

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 20th February 2024, in the Francis Keep Room at Marston Moreteyne Community Centre, Great Linns, Marston Moreteyne, MK43 0DD commencing 7.00pm .

Present: Councillors Hugh Roberts (Chairman), Bill Chandi, Paul Hudson, Steven Lonsdale & Kelvin Pell
1 member of public

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

Minute Reference	Item	Power	Action
24/02/060	With the absence of both Cllr Green (Chairman) and Cllr Banks (Vice-Chairman) it was resolved that Cllr Roberts stand in as Chairman for the purposes of this meeting. Proposed Cllr Lonsdale, second Cllr Chandi. Agreed.		
24/02/061	Apologies for absence Apologies for absence were received and noted from Councillors Janice Green & Chris Martin. Apologies for absence were received and noted from CBC Ward Councillor Robert Morris.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40	Clerk to keep on file
24/02/062	Disclosure of local and/or disclosable pecuniary interests No declarations received.	Localism Act 2011, Sch 7, s31	
24/02/063	Dispensation Requests No dispensation requests were received.	Localism Act 2011, Sch 7, s33	N/A
24/02/064	Open Forum No matters were raised.	Public Bodies (Admissions to Meetings) Act 1960, s1 (1).	N/A
24/02/065	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 6 th February 2024. Proposed Cllr Chandi, seconded Cllr Hudson. Agreed.	Local Government Act 1972, Sch 12, Part VI, p41 (1)	Clerk to keep on file
24/02/066	Matters arising from the minutes – for information only. No matters arising were reported.	N/A	N/A
	<i>Cllr Banks arrived at the meeting and took over as Chairman for the remainder of the meeting.</i>		
24/02/067	Planning Matters The following applications was discussed, and a response formulated: (a) <u>Planning Application No. CB/23/04000/Full</u> Erection of a pair of semi-detached dwellings in Plot G. Plot G, Site to the rear of Hudson Mews, Marston Moreteyne.	Town & Country Planning Act 1990, paragraph 8 of Schedule 1.	

Chairman Signature

Date

	Comments resolved: This site originally was originally permissioned for 11 dwellings. This application seeks to split plot G and construct two dwellings, bringing the total number of dwellings on this site to 14. The parish council fully supports the Housing Strategy & Implementation Officers comments of 14th February 2024, that there should be a review of the Section 106 and Affordable Housing contributions due to the increase in dwellings on the site since the original permission was granted. The parish council is concerned about the impact this application will cause to parking and visitor parking. There are 3 currently occupied dwellings on this site and vehicles are parking on the corner of the main Lower Shelton Road which is a thoroughfare for the village. The road is quite narrow, and its bends are quite sharp. Parking in this manner has a negative effect for other motorists and the buses which have to navigate their way slowly past. Additional dwellings on the site are likely to compound this problem. The parish council wishes repeats its comments that Condition 25 of Planning Permission CB/12/03121/OUT relating to the relocation and repair of the onsite barn and the conversion to wildlife habitat where the barn was located has not been carried out as conditioned. This has reported this to Central Bedfordshire Planning on more than one occasion. The parish council wishes to know what plans are being taken to reinstate this barn and create the wildlife habitat. (b) <u>Planning Application No. CB/22/02213/OUT</u> Hybrid Application: 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		Clerk to respond
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Chairman Signature

Date

	a separate recreational use car park); the erection of a welfare, security 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. <u>Land to the southeast of Prologis Park, Marston Gate, Ridgmont</u> The following additional documents have been received in association with this application: Appendix 2: Technical Note 1: Rights of Way Consultation Response (WSP, 6 January 2023) Appendix 3: Technical Note 1: National Highways Consultation Response (WSP, 21 September 2022) Appendix 4: Technical Note 2: National Highways Consultation Response (WSP, 9 December 2022) Appendix 5: Technical Note 1: Central Bedfordshire Council Consultation Response (WSP, 6 January 2023) Appendix 6: Technical Note 2: Central Bedfordshire Council Consultation Response (WSP, 6 January 2023) Appendix 7: Technical Note 1: Public Transport Consultation Response (WSP, 16 September 2022) Appendix 8: Travel Plan (WSP, September 2022) Appendix 9: Technical Note 1: Milton Keynes Council Consultation Response (WSP, 6 January 2023) Appendix 10 : National Highways Planning Response (NHPR 22-12) Appendix 11: Arboriculture Impact Assessment (BB Trees Ltd, October 2022, Ref: 727-22 (AIA), Revision 0) Appendix 12: Developing in the Forest of Marston Vale working note (Barry Chinn Associates, January 2023) Appendix 13: Partial update of Appendix E2 and E6 including additional Representative Viewpoints and Wireframes (VP25-VP28) (Barry Chinn Associates) Appendix 14: 10 Year Maintenance and Management Plan (Barry Chinn Associates, January 2023) Appendix 15: Pre-development Tree Survey (BB		
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Chairman Signature

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	Trees Ltd, September 2022, Ref: 727-22, Revision 0) Appendix 16: Badger Surveys (Confidential) Appendix 17: Bat Activity Surveys (Middlemarch, January 2023, Ref: RT-MME-157290-07 Rev A) Appendix 18: Breeding Bird Survey (Middlemarch, January 2023, Ref: RT-MME-157290-05 Rev A) Appendix 19: Great Crested Newt Habitat Suitability Index Assessment and eDNA Surveys (Middlemarch, January 2023, Ref: RT-MME-157290-04-Rev B) Appendix 20: Potential Bat Roost Feature Inspection survey (Middlemarch, January 2023, Ref: RT-MME-157290-06 Rev B) Appendix 21: Preliminary Ground Level Bat Roost Assessment of Trees (Middlemarch, January 2023, Ref: Report RTMME-157290-01 Rev A) Appendix 22: Preliminary Ecological Appraisal (Middlemarch, January 2023, Ref: RT-MME-156850-01 Rev F) Appendix 23: Winter Bird Survey (Middlemarch, January 2023, Ref: RT-MME-157290-03 Rev B, Jan 2023) Appendix 24: Ecology Figures (Middlemarch, Habitat Summary and Species Summary) Appendix 25: Framework Ecological Management Strategy (RT-MME-156850-02 Rev B, January 2023) Appendix 26: Preliminary Ecological Appraisal Addendum (Middlemarch, Ref: Report-RT-MME-156850-03-Rev A) Appendix 27: Biodiversity Net Gain Concept Plan – including Biodiversity Metric Assessment (Appendix A of the report) and Biodiversity Metric 3.1 (Appendix D of the report) (Middlemarch, January 2023, Ref: RT-MME-157886-Rev B) Appendix 27a: BNG DEFRA V3.1 Metric (Nov 22) (Excel) Appendix 27a: BNG DEFRA V3.1 Metric (Nov 22) (static version) Appendix 28: Habitat Enhancement and Management Plan for Land to the West of Church End, Bedfordshire (Middlemarch, 15 June 2023) There are also amendments to the plans and supporting documents that include: Planning Response Report Proposed and Existing Ditch and Culverted Arrangement Plans Existing Ditch Cross sections and long sections Plans Headwall Details Plan Levels Plan		
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Chairman Signature

Date

	Tree Constraints Plan Landscape Strategy Plan Illustrative Landscape Sections Proposed PRow Strategy Plan Detailed Planting Plans 1-3 Welfare, Security and Amenity Building Planting Plan John Bunyan Trail Planting Plan Plot Landscaping Plans 1-3 Roundabout Detailed Planting Plan Forest of Marston Vale Areas Plan Offsite Detailed Planting Plans 1-2 Tree Protection, Retention and Removal Plan Boundaries Plans 1-2 Site Layout and Parameter Plan Unit 1 Site Plan Unit 2 Site Plan Unit 3 Site Plan External Finishes and Fences Plan Welfare, Security and Amenity Building Plan Site Layout Outline - Option 1 Site Layout Outline - Option 2 Site Layout Outline - Option 3 Unit 1 - Sections Plan Traffic Calming Detail Plan Members highlighted the difficulty in establishing the changes made to the application documentation. The parish clerk provided an outline of previous comments submitted earlier on previous consultations under this application number. Members agreed that these comments remain valid. It was noted that responses need to be submitted by 8th March. It was resolved to defer submitting comments to CBC Planning and that the application be placed on the agenda for 5th March 2024. It was resolved that Cllr Roberts invite the Chairman of Ridgmont Parish Council to the Planning & Environment Committee meeting on 5th March to clarify the changes made. Members agreed that it would be beneficial to have the CBC Ward Councillors present at the next meeting when discussing this application.		Cllr Roberts.
24/02/068	Correspondence No correspondence received.		N/A
	There being no further business to transact the meeting was closed at 7.23pm		

Chairman Signature

Date