

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 4th April 2017, commencing 7.00pm.

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

- 17/04/146 Apologies for absence
Apologies were received from Ward Councillor Mrs Sue Clark. Reason given was noted.
- 17/04/147 Declarations of interest
No declarations were made.
- 17/04/148 Authorisation of dispensation requests
No requests had been submitted.
- 17/04/149 Public Participation
No matters were raised.
- 17/04/150 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 21st March 2017.
- 17/04/151 Matters arising from the minutes
Nothing to report.
- 17/04/152 Planning Matters
The following application was discussed and a response formulated:
- (a) Application No. CB/17/00940/VOC
Variation of condition: Vary condition 11 to change the position of the bin stores and access gate further up the access road away from the main road.
CB/15/02172/FULL Erection of 6 detached dwellings and new access from Bedford Road
Site: 145 Bedford Road, Marston Moreteyne
Following discussion, **it was resolved** that the committee had no objections to the proposal.
 - (b) Application No. CB/17/01124/FULL
Single storey rear extension
16 The Rickyard, 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.
 - (c) Application No. CB/17/00953/FULL
Vehicle access to property – dropped kerb (retrospective)
11 Jubilee Cottages, Station Road, Marston Moreteyne
Following discussion, **it was resolved** that the committee had no objections to the proposal.
 - (d) Application No. CB/17/01204/FULL
Single storey front porch extension
145B Lower Shelton 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.
 - (e) Application No. CB/17/01143/FULL
Replace existing conservatory with slightly larger brick and tiled rear extension
18 Primrose Close, 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.
- 17/04/153 Central Bedfordshire Council consultation: Leisure Strategy Engagement
The consultation seeks to verify site information for open space & outdoor facilities in the parish and to understand local council priorities for new/improved facilities that developer contributions might be sought for. Members had been provided with links to the consultation documents and maps prior to the meeting.

In respect of verification of existing site information, it was agreed to ensure that the play area at The Rickyard and all new play areas at Marston Park were included; and to ensure the correct classification of land owned by Marston Charities adj to Lower Shelton play area.

In respect of new/improved facilities, it was resolved that the clerk contact Lisa White (CBC) to ascertain what assistance might be available in regard to project costings

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Approvals / refusals / withdrawals of planning applications

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

- a) Approval of Application No. CB/16/04277/RM Land at Moreteyne Farm, Wood End, Marston Moreteyne
Reserved matters: Seeking approval for; appearance, landscaping, layout and scale, following Outline permission CB/15/0209/OUT Residential development of land to provide up to 365 dwellings, including affordable housing, landscaping, public open space, children's play areas and associated infrastructure, access to be gained from the old A421; up to 0.62ha of land to provide for a care home and up to 0.42ha of land to provide for B1 Business use; and/or A1/A2/A3 uses (gross A1 retail footprint not to exceed 500 sqm.); and/or D1 (community uses). Outline (all matters other than access reserved).
- b) Approval of Application CB/17/00590/FULL 45 Lower Shelton Road, Marston Moreteyne.
First floor rear extension.
- c) Approval of Application CB/17/00456/FULL Rose Cottage, Wootton Green.
1. Add external insulation to oldest part of house. This will raise the roofline 120mm and add 70mm to wall thickness. 2. Raise the ridge of the 55°/40° roof extension by similar 120mm. Raise the eaves by 1m to make the new roof 30° (as rest of house). 3. Add gable to sw (left) elevation of new roof, with window overlooking garden, extending original roof profile. 4. Replace attic window in gable with shorter one. 5. Add small porch over door (use attic window in end of porch, same (front) elevation. 6. Fit new bathroom window in nw (back gable) – (same size as porch window). 7. Convert loft space into 3rd bedroom and shower room (to replace bedroom converted into bathroom). 8. Lower kitchen/study ceilings to form new loft door.
- d) Approval of Application No. CB/17/00218/FULL. 12 Ashcraft Close, Marston Moreteyne.
Two storey rear extension, loft conversion with dormers and replacement front portico.
- e) Approval of Application No CB/16/05212/FULL. Moreteyne Farm, Marston Moreteyne.
The proposal involves the creation of 10 hard standing block work designated parking spaces on the front gardens of properties 13-24 Moreteyne Road. The square grassed area will be converted to block work hard standing along with the existing 3 car communal spaces being repaired and re-blocked to match. The public footpath which surrounds the square grassed area is to be dropped by CBC highways to allow for vehicular access onto the hard standings.

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Appeals, appeal decisions or enforcement notifications/decisions

The following notifications were received from CBC's Enforcement and Appeals Team Leader

- a) 11 Jubilee Cottages, Station Road, Marston Moreteyne. Enforcement case closed pending outcome of planning application CB/17/00953/FULL.

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Planning correspondence

No matters were reported.

There being no further business to transact, the meeting was closed at 7.50pm