

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 18th July 2017, commencing 7.00pm.

- Present:** Councillors Mrs Janice Green (Chairperson), Hugh Roberts, Bill Chandi, Steven Lonsdale & Godfrey Spriggs
Ward Councillors Robert Morris & Ken Matthews
Officer: Mrs Hazel Trustam – Parish Clerk
1 member of public
- 17/07/314 Apologies for absence
Apologies were received from Councillors Chris Banks & Chris Martin. Reasons absence were given. Apologies also from Ward Councillor Mrs Sue Clark.
- 17/07/315 Declarations of interest
No declarations were made
- 17/07/316 Authorisation of dispensation requests
No requests had been submitted.
- 17/07/317 Public Participation
Member of public spoke against agenda item 7.1(a) Application CB/17/02254/FULL, Construction of a new dwelling at Land to the rear of 39 Upper Shelton Road, Marston Moreteyne.
- 17/07/318 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 4th July 2017.
- 17/07/319 Matters arising from the minutes
No matters were raised.
- 17/07/320 Planning Matters
The following application was discussed and a response formulated:
- (a) Application No. CB/17/02254/FULL
Construction of a new dwelling
Land to the rear of 39 Upper Shelton Road, Marston Moreteyne
Following discussion, **it was resolved to object** to the application for the following reasons:
Upper Shelton is a small linear village with homes and gardens situated side by side. The proposed development falls outside this linear style and is in open countryside, thus is contrary to Central Bedfordshire Council's Core Strategy 2009, Policy DM3 & DM4. The development also does not constitute infilling, and to approve it would be to set a precedent within an area which would be to the detriment of all residents and have an adverse impact upon the amenity of adjoining dwellings and not within keeping of the character of the local area. Attention to be drawn to inaccuracies within the applicant's Planning Statement, in particular point 3.3 and 3.4 which clearly appear to relate to an industrial style building for commercial purposes instead of a residential dwelling; and also point 4.11 indicating that Central Bedfordshire Council was unable to demonstrate a 5-year supply of deliverable housing sites. Central Bedfordshire Council's current position is that it does have a 5-year land supply, thus point 4.11 is inaccurate and should not be attributed any weight when during determination of the application.
- (b) Application No. CB/17/02698/FULL
Demolition of existing garage, replacing with single storey side extension incorporating new garage
141 Lower Shelton Road, Marston Moreteyne
Following discussion, **it was resolved** that the committee had no objections to the application but requested that the garage specification would be in compliance with Central Bedfordshire Council's latest design guide. A request was made for neighbour's comments to be taken into consideration when determining the application.

- (c) Application No. CB/17/02832/FULL
Single storey rear extension
8 Ashcraft Close, Marston Moreteyne
Following discussion, **it was resolved** that the committee had no objections to the application. A request was made for neighbour's comments to be taken into consideration when determining the application.

17/07/321 Appeals, appeal decisions or enforcement notifications/decisions

No information received.

17/07/322 Planning correspondence

A written acknowledgement of receipt had been received from Bedford Borough Council in relation to the parish council's response to application 17/00666/MAO at Land South of Fields Road, Wootton, Bedfordshire.

Proposal: Hybrid application comprising full planning application for means of access, Plots 1E-F and 6 (Class B1c light industrial/B2 general industrial/B8 storage and distribution) access, parking, drainage, landscaping and associated works. Outline planning application for Plots 1A-D (Class A3 food and drink/A4 public house/C1 hotel/D1 crèche) Plots 2 and 3 (Class B1A office/B1B research and development/B1C light industrial) and Plots 4 and 5 (Class B1C light industrial/B2 general industrial/B8 storage and distribution) access, parking, drainage, landscaping and associated works. All other matters reserved.

There being no further business to transact, the meeting was closed at 7.15pm