

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 3rd July 2018, commencing 7.00pm.

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

18/07/292 Apologies for absence
Apologies for absence were received from Cllrs Steven Lonsdale & Chris Banks. Reasons given were noted.

Apologies received from Ward Cllr Ken Matthews.

18/07/293 Declarations of interest
No declarations of interest expressed.

18/07/294 Authorisation of dispensation requests
No requests had been submitted.

18/07/295 Public Participation
No matters were raised.

18/07/296 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 19th June 2018.

18/07/297 Matters arising from the minutes
No matters were raised.

18/07/298 Planning Matters
The following applications were discussed, and responses formulated:

- (a) Application No. CB/18/01973/RM
Reserved Matter 4 – Detailed surface water scheme
Reserved Matter 6 – Layout of dwellings/design
Reserved Matters 7 & 8 – Access
Reserved Matter 11 – Vehicle turning
Reserved Matter 14 – Phase 1 & Phase 2 Desk Study
Shelton Farm, Lower Shelton Road, Marston Moreteyne.
The committee were unable to provide comments for this application. The plans supplied were inconsistent with each other and therefore a sound response could not be achieved due to conflicting information.
- (b) Application No. CB/18/02077/FULL
Removal of existing garage roof and erection of a two-storey side / front extension incorporating an en-suite shower room.
The Old Chequers, 159 Lower Shelton Road, Marston Moreteyne
No objection was raised to the application, but it was resolved to request that a condition be placed stating that materials used must be in-keeping with the existing dwelling.
- (c) Application No. CB/18/02106/FULL
Demolition of existing dwelling and erection of a replacement new dwelling with lower rear storey and courtyard with integrated garage, basement, new front 1.8m wall and automatic gates.
The White Cottage, 2 Marston Hill, Marston Moreteyne
Following discussion, **it was resolved** to object to the above application for the following reasons:
 - The proposed design of the dwelling is disproportionate and not in-keeping with the surrounding properties and would therefore be detrimental to the characteristic street scene of Marston Hill.
 - The construction of a 1.8m wall immediately adjacent to Marston Hill highway would be overbearing and detrimental to the characteristic street scene of Marston Hill.
 - The parish council expresses concern regarding the adequacy of the vision splay exiting the site onto a very busy road.
 - The proposed design is overdevelopment of the site and goes against pre-advice provided by Central Bedfordshire Council regarding the size of the dwelling

- (d) Application No. CB/18/01691/FULL
Loft conversion
7 South Meadow, Marston Moreteyne
At its meeting on 19th June, the committee had resolved to submit a holding objection until clarification was received in regard to the intended use of the loft conversion, e.g. additional bedroom and also the number of on-plot parking spaces, both current and future. The clerk advised that no additional information had come forward. **It was resolved** that the holding objection remain.

18/07/299 Approvals, refusals or withdrawals of planning applications

The following decisions were received and noted:

- a) Application No. CB/18/01725/VOC. Variation of condition 2 on planning permission CB/18/00128/FULL Proposed two storey extension to rear of property. 38 Denton Drive, Marston Moreteyne. APPROVED.
- b) Application No. CB/18/00985/VOC. Variation of condition 7 of 05/00803/FULL – Erection of three retail shops with residential over (two flats) – The three shops shall be used for A1 (shops) and/or D1 (healthcare) purposes and for no other purpose without prior planning consent from the Local Planning Authority. Marston Moreteyne Post Office, 67 Bedford Road, Marston Moreteyne. APPROVED.

18/07/300 Appeals, appeal decisions or enforcement notifications/decisions

The following appeal notices were received:

- a) Appeal on application CB/17/02254/FULL Land to the rear of 39 Upper Shelton Road, Marston Moreteyne for construction of a new dwelling. Appeal Reference APP/P0240/W/17/3188453.
The committee were advised of this appeal at its meeting on 15th May 2018. At that time the parish council had been notified late about the appeal and had submitted comments after the appeal deadline. The Planning Inspectors Office had subsequently rejected the committee's response.
A new deadline for representations has been negotiated between Central Bedfordshire Council and the Planning Inspectorate – 27th July. **It was resolved** that the committee's comments be re-submitted to the Planning Inspectorate.
- b) Appeal on application CB/17/04592/FULL Site at Methodist Church, Bedford Road, Marston Moreteyne – Proposed change of use of the Methodist Church's existing use class D1 (non-residential) to dispensing chemist. Proposed works to the main building include alterations to the front façade openings and partial demolition of the existing side extension. Appeal Reference APP/P0240/W/18/3195720.
The clerk outlined the grounds for appeal. **It was resolved** that the clerk circulate the details of the appeal and the committee's original objection reasons. Consideration of any further comments to be agreed at the next committee meeting on 17th July.

18/07/301 Planning correspondence

The clerk sought clarification from the committee regarding two planning application which had been received. **It was resolved** that the following application be dealt with by full council:

Application No. CB/18/02112/RM

Reserved Matters: Following Outline Permission: CB/15/00209/OUT Consent sought for the outstanding reserved matters for the second phase of the development, namely – Appearance, Landscaping, Layout and Scale
Moreteyne Farm, Wood End, Marston Moreteyne.

It was resolved that the following application be dealt with by the Planning & Environment Committee:

Application No. CB/18/02340/FULL

Change of use from managed forest to natural burial ground; including timber shelter, car parking and landscape enhancements
Land off Wood End, Marston Moreteyne.

There being no further business to transact, the meeting was closed at 7.40pm.