

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 5th November 2019, commencing 7.00pm.

Present: Councillors Mrs Janice Green (Chairman), Hugh Roberts, Steven Lonsdale, Chris Martin & Bill Chandi.

Ward Councillors Robert Morris & Ken Matthews

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

19/11/389 **Apologies for absence**

Apologies for absence were received from Cllr Chris Banks. Reason given approved.

19/11/390 **Declarations of interest**

(a) Cllr Martin declared an interest in agenda item 7.1(c) Application No. CB/19/03095/FULL Single storey rear extension, 34A Upper Shelton Road, Marston Moreteyne. The application site is adjacent to a close member of family.

19/11/391 **Authorisation of dispensation requests**

No requests had been submitted.

19/11/392 **Public Participation**

No matters were raised.

19/11/393 **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 15th October 2019. Proposed Cllr Roberts, seconded Cllr Martin. Agreed.

19/11/394 **Matters arising from the minutes**

No matters were raised.

19/11/395 **Planning Matters**

The following applications were discussed, and responses formulated:

395.1 To discuss and formulate a response to the following planning application(s):

(b) Application No. CB/19/02918/FULL

New build detached 3-bedroom dwelling

Land adjacent 36 Jubilee Cottages, Station Road, Marston Moreteyne.

Comments: **Resolved** - no objections, neighbours.

(c) Application No. CB/19/03302/FULL

Part two & single storey rear extensions

32 Jubilee Cottages, Station Road, Marston Moreteyne

Comments: **Resolved** – no objections, neighbours.

(d) Application No. CB/19/03095/FULL

Single storey rear extension

34A Upper Shelton Road, Marston Moreteyne

Cllr Martin did not take part in the discussion or decision process of this application. **Resolved** – no objections, neighbours.

(e) Application No. CB/19/01022/FULL

Erection of 4 new dwellings

Land to the side and rear 9-11 Lower Shelton Road, Marston Moreteyne

It was noted that the application has been resubmitted with 4 dwellings, down 1 from the original application of 5. No information was available to view any amendments on layout or house style/materials etc. With a lack of information available, **it was resolved** to submit a holding objection until such time the information was provided.

- (f) Application No. CB/19/03474/FULL
Erection of a single storey detached dwelling home
Shelton Farm, Lower Shelton Road, Marston Moreteyne
It was resolved to object to the application based on significant safety concerns relating to the access to the proposed dwelling. The access is located on the corner of a sharp bend and the safety of both motorists and pedestrians are called into question if the access continues to be allowed at this location. Motorists experience regular confrontations with other road users on this bend and near miss accidents have been all too frequent. Members feel that by allowing an access at this spot it would compound the problem due to the increase in traffic manoeuvres. The safety of school children and other pedestrians who use the adjacent footpath must also be given high priority.
- (g) Application No. CB/19/03480/FULL
Erection of bungalow
Shelton Farm, Lower Shelton Road, Marston Moreteyne
It was resolved to object to the application based on significant safety concerns relating to the access to the proposed dwelling. The access is located on the corner of a sharp bend and the safety of both motorists and pedestrians are called into question if the access continues to be allowed at this location. Motorists experience regular confrontations with other road users on this bend and near miss accidents have been all too frequent. Members feel that by allowing an access at this spot it would compound the problem due to the increase in traffic manoeuvres. The safety of school children and other pedestrians who use the adjacent footpath must also be given high priority.

19/11/396

Approvals / refusals / withdrawals of planning applications

The following approvals/refusals/withdrawals were noted:

- (a) Application No. CB/19/02017/FULL. Two storey side extension. 4 Campin Court, Marston Moreteyne. APPROVED.
- (b) Application No. CB/19/01658/FULL. Garage conversion with a front extension and new porch. 74 Lower Shelton Road, Marston Moreteyne. APPROVED.

19/11/397

Appeals, appeal decisions or enforcement notifications/decisions

Notification was received from Central Bedfordshire Council that the following appeal has been withdrawn.

Appeal reference APP/P0240/W/19/3229466. Appeal by Mr Durrett – CB/18/04315/RM. Scale & appearance of Plot E – Shelton Farm, Lower Shelton Road, Marston Moreteyne.

19/11/398

Planning correspondence

No matters were raised.

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