

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held at Church End Lower School, Church Walk, Marston Moreteyne on Tuesday 7th February 2017, commencing 7.00pm.

Present: Councillors Chris Banks (Chair), Mrs Janice Green, Hugh Roberts, Bill Chandi, Godfrey Spriggs & Chris Martin
Ward Councillors Ken Matthews & Robert Morris
Officer: Mrs Hazel Trustam – Parish Clerk

17/02/50 Apologies for absence
No apologies had been received.

17/02/51 Declarations of interest
Cllr Chandi declared a pecuniary interest in agenda item 7.1(a) Application No. CB/17/00021/FULL Flat, Marston Moretaine Post Office, 67 Bedford Road.

17/02/52 Authorisation of dispensation requests
No requests had been submitted.

17/02/53 Public Participation
No matters were raised.

17/02/54 Minutes of meetings
It was resolved to approve as an accurate record of proceedings, the minutes of Marston Moreteyne Planning & Environment Committee held on Tuesday 17th January 2017.

17/02/55 Matters arising from the minutes

17/01/08 Marston Park Community & Sports Facilities: This item was tabled as an agenda item.

17/01/09 Moreteyne Farm Development – Condition 6, Application CB/16/04445/OUT: The clerk advised that the matter concerning Bovis Homes' request to disperse with the school visit element of condition 6 is still ongoing.

17/01/29 Application CB/16/04277/RM – Land at Moreteyne Farm.
Clarification had been requested regarding the parking proposal to deal with the third parking space for 4+ bedroomed as an off-plot allocation and if this was in line with Central Bedfordshire Council (CBC) policy.

The planning officer had responded advising that she had liaised with Highways who confirmed that the proposals were acceptable and in line with CBC policy. Not all the properties would use an unallocated space for the third space, only some of them. This gave flexibility for the parking in the area.

17/02/56 Planning Matters
Cllr Chandi left the room during discussions on application CB/17/00021/FULL.
The following applications were discussed and responses formulated:

(a) Application No. CB/17/00021/FULL
To convert the existing four bedroom flat into two separate flats. One 2 bedroom flat and one 1 bedroom flat.
Flat, Marston Moretaine Post Office, 67 Bedford Road, Marston Moreteyne.
Comments: No overall objection to application, however, the committee expressed a concern regarding adequate off-street parking provision for proposed flats and asked what arrangements have or will be made. It was felt that the current deficit of off-street parking was not intensified due to this application. It was requested that any comments from neighbours were taken into consideration.

(b) Application No. CB/17/00026/FULL
Two storey side extension and balcony
70 Manor Road, Marston Moreteyne
Comments: No objection, neighbours.

(c) Application No. CB/17/00218/FULL
Two storey rear extension, loft conversion with dormers and replacement front portico
12 Ashcraft Close, Marston Moreteyne
Comments: No objection, neighbours.

17/02/57

Marston Park Community & Sports Facilities

The clerk confirmed that copies of the Deed of Variation No. 1 and the Agreement under Section 106 Town & Country Planning Act 1990 relating to Land at Marston Park North, Marston Moreteyne had been received from Central Bedfordshire Council. Following Heads of Terms, a draft Supplemental Deed and Deed of Variation No. 2 had been drawn up by Shakespeare Martineau (BDW Trading Ltd legal representatives).

The clerk provided a brief report on the deed which gave an indication to the amendments being proposed. The end of the report provided a summary of the points which the clerk felt were important and needed consideration. Given the possibility that the development of the site is likely to be completed before the end of 2017, members were concerned that proposed triggers dates of 31st December 2017 would not be met. Members felt that BDW should be asked why they had not adhered to the original trigger dates.

Cllr Matthews suggested a further meeting with all interested parties to discuss the document and resolve any issues. This was met with approval.

Following a suggestion from the clerk, the committee resolved to obtain its own legal advice regarding the deed. **It was resolved** to request approval from the Finance & General Purposes Committee for the provision of £1,000.00 towards costs in obtaining advice on the deed and having legal representation at the meeting detailed above.

17/02/58

Approvals / refusals / withdrawals of planning applications

The following approvals/refusals/withdrawals of planning applications were noted:

- a) Application CB/16/05617/FULL Two storey side extension with single storey attached garage and new extended porch. 1 Holme Close, Marston Moreteyne. Approved.
- b) Application CB/16/05635/FULL Erection of first floor side and rear extensions and alterations. 2 The Rickyard, Marston Moreteyne. Approved.
- c) Application CB/16/05526/FULL Single storey side extension. 14 Hillson Close, Marston Moreteyne. Approved.
- d) Application CB/16/04849/FULL Erection of conservatory to replace existing single storey rear extension. 79 Gold Furlong, Marston Moreteyne. Approved.
- e) Application CB/16/04181/VOC Variation of Condition: Replace existing list of drawings approved on CB/15/02172/FULL with those uploaded with this application, showing slight changes to dimensions. 145 Bedford Road, Marston Moreteyne. Approved.

17/02/59

Appeals, appeal decisions or enforcement notifications/decisions

The following information on an appeal was received and **it was resolved** that no further comments be sent:

- a) Appeal by Carbury Investments Ltd – CB/16/02612/FULL. Appeal Ref APP/P0240/W/16/3165336. Site 36 Jubilee Cottages, Station Road, Marston Moreteyne.

The following notifications were received from CBC's Planning Enforcement officer:

- a) Breach of planning confirmed for 11 Jubilee Cottages, Station Road, Marston Moreteyne. Subject: Unauthorised lowering of kerb to provide vehicular access.
- b) Planning enforcement case created for 11 Jubilee Cottages, Station Road, Marston Moreteyne. Subject: Alleged unauthorised development – garage extension.

17/02/60

Planning correspondence

60.1 Details of the following temporary road closures were noted:

- (a) Marston Bypass - Junction of Bedford Road to Stewartby Lake Road. Resurfacing programme. Closure to take place from Thursday 2nd march to Friday 3rd March 2017 between the hours of 0900 and 1530 each day.
- (b) C70 to C75 High Street, Cranfield. Junction with Stilliters Road. Patching works on carriageway. Closure to take place from Mon 13th to Fri 17th March 2017 between the hours of 0900 to 1530 each day.
- (c) Road closure to carry out patching works postponed – C94 Woburn Road, Lidlington – Sheeptick End to Brogborough Pit layby and Brogborough Pit layby to junction with Woburn Road.
- (d) Road closure planned for 8th Feb 2017 to carry out patching works postponed. C94 Bedford Road – junction Salford Road to junction Sheeptick End.

60.2 A letter had been received from Next Phase Planning & Development - the planning agents acting for planning application CB/16/05797/OUT Shelton Farm, Lower Shelton Road. The agent indicated willingness to attend a council meeting to discuss the content of the application. The clerk advised that the letter had been received after the committee had agreed its response to this application. It was agreed that the clerk respond to the agent advising of this fact and stating that the agent could attend meetings at any time and speak during open forum.

There being no further business to transact, the meeting was closed at 7.59pm