

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 5th December 2023, in the Francis Keep Room at Marston Moreteyne Community Centre, Great Linns, Marston Moreteyne, MK43 0DD commencing 7.00pm .

Present: Councillors Janice Green (Chairman), Paul Hudson, Steven Lonsdale, Chris Martin, Kelvin Pell, Ward Councillor Robert Morris

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

Minute Reference	Item	Power	Action
23/12/418	Apologies for absence Apologies for absence were received and noted from Councillors Bill Chandi & Hugh Roberts	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40	Clerk to keep on file
23/12/419	Disclosure of local and/or disclosable pecuniary interests Ward Councillor declared a local interest in agenda item 7c (Planning Application No. CB/23/03655/FULL). No. 103 Lower Shelton Road is a near neighbour.	Localism Act 2011, Sch 7, s31	
23/12/420	Dispensation Requests No dispensation requests were received.	Localism Act 2011, Sch 7, s33	N/A
23/12/421	Open Forum No matters were raised.	Public Bodies (Admissions to Meetings) Act 1960, s1 (1).	N/A
23/12/422	Minutes of meetings It was resolved to approve as an accurate recording of proceedings the minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 21 st November 2023. Proposed Cllr Pell, seconded Cllr Hudson. Agreed.	Local Government Act 1972, Sch 12, Part VI, p41 (1)	Clerk to keep on file
23/12/423	Matters arising from the minutes – for information only. No matters arising were reported.	N/A	N/A
23/12/424	Planning Matters The following applications was discussed, and a response formulated: (a) <u>Planning Application No. CB/23/03609/FULL</u> Single storey rear extension following demolition of existing conservatory 18 Watson Way, Marston Moreteyne Comments: Resolved no objections, neighbours. (b) <u>Planning Application No. CB/23/03537/FULL</u> Erection of a single storey rear extension and conversion of existing house into 5 flats with associated additional parking, cycle storage, bin storage and landscaping.	Town & Country Planning Act 1990, paragraph 8 of Schedule 1.	Clerk to respond

Chairman Signature

Date

	The Woodlands, Wood End, Marston Moreteyne Comments: Resolved to object to the application. The parish council supports the views of the Housing Strategy & Implementation Officer in that the application does not comply with the Local Plan Policy H2 Housing Standards. No provision has been made for M4(2) adaptable homes and M4(3) wheelchair adaptable homes. There is a lack of information regarding the annexes – their use and any detail on provision for parking. There is also a lack of information in regard to the provision of parking for the stables. There is a lack of visitor parking spaces within the proposal as well as disabled parking and no provision for EV Charging. Any parking provision must comply with Central Bedfordshire Council's Parking Standards SPD. The application identifies the removal of internal small trees and bushes. There is no provision in the application for the replacement of this loss nor any provision for additional biodiversity gain. The Forest of Marston Vale SPD requires 30% tree cover. The parish council supports the view of the Ecologist & Biodiversity Net Gain Officer in regard to roosting bats. The location of The Woodlands is accessed via a narrow country road to/from Wood End. This road is so narrow in places that it prevents two-way flow of traffic along some of its length. It has no footpaths and access is by nature reliant on motor vehicles. The site lacks amenities in close proximity and is not served by a bus service. This application will therefore increase the number of vehicles using this road each day and as a result increase the probability of cars meeting each other resulting in possible hazardous situations. Consideration needs to be given to sound proofing between the flats. No adequate evidence has been provided which proves that this has been considered and no adequate sound proofing has been included within the design. <i>Ward Councillor Morris refrained from any discussion on the following application:</i> (c) <u>Planning Application No. CB/23/03655/FULL</u> Part single-storey, part two-storey rear extension 103 Lower Shelton Road, Marston Moreteyne Comments: Resolved no objections, neighbours		
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Chairman Signature

Date

	(d) <u>Planning Application No. CB/23/03640/FULL</u> Single storey side/rear garden room extension 11 Ashcraft Close, Marston Moreteyne Comments: Resolved no objections, neighbours (e) <u>Planning Application No. CB/23/03838/FULL</u> Proposed two storey rear extension and conversion of garage into habitable space 1 Stratton, Marston Moreteyne Comments: Resolved to object to the application. The application seeks to convert half of a double garage into a habitable room, leaving a single garage on plot resulting in the loss of one parking space. The application also seeks to increase the number of bedrooms from 4 to 5 resulting in the need for 4 parking spaces under Central Bedfordshire Council's Parking Standards SPD. With a lack of information within the application on how the required parking spaces will be accommodated, the parish council resolved to object to the application based on its lack of adherence with CBC's Parking Standards SPD.		
23/12/425	Play Streets in Central Bedfordshire Members received and considered information on a new programme called Play Streets being run by Central Bedfordshire Council together with Public Health England. Following discussion, it was resolved to invite Central Bedfordshire Council's new Active Streets Engagement Officer to the full council meeting on 16th January 2024, to hear more about the scheme.		Clerk to respond
23/12/426	Correspondence No correspondence received.		N/A
	There being no further business to transact the meeting was closed at 7.28pm		

Chairman Signature

Date