge height of a further 1.6 metres and is therefore totally in opposition to the current planning permission for the site.

Members of public left the meeting.

21/10/282 **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 May 2021.
Proposed Cllr Roberts, seconded Cllr Green. Agreed.

21/10/283 **Matters arising from the minutes.**

No matters raised.

21/10/284 **Planning Matters**

The following applications were discussed, and responses formulated:

(a) Application No. CB/21/03854/FULL

Change of use: Garage conversion including material alterations to the front elevation and change of use from Class C3 (dwelling house) to Class E(g) (Retrospective)

7 Harper Grove, Marston Moreteyne

Comments: Concern expressed in regard to ensuring that the change of use does not pose any level of disturbance to neighbouring properties to include keeping accesses clear at all times.

(b) Application No. CB/21/03655/FULL

Single storey rear extension, garage extension and conversion.

5 Reynes Close, Marston Moreteyne

Comments: No objections, neighbours.

(c) Application No. CB/21/04228/FULL

Construct a rear conservatory

22 Lower Hazeldines, Marston Moreteyne

Comments: No objections, neighbours.

(d) Application No. CB/21/04233/FULL

Single storey rear extension and associated alteration works.

31 Jubilee Cottages, Station Road, Marston Moreteyne

Comments: No objections, neighbours.

21/10/285 **Approvals / refusals / withdrawals of planning applications**

The committee noted the following determined planning applications by Central Bedfordshire Council:

(a) CB/20/03890/FULL Application Site: North Common Farm, Woburn Road, Lidlington, Bedford, MK43 0NN Proposed Development: 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 (sui generis). Approved.

(b) CB/20/04345/VOC Application Site: Methodist Church, Bedford Road, Marston Moreteyne, Bedford, MK43 0ND Proposed Development: 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. Approved.

(c) CB/21/00800/VOC Application Site: Land to the side and rear of 9-11 Lower Shelton Road, Marston Moreteyne Proposed Development: Variation of Condition number 2 of planning permission CB/19/01022/FULL (Erection of 4 new dwellings): Revision of units and change of bedroom windows to plots 1 and 2. Increase in the ridge height of all plots by 1.6 metres. Refused.

- (d) CB/21/01152/FULL Application Site: 15 Upper Shelton Road, Marston Moretaine, Bedford, MK43 OLT Proposed Development: Single storey side/rear extension. Approved.
- (e) CB/21/01560/FULL Application Site: 29 Great Blakelands, Marston Moretaine, Bedford, MK43 OWY Proposed Development: Retrospective, single storey rear extension. Approved.
- (f) CB/21/01107/FULL Application Site: Shelton Farm, Lower Shelton Road, Marston Moretaine, Bedford, MK43 OLP Proposed Development: Erection of single detached three-bedroom dwelling house. Approved.
- (g) CB/21/01748/FULL Application Site: 47 Parrott Grove, Marston Moreteyne. Proposed development: Loft Conversion. Withdrawn.
- (h) CB/21/01913/FULL Application Site: Unit 1, Marston Park Local Centre, Gold Furlong, Marston Moretaine, MK43 ODD Proposed Development: Change of Use: Unit 1 as a dental surgery (Class E (e)) formerly use Class D1. Approved.
- (i) CB/21/02217/VOC Application Site: Land off Wood End, Marston Moretaine, Bedford, MK43 ONZ Proposed Development: Variation of condition numbers 2 & 5 of planning permission CB/18/02340/FULL (Change of use from managed forest to natural burial ground; including timber shelter, car parking and landscape enhancements) - to allow the erection of the timber shelter to be delayed. Approved.
- (j) CB/21/02274/FULL Application Site: 14 Howes Drive, Marston Moretaine, Bedford, MK43 OFG Proposed Development: Single storey rear extension. Approved.
- (k) CB/21/02331/FULL Application Site: 122 Bedford Road, Marston Moretaine, Bedford, MK43 OLD Proposed Development: Two storey rear extension. Approved.
- (l) CB/21/02142/FULL Application Site: 74 Lower Shelton Road, Marston Moretaine, Bedford, MK43 OLW Proposed Development: Garage conversion. Approved.
- (m) CB/21/02487/FULL Application Site: 15 Great Blakelands, Marston Moretaine, Bedford, MK43 OWY Proposed Development: Rear single storey extension. Approved.
- (n) CB/21/02601/FULL Application Site: Land Adjacent, 18 Beancroft Road, Marston Moretaine, Bedfordshire, MK43 OPY Proposed Development: Demolition of existing lean to structure. Construction of new 3 bed attached dwelling. Refused.
- (o) CB/21/02682/FULL Location: 1 Churchill Road, Marston Moretaine, Bedford, MK43 OQB Proposal: Two storey side extension and front porch. Withdrawn.
- (p) CB/21/03378/FULL Application Site: 9 South Meadow, Marston Moretaine, Bedford, MK43 OUG Proposed Development: Loft conversion with front and rear dormer windows and rooflight. Approved.
- (q) CB/21/03646/FULL Application Site: 3 The Green, Marston Moretaine, Bedford, MK43 ONF Proposed Development: Single storey side extension. Approved.

21/10/286

Correspondence

No correspondence received.

There being no further business to transact, the meeting was closed at 7.45pm.