

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 2nd April 2024, in the Francis Keep Room at Marston Moreteyne Community Centre, Great Linns, Marston Moreteyne, MK43 0DD commencing 7.00pm .

Present: Councillors Janice Green (Chairman), Steven Lonsdale, Chris Martin & Kelvin Pell
Ward Councillor Robert Morris
1 member of public.

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

Minute Reference	Item	Power	Action
24/04/136	Apologies for absence Apologies for absence were received and noted from Councillor Hugh Roberts. Absent: Cllrs Chris Banks & Bill Chandi.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40	Clerk to keep on file
24/04/137	Disclosure of local and/or disclosable pecuniary interests Cllr Lonsdale declared a pecuniary interest in Agenda Item 7(b) Planning Application CB/24/00497/FULL. Cllr Lonsdale is the applicant.	Localism Act 2011, Sch 7, s31	N/A
24/04/138	Dispensation Requests No dispensation requests were received.	Localism Act 2011, Sch 7, s33	N/A
24/04/139	Open Forum Member of public had attended on the belief that the meeting was the Annual Parish Meeting. The parish clerk advised that this was scheduled for 23 rd April 2024. Member of public left the meeting.	Public Bodies (Admissions to Meetings) Act 1960, s1 (1).	N/A
24/04/140	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 5 th March 2024. Proposed Cllr Pell, seconded Cllr Lonsdale. Agreed.	Local Government Act 1972, Sch 12, Part VI, p41 (1)	Parish Clerk to keep on file
24/04/141	Matters arising from the minutes – for information only. No matters arising were reported.	N/A	N/A
24/04/142	Planning Matters The following applications was discussed, and a response formulated: (a) <u>Planning Application No. CB/23/03400/FULL</u> Erection of a new building facility including workshop, canopy area and stores (combined building) and a temporary modular office for 5 years. Including hardstanding, electrical supply, water supply, new septic tank, and storm water drainage.	Town & Country Planning Act 1990, paragraph 8 of Schedule 1.	Parish Clerk to respond

Chairman Signature

Date

	Millbrook Proving Ground next to Building 22, Station Lane, Millbrook, Bedford. <u>Comments:</u> It was resolved that the parish council has no objections. <i>Parish Councillor Lonsdale left the meeting during discussion of the following agenda item:</i> (b) <u>Planning Application No. CB/24/00497/FULL</u> Erection of a single storey out building ancillary use. Land to the rear of 57-73 Lower Shelton Road, Marston Moreteyne. <u>Comments:</u> It was resolved that the parish council has no objections but requested that neighbours comments are taken into consideration when determining the application. <i>Parish Councillor Lonsdale returned to the meeting.</i> (c) <u>Planning Application CB/22/02213/OUT</u> Land to the south east of Prologis Park, Marston Gate, Ridgmont Proposal: 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 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. Additional documents: • Additional Submission Covering Letter prepared by Lichfield's dated 15th March 2024;		
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Chairman Signature

Date

	• Technical Note 5: CBC Consultation Responses' (dated 15 March 2024), prepared by WSP; • Amended planning application drawings to reflect the removal of two laybys along the A507 and new a layby located along the new spine road within the development site; • An updated Design Code (dated January 2024), prepared by MSA Architects; • An updated Design and Access Statement (dated January 2024), prepared by MSA Architects; • Lighting Technical Specification document, prepared by Holophane; and • Revised Drainage Plans to reflect the updated layout <u>Comments:</u> It was resolved that the parish council's previous objections to the application (letter dated 7th March 2024) remain valid and that the following further objections be submitted: Removal of two laybys along the A507 and new a layby located along the new spine road within the development site. The parish council objects to the removal of the two public laybys along the A507. The application proposes that a new layby will be created along the spine road within the development site. It is anticipated that the general public would not enter the private development site to utilise the new layby, therefore the removal of the two publicly available laybys along the A507 would be detrimental to the wider community and a loss of amenity to general public use. Given the scale of the development, the parish council would expect to see an increase in the provision of layby parking.		
24/04/143	Correspondence Appeal under Section 78, of the Town & Country Planning Act 1990. <u>Appeal Ref: APP/P0240/W/24/3338483</u> Site Address: Brogborough Landfill Site, Woburn Road, Lidlington Description of Development: Installation of solar PV park development and associated infrastructure. Appellant: Infinis Solar Developments Ltd Application Reference: CB/22/00548/MW It was noted that the applicant had submitted an Outline Skylark Mitigation Strategy on 29th March 2024. Deadline		N/A

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	for comments Monday 1st April. Mitigation is proposed using skylark plots, which will be in arable fields within the Mitigation Area. 2.3.2 A total of 48 skylark plots will be provided as mitigation, based on two plots for each of the 24 pairs identified within the Appeal Site. Plots will be created at a maximum of 2 per ha.		
	There being no further business to transact the meeting was closed at 7.20pm		

Chairman Signature

Date