

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 20th February 2018, commencing 7.00pm.

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

18/02/64 Apologies for absence

Apologies had been received from Cllr Chris Banks. Reason for absence noted.

18/02/65 Declarations of interest

Ward Cllr Morris declared an interest in agenda item 7.1 (a) Planning Application CB/18/00318/FULL 38 Lower Shelton Road. Cllr Morris indicated that he knew the neighbours of No. 38 Lower Shelton very well.

18/02/66 Authorisation of dispensation requests

No requests had been submitted.

18/02/67 Public Participation

No matters were raised.

18/02/68 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 16th January 2018.

18/02/69 Matters arising from the minutes

No matters were raised.

18/02/70 Planning Matters

The following applications were discussed, and responses formulated:

(a) Application No. CB/18/00318/FULL

New dwelling.

38 Lower Shelton Road, Marston Moreteyne

Following discussion, **it was resolved** to object to the application based on the following reasons:

- The rear garden of the proposed dwelling does not meet with standards set out in Central Bedfordshire Council's Design Guide of a minimum of 60m² for a three-bed house. The current proposed size is 50m². It also does not meet with the minimum depth of 10m being just 7m in depth.
- The development would be detrimental to the characteristic street scene which would see the loss of the unusual character of the longer frontage of both Nos. 38 & 36. It would also result in the appearance of extending the terracing effect of homes on Franklin Close to the detriment of the area.
- The council feels that the development appears cramped and has an overbearing effect upon No. 1 Franklin Close & No. 38 Lower Shelton Road. Whilst it is acknowledged that planning permission was granted for a garage on the site, it does not deflect the fact that a two-storey dwelling is larger and more imposing than a garage.
- The development would give rise to a feeling of being overlooked. This is especially relevant to the window of bedroom 3. Both No 1 Franklin Close and No. 38 Lower Shelton Road will be overlooked. Whilst the latter is the applicant and may not be opposed to this, it may not be the case for future owners.

An additional request is that that the planning officer takes all neighbouring comments into consideration when determining this application.

The committee requested that Cllr Morris ask Cllr Mrs Clark to call the application in should it be recommended for approval under the Planning Officer's delegated powers.

(b) Application No. CB/17/05862/OUT

Hybrid planning application relating to:

Full planning application relating to proposed Air Park facility (Phase 1) to include 2 no. of aircraft hangers with ancillary atrium and offices; 1 no. of Fixed Base Operator (FBO) Airport Terminal building; 1 no. of ground support building; 1 no. of Class B1 office building; 1 no. of biomass energy centre; 1 no. of security gatehouse; 1 no. of fuel storage area; and associated development to include new roundabout junction, public art installations, airport apron, new taxi-way link, perimeter fencing, landscaping, car parking and accesses. Proposed Air Park facility (Phase 2) to include 3 no. of aircraft hangers; 1 no of hotel; and associated development to include airport apron, new taxi-way link, perimeter fencing, landscaping, car parking (with all matters reserved except for layout and access). Site: Land north of Cranfield Airport, College Road, Cranfield

Following discussion, **it was resolved** to submit the following comments:

The council feels that the application contains insufficient information addressing the issue of noise from aircraft especially relating to Jets. The need to mitigate noise will especially be relevant for aircraft activity at night and the impact that this will have on residents in the vicinity.

No provision or allowance has been included in the application in relation to helicopter activity. This method of travel is not governed by specific approved flight paths and could have an adverse impact on the wider community.

The parish council wishes to point out that the surrounding road network is ever increasingly put under pressure especially the A421 & C94 and will continue to do so with additional housing development and the approved Energy from Waste facility at Stewartby. Therefore, any increase in flights at Cranfield will also have an adverse impact upon the wider road network.

18/02/71 Appeals, appeal decisions or enforcement notifications/decisions
No notifications were notified.

18/02/72 Planning correspondence
The clerk advised that a Parent's Evening was being held at Church End Lower School on 6th March – the date of the next meeting. A suggestion had been put that the committee's meeting be deferred until 7.30pm to allow parents to leave thus not disturbing the meeting. After careful consideration, **it was resolved** to defer the start time of the Planning & Environment Committee meeting on Tuesday 6th March until 7.30pm.

There being no further business to transact, the meeting was closed at 7.25pm