

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee virtual meeting of Marston Moreteyne Parish Council held on Tuesday 5th April 2022, at Marston Moreteyne Community Centre, Great Linns, Marston Moreteyne, MK43 0DD commencing 7.00pm .

Present: Councillors Roberts (Chair), Bill Chandi, Steve Lonsdale & Chris Martin.
Ward Councillor Robert Morris
8 members of public

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

22/04/126 **Apologies for absence**
Apologies for absence were received from Councillors Chris Banks, Janice Green & Jeanette Little.

Apologies also received from Ward Councillor Ken Matthews.

22/04/127 **Declarations of interest**
No declarations of interest given.

22/04/128 **Authorisation of dispensation requests**
No requests were received.

22/04/129 **Public Participation**
Residents raised objections to Planning Application CB/22/01073/FULL, The Country Kennels, Wood End, Marston Moreteyne. Demolition of existing dwelling and outbuildings. Erection of replacement dwelling.
Concerns raised included:

- Lack of footings of existing homes leading to harm during construction period e.g., construction traffic
- Increase in traffic, compounding existing traffic volumes
- Inaccurate details in the planning application – e.g., traffic numbers
- Environmental issues – bats, owls, foxes.
- Development will change the character of the area, is not in keeping.

The chairman brought forward agenda item 7.1(c) for discussion and agreement of response

22/04/130 Application No. CB/22/01073/FULL
Demolition of existing dwelling and outbuildings. Erection of replacement dwelling.
The Country Kennels, Wood End, Marston Moreteyne.

Following discussion, **it was resolved** to object to the application based on the following reasons:

Wood End is a small hamlet within the parish of Marston Moreteyne. Whilst there are a few businesses toward the bottom of Wood End there are no immediate facilities within walking distance, e.g., shops, primary school, bus services. Therefore, future occupants of the development would be heavily reliant on motor vehicles to access the nearest facilities in the main village of Marston Moreteyne.

The development is on brownfield land and the parish council expresses concern at the loss of this type of land to housing.

Chairman Signature

Date

The development is not in keeping with the surrounding character of Wood End and appears significantly at odds with existing housing. Rose Cottage adjacent to the development was constructed in 1814. It is therefore considered that the proposal has a detrimental impact on the character and appearance of the area, that would not be outweighed by any benefits of the development. The impact on the environmental environment must be considered. The existence of bats, owls and foxes are present within the development site and must be given consideration when looking at this development. Current residents have advised that the area is liable to flooding during inclement weather. Any new development will have an impact on surface run off water. The parish council requests that all comments from neighbours are taken into consideration when determining this application.

Members of public left the meeting.

22/04/131 **Minutes of meetings**

- (a) **It was resolved to approve** as an accurate record of proceedings, the minutes of Marston Moreteyne Planning & Environment Committee held on Tuesday 1st March 2022. Proposed Cllr Roberts, seconded Cllr Martin. Agreed.
- (b) **It was resolved to approve** as an accurate record of proceedings, the minutes of Marston Moreteyne Planning & Environment Committee held on Tuesday 15th March 2022. Proposed Cllr Roberts, seconded Cllr Martin. Agreed.

22/04/132 **Matters arising from the minutes.**

No matters raised.

22/04/133 **Planning Matters**

The following applications were discussed, and responses formulated:

- (a) Planning Application No. CB/22/00869/FULL
Proposed single storey side extension
24 Beancroft Road, Marston Moreteyne
Comments: No objections, neighbours.
- (b) Planning Application No. CB/22/00771/FULL
Single storey rear extension, part to replace conservatory
26 Denton Drive, Marston Moreteyne
Comments: No objections, neighbours.
- (c) Planning Application No. CB/22/01122/FULL
Proposed single storey rear extension
4 The Rickyard, Marston Moreteyne
Comments: No objections, neighbours.
- (d) Planning Application No. CB/22/00548/MW
Installation of solar PV park development and associated infrastructure
Brogborough Landfill Site, Woburn Road, Lidlington
Members were aware that surrounding parishes may have concerns regarding this application and, as good neighbours, it was agreed to defer commenting on this application until the Committee's next meeting on 19th April, in order to see if this Committee may share those concerns.

Chairman Signature

Date

22/04/134 **Central Bedfordshire Council's Rural Match Funding Scheme (RMFS)**
Due to time constraints, it was resolved to defer this to the next available committee meeting (19th April or 3rd May).

22/04/135 **Correspondence**
No correspondence received.

There being no further business to transact, the meeting was closed at 7.55pm.

Chairman Signature

Date