

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 19th November 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), Chris Banks, Bill Chandi, Steven Lonsdale, Chris Martin, Hugh Roberts & Kelvin Pell
Central Bedfordshire Ward Councillor Robert Morris & Saverio Bongo.
3 members of public
Parish Councillor Joanna Johnson

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

Minute Reference	Item	Power	Action
24/11/387	Apologies for absence Apologies for absence were received from Ward Cllr Sue Clark.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40	Clerk to keep on file
24/11/388	Disclosure of local and/or disclosable pecuniary interests No interests were declared.	Localism Act 2011, Sch 7, s31	N/A
24/11/389	Dispensation Requests No dispensation requests were received.	Localism Act 2011, Sch 7, s33	N/A
24/11/390	Open Forum Members of public spoke in regard to Planning Application Planning Application No. CB/24/03148/FULL. The latest proposals for surface water management do not engage with the critical entry points of flooding, leaving adjacent road and verge water to pass extended distances before reaching catchment pools. Flooding conditions not improved and additional hard surfacing introduced by development. Flood controls in the development not linked to existing connections to adjacent areas that are directly reliant on drainage to water courses. Flooding outflow channels not improved or controlled for post storm surface catchment levels from adjacent areas to this development. A one metre fall in field ground levels towards flooded homes from the A421 boundary is down to be partially covered in hard surfacing which the consultants clearly show will create a surface water run off in storm conditions adding to flood risk. Permeable surfacing can only work if filtration is possible, and it is noted in the drainage report that this site is a clay subbase. New roads, pathways and garage parking all add to quantities of surface water run off at peak storm rainfall. Existing flood levels are stated as 38700 which does not	Public Bodies (Admissions to Meetings) Act 1960, s1 (1).	N/A

Chairman Signature

Date

	correlate with the adjacent house floor level that was under water in the recent storm. Surface water flood profiles are cast into doubt from the evidence of flooding in the recent storm, and nothing is proposed to change this flooding danger. The applicant includes a crossover from the site boundary to Lower Shelton roadside verge. The existing vehicular crossover is an obstruction to the verge water course that adds to road surface water flooding to adjacent areas, linked to the gradient in level towards the homes that suffer from flooding. The applicant has proposed mitigation works, however the application states that any modelling will be post permission. Therefore, it is unknown at this stage whether the proposed modelling will be successful. The Senior Drainage Engineer has already advised that he would not be able to recommend the site for development owing to the flood risk.		
24/11/391	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 3rd September 2024. Proposed Cllr Banks, seconded Cllr Martin. Agreed.	Local Government Act 1972, Sch 12, Part VI, p41 (1)	Parish Clerk to keep on file
24/11/392	Matters arising from the minutes – for information only. No matters arising were reported.	N/A	N/A
24/11/393	Planning Matters The following applications was discussed, and a response formulated: (a) <u>Planning Application No. CB/24/03225/VOC</u> Variation of condition number 20 of planning permission CB/23/02315/FULL (Demolition of 2 no. boarding kennels and erection of 1 no. single-storey dwelling). Variation sought to accept the as-built drawings: B2 Rev A – Proposed Ground Floor Plan and B3 – Proposed Elevation Plan. Site: The Country Kennels, Kenwood House, Wood End, Marston Moreteyne. <u>Comments:</u> The parish council was uncertain whether the application is for a full or partial retrospective planning approval. The details provided in the application are insufficient to determine the extent of the alterations that have already been made by the applicants. The parish council requested that further detail is provided to enable it to make an informed and full response.	Town & Country Planning Act 1990, paragraph 8 of Schedule 1.	Parish Clerk to respond

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	(b) <u>Planning Application No. CB/24/03148/FULL</u> Erection of six detached houses with associated access, parking, landscaping and drainage. Site: Land adjacent to 30 Lower Shelton Road, Marston Moreteyne. <u>Comments:</u> It was resolved to object to the planning application based on the comments raised during public participation and the following: 1. The area is in a High-Risk area of surface water flooding (map attached Source GOV.UK). 2. This contravenes Policy CC3 of the CBC Local Plan 2015 - 2035 where development will only be supported in areas of lowest risk. 3. Existing infrastructure is inadequate and requires repair and improvement as shown by long term ongoing flooding issues near Number 30. 4. Loss of amenity and wildlife habitat. 5. Access to the site will be hazardous due its location at the end of the single-track road and footpath and cycle path exit of the nearby underpass. 6. Noise levels for residential property due to the A421. 7. Pollution levels due to the proximity of the A421. 8. Highway Safety: The access on right angle bend has poor visibility. There are existing problems with cars on single track road and joining it. this development will bring additional traffic to the single-track road which often experiences vehicles going on soft verge causing damage. 9. Parking behind houses rather than in front will inevitably lead to motorists parking in turning circle in front of houses 10. Design: lack of access for waste vehicles meaning a corral for bins away from houses. This will lead to noise when bins moved back and forth along with accidental rubbish spillage (c) <u>Planning Application No. CB/24/02982/FULL</u> Erection of commercial building for Use Class (g) with parking areas and ancillary works. Site: Vale Farm, Woburn Road, Lidlington <u>Comments:</u> No objections.		
24/11/394	Correspondence No correspondence received.		
	There being no further business to transact the meeting was closed at 7.32pm		

Chairman Signature

Date

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