

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 7th August 2018, commencing 7.00pm.

Present: Councillors Mrs Janice Green (Chairperson), Bill Chandi, Godfrey Spriggs & Chris Martin
Central Bedfordshire Ward Councillor Robert Morris & Ken Matthews
10 members of public
Officer: Mrs Hazel Trustam – Parish Clerk

18/08/342 Apologies for absence
Apologies for absence were received from Cllr Chris Banks.

18/08/343 Declarations of interest

No declarations of interest expressed.

18/08/344 Authorisation of dispensation requests

No requests had been submitted.

18/08/345 Public Participation

Members of public spoke in opposition to agenda item 7.1(a)

Planning Application No. CB/18/02552/OUT

Outline planning application for the erection of ten market houses and seven affordable houses with vehicular access point from Lower Shelton Road. All matters reserved except for means of access.

Land opposite 156-172b Lower Shelton Road, Marston Moreteyne

Views expressed were that Upper Shelton was a small linear village and the proposed development falls outside this linear style. Shelton Lower School is scheduled to close in 2019, leaving the village with even less facilities. The layout of the road infrastructure on the development site is open ended which gives the impression that further development into open countryside could be applied for.

The chairperson suspended public participation and brought forward agenda item 7.1(a) for discussion by the committee.

Cllr H. Roberts arrived at the meeting.

18/08/346 Planning Matters

The following applications were discussed, and responses formulated:

(a) Application No. CB/18/02552/OUT

Outline planning application for the erection of ten market houses and seven affordable houses with vehicular access point from Lower Shelton Road. All matters reserved except for means of access.

Land opposite 156-172b Lower Shelton Road, Marston Moreteyne

Following discussion, it was resolved to object to the above 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 the application is contrary to Central Bedfordshire Councils Core Strategy 2009, Policy DM3 and DM4. These policies clearly state that development beyond Settlement Envelopes will be limited to extensions to gardens. The parish council's view is that the proposed development does not constitute infilling. To approve such an application would be to set a precedent within this area which would be to the detriment of all residents and have an adverse impact on the amenity of adjoining dwellings and is not within keeping of the character of the local area. Marston Moreteyne's Green Infrastructure Plan also identified aspirations to retain a linear character in Upper Shelton.

Central Bedfordshire Councils Core Strategy 2009, Policy CS3 states that the Infrastructure Audit identifies the need for a range of facilities for communities and that these should be easily accessed by local people through means other than the use of a car. Facilities in Upper & Lower Shelton have reduced over recent years with the closure of the Methodist Church which was used as a place of worship and community hall. At its meeting on 7th August 2018, Central Bedfordshire Council made the decision to close Shelton Lower School. This results in the loss of an education facility within walkable distance for children in both Upper and Lower Shelton, thus there will be a need to rely on the use of a car to access the nearest available lower school. The only remaining facility in the local area is a public house.

Given these facts, the parish council questions the sustainability of the proposed development due to reducing facilities in the local vicinity and therefore the obvious need for the reliability of a car to access facilities further afield which will bring additional traffic to country roads.

The chairperson returned to public participation

18/08/347

Public Participation

A member of public asked if the committee had received notification of a decision regarding Planning Appeal APP/P0240/W/17/3188453 at: Land to the rear of 39 Upper Shelton Road, Upper Shelton, Marston Moretaine, MK43 0LT. The chairperson advised that no information had been received.

Following attendance at the committee meeting on 17/07/18 a resident sought clarification regarding what areas were proposed to be transferred to the Parish Council from BDW Ltd regarding the new community building, sports pitches and open space at Marston Park. The resident was advised that the plan given to him by BDW gave a good indication of the areas currently proposed to be transferred. A discussion ensued as to why the remaining footpaths and play areas were not included.

Members of the public left the meeting.

18/08/348

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 17th July 2018.

18/08/349

Matters arising from the minutes

No matters were raised.

18/08/350

Proposed Temporary Parking Restriction – Station Road, Marston Moreteyne.

Members acknowledged that this was an annual event for one day, however the proposed restrictions would impact residents along Station Road who do not have driveways and necessitate them to find alternative parking during the restrictive timings. It was agreed that residents along Station Road should be consulted on this matter should the Forest Centre run their Fun Day again in 2019.

18/08/351

Approvals, refusals or withdrawals of planning applications

The following decisions were received and noted:

- a) 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. REFUSED.
- b) Application No. CB/18/02350/FULL Single storey rear extension. 19 Denbigh Close, Marston Moreteyne. APPROVED.
- c) Application No. CB/18/01936/FULL Single storey rear extension. 21 Longcroft Lane, Marston Moreteyne. APPROVED.
- d) 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. APPROVED.
- e) Application No. CB/18/01691/FULL Loft conversion. 7 South Meadow, Marston Moreteyne. APPROVED.
- f) Application No. CB/18/01658/FULL Erection of two storey rear extension and new front porch. 11 Tylecote Close, Marston Moreteyne. APPROVED.

- g) Application No. CB/18/01228/RM Reserved Matters: to seek to establish matters of site layout and scale only. The principle of development along with access has already been agreed via Outline application CB/14/02490/OUT. This application relates specifically to 'site 4' from the outline application. Millbrook Proving Ground, Station Lane, Millbrook. APPROVED.

18/08/352

Appeals, appeal decisions or enforcement notifications/decisions

The following notifications were received from CBC's Planning Enforcement Officer:

- a) Enforcement case closed for 130 Bedford Road, Marston Moreteyne. The height and location of the outbuilding in relation to the side site boundary does not excessively exceed the Permitted Development allowance. No further action considered expedient.
- b) Enforcement case created for Land at Moreteyne Farm, Wood End, Marston Moreteyne. Alleged non compliance with condition 1 (Odour Control Scheme) attached to planning permission CB/17/01797/FULL re: odour nuisance in local area.
- c) Notification that a breach of planning has been confirmed for Marston Moreteyne Post Office, 67 Bedford Road, Marston Moreteyne. Non compliance with planning condition 2 attached to planning permission CB/17/05181/FULL required to complete build of outbuilding within 6 months.

18/08/353

Planning correspondence

Planning Act 2008 (as amended) and the Infrastructure Planning (Examination Procedure) Rules 2010 (as amended) – Rule 17. Application by Millbrook Power Limited for an Order Granting Development Consent for the Proposed Millbrook Power Project.

A request has been received by the Planning Inspectorate for proposed changes to the original application, namely: An amendment to the Order limits and plots 4_PGP and 5_PGP. This comprises of Work No. 2A in Schedule 1 of the draft DCO Revision 3. Roy Romans (Central Bedfordshire Council) provided clarification that the main change centres around a reduction of the DCO area to reflect that the access road which will be shared between Covanta and Millbrook Power Limited has now been constructed. The DCO area had allowed for some space for uncertainty which is no longer required. It was agreed that no action is required.

There being no further business to transact, the meeting was closed at 7.47pm.