

MARSTON MORETEYNE PARISH COUNCIL

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

Present: Councillors Janice Green(Chairman), Bill Chandi, Jeanette Little & Steven Lonsdale
1 member of public.

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

22/07/272 **Apologies for absence**

Apologies for absence were received from Councillors Chris Martin & Hugh Roberts.
Reasons for absence noted.

Apologies also received from Ward Councillors Sue Clark, Ken Matthews & Robert Morris.

22/07/273 **Declarations of interest**

No declarations of interest given.

22/07/274 **Authorisation of dispensation requests**

No requests were received.

22/07/275 **Public Participation**

No matters raised.

22/07/276 **Minutes of meetings**

Resolved to approve as an accurate record of proceedings, the minutes of Marston Moreteyne Planning & Environment Committee held on Tuesday 21st June 2022.

Proposed Cllr Chandi seconded Cllr Green. Agreed.

22/07/277 **Matters arising from the minutes.**

No matters raised

22/07/278 **Planning Matters**

The following applications were discussed, and responses formulated:

(a) Planning Application No. 22/01285/EIAWM (Bedford Borough Application).

Environmental Impact Assessment WM Application

Proposal: Proposed use of Stewartby Rail Sidings, hardstanding and access roads, replacement weighbridge and office, new wheel wash and acoustic barrier for the importation of material by train for export from the site by road.

Stewartby Rail Sidings, Green Lane, Stewartby, Bedfordshire.

Resolved to respond with following comments:

Object if the use of rail will bring in additional waste to the site and is not replacing the current use of waste vehicles. Application does not state if the waste is hazardous and destined for landfill.

(b) Planning Application No. CB/22/02213/OUT

Outline Application: Erection of up to 68,000 sqm storage and distribution facilities (Use class B8) with ancillary light industrial (B2) and ancillary office accommodation (E(g)), with all matters reserved other than landscaping (structural landscaping, all groundworks and diversion works to the existing on-site pipeline) and Full Planning Permission for the erection of 62,000 sqm (gross) of storage and distribution facilities (Use Class B8) with ancillary light industrial (B2) and ancillary office accommodation (E (g)) within 3 no. units: HGV and car parking (including a dedicated lorry park with associated (E(b)) food and drink uses and a separate recreational use car park); the erection of a welfare, security

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and amenity building; works to footpaths, cycle routes and bridleways; site access to include provision of a 3-arm roundabout on the A507 and internal estate roads; works for the diversion of existing pipeline; landscaping (off-site and on-site provision); drainage; groundworks; and associated works. EIA development accompanied by an Environmental Statement.
Land to the south-east of Prologis Park, Marston Gate, Ridgemont.

Resolved to object due to the adverse effects upon the local road network and surrounding villages. The surrounding local roads and roundabouts in the vicinity of the M1 Jtn 13 are already at capacity with traffic delays at peak times of the day. This proposal would compound an already stretched road network and have an adverse impact on residents.

22/07/279 **Central Bedfordshire Council: Local Plan: Consultation on two new Supplementary Planning Documents (SPDs):**

- Electric Vehicle Charging SPD and
- Forest of Marston Vale SPD - B7

A link to the documentation on Central Bedfordshire Council's website had been circulated to members prior to the meeting. It was noted that the consultation ends 10am on 28th July 2022.

Resolved to respond to each consultation as follows:

(a) Electric Vehicle Charging SPD

There is no condition on Central Bedfordshire Council's Development requiring charging points to be included in new development – this should be included with immediate effect.

(b) Forest of Marston Vale SPD - B7

Whilst the Parish Council agrees with the concept of developers providing 30% tree planting, it should not count within the 30% target to be provided by the Forest of Marston Vale Trust but be should be separate and in addition to.

22/07/280 **Correspondence**

No correspondence received.

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

Chairman Signature

Date