

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 21st March 2017, commencing 7.00pm.

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

17/03/119 Apologies for absence

Apologies were received from Cllrs Chris Banks. Reason given were noted.

17/03/120 Declarations of interest

No declarations were made.

17/03/121 Authorisation of dispensation requests

No requests had been submitted.

17/03/122 Public Participation

Residents attending the meeting spoke in objection to planning application CB/17/00766/FULL, which was tabled as agenda item 7.1(a).

Residents expressed significant concern regarding the proposed road side parking arrangements for both customers and staff along with issues concerning delivery and refuse collection arrangements. It was felt that the proposals

- would compound existing road side parking issues in the centre of the village
- would lead to highway hazards, especially along Beancroft Road & Station Road
- for the refuse and delivery vehicles would impact negatively on the property of No. 57 Bedford Road by blocking the driveway

The chairperson duly thanked everyone for attending and expressing their views.

15 members of public left the meeting.

17/03/123 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 7th March 2017.

17/03/124 Matters arising from the minutes

Nothing to report.

17/03/125 Planning Matters

The following application was discussed and a response formulated:

(a) Application No. CB/17/00766/FULL

Change of use of the Methodist Church's existing use class D1 (non-residential) into use class A1 (Shops) and external alterations to the front façade openings. Methodist Church, Bedford Road, Marston Moreteyne

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

- The proposed development fails to make adequate provision for off-street parking for both customers and staff and if permitted would lead to an increase in on-street parking, thereby resulting in unacceptable traffic congestion and additional hazards to users of the highway.
- The proposed development fails to make adequate provision for both delivery and refuse collections and if permitted would lead to an adverse impact on the property of No. 57 Bedford Road and pedestrians, and lead to hazards to users of the highway.

It was agreed to challenge statements made in the Design & Access Statement which accompanied the planning application.

- Regarding the statement of an abundance of roadside parking on Bedford Road, the committee reiterated that parking along Bedford Road is already overburdened and any further increase would compound the problem.
- A statement was made in respect of a lack of retail accommodation within current developments. The committee provided details of current retail development at the rear of 67 Bedford Road (3 units), Pylon House, Bedford Road (A1 foodstore, 2 x A1 and 1 x A5 units), and Marston Park (2 x retail units).

It was agreed that should this application be recommended for approval and be put before the Development Management Committee for consideration, a representative from the parish council would attend to speak against approval of the application.

(b) Application No. CB/17/00990/FULL

Raise walls and tiled roof to existing side extension. Garage conversion and open porch.

28 Beancroft Road, Marston Moreteyne.

Following discussion, **it was resolved** that the committee had no objections to the proposal but requested that any comments from neighbours were taken into consideration by the planning officer when determining the application.

17/03/126 Planning correspondence
No matters were reported.

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