

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 November 2017, commencing 7.00pm.

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

17/11/467 Apologies for absence

Apologies were received from Councillor Chris Banks & Hugh Roberts. Reason absence was given.

17/11/468 Declarations of interest

No declarations were made

17/11/469 Authorisation of dispensation requests

No requests had been submitted.

17/11/470 Public Participation

Three residents spoke against Planning Application agenda item 7.1(a) Application No. CB/17/04592/FULL. Proposed change of use of the Methodist Church's existing use class D1 (non-residential) into class A1 (Shops) and external alterations for front façade openings and proposed partial demolition of the existing side extension at Methodist Church, Bedford Road, Marston Moreteyne.

Reasons for objecting included lack of parking, doubt over accuracy of application drawings and land ownership, site on a busy junction, amenity not required & privacy of neighbours.

17/11/471 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 October 2017.

17/11/472 Matters arising from the minutes

No matters raised.

17/11/473 Planning Matters

The following applications were discussed, and responses formulated:

(a) Application No. CB/17/04592/FULL

Proposed change of use of the Methodist Church's existing use class D1 (non-residential) into class A1 (Shops) and external alterations for front façade openings and proposed partial demolition of the existing side extension
Methodist Church, Bedford Road, Marston Moreteyne

Following discussion, **it was resolved** to object to the application for the following reasons:

The submitted a Transport Statement relies on on-street parking within 150 metres as the applications parking provision. This is unacceptable. Both Station Road and Beancroft Roads are main routes through the village and as such are busy with all ranges of vehicles, including HGVs. Parking is thus both unsuitable and dangerous and would cause a hazard to both pedestrians and motorists. Roadside parking along Bedford Road is already overburdened and any further increase will compound the situation. Browns Close and Tylecote Close are also overburdened with roadside parking.

- **It is therefore felt that if permitted, the application would be likely to lead to additional on-street parking to the detriment of public and highway safety.**

The application provides for the creation of 1 x small van loading bay which is indicated would be used for courier deliveries. The loading bay has no turning area and any vehicle would be required to exit in reverse gear onto a busy main road adjacent to a pedestrian crossing.

The applicant indicates the shop usage as Opticians/Pharmaceutical/Health Products/Herbal Medicines. However, the applicant has previously refused Central Bedfordshire Council's recommendation to revise the description of the proposed use to reflect this, preferring to continue to seek the wider use class A1 (Shops). With no restriction of use there is no certainty that larger vehicles will not be used for deliveries.

The applicant proposes to enter into a Section 106 Agreement with Central Bedfordshire Council to allow for a designated 'loading only' vehicle bay in the layby in front of No. 57/Doctors Surgery. *"The designation of this area would prevent vehicles using this space for more permanent parking and causing congestion"*. The parish council's opinion is that this proposal is totally unacceptable. The area in question is outside the applicant's remit. It is heavily used by residents for much needed parking and without 24/7 enforcement there are no guarantees that the bay would be vacant when delivery vehicles arrive, thus causing congestion to the surrounding area. It is therefore viewed as both impractical and unacceptable.

- **It is felt that the application does not provide adequate provision of space within the site for loading, unloading and manoeuvring of service/delivery vehicles clear of the highway and if permitted, the proposed application would likely to lead to the stationing of such vehicles on the highway to the detriment of the public and highway safety.**

The parish council believes the proposed elevations to be out of character with conventional shop designs.

In relation to the application drawings submitted, there are doubts which have arisen regarding their accuracy and area of ownership. The parish council therefore requests that this information is checked thoroughly. The Transport Statement refers to "London Road" within the report. The parish council advises that there are no roads with this name within the parish.

(b) Application No. CB/17/04646/VOC

Variation of Condition: Slight increase in depth to the previously approved scheme under CB/16/04260/FULL

Marston Shelton Methodist Church, Lower Shelton Road, 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.

17/11/474

White Paper consultation "Planning for the right homes in the right places".

The Government's White Paper consultation seeks views on the new methodology for calculating housing numbers. It was accepted that this would be harmful for Central Bedfordshire given that it would push Central Bedfordshire's 5-year housing supply up from 1600/yr at present to 2,553/year. Current delivery figures are approx. 1800/yr. The clerk had circulated a copy of Cranfield Parish Council's response to NALC, who were currently minded to support the new methodology. It was noted that the response could be adapted to respond to the DCLG with references to Cranfield removed.

Cllr Matthews gave a brief update regarding Central Bedfordshire Council's local plan and stated that it was CBC's intention to accelerate the local plan with the view of submitting it by the end of March 2018, therefore avoiding the new methodology for calculating housing numbers.

Following consideration and discussion, **it was resolved** to respond to the DCLG, objecting to the new methodology and using arguments as outlined in Cranfield PC's response.

17/11/475

Cranfield Air Park & Airport Masterplan

An invitation from Turnberry Planning was received inviting members to a briefing and presentation on 8th November 2017, in regard to discussing their intention to submit a planning application for the revised Air Park proposals on the north side of the airfield and also to discuss the longer term development master plan for the airport. It was resolved that Cllrs Green, Hyde, Spriggs, Martin & Morris attend on behalf of the Parish Council.

17/11/476

Approvals / refusals / withdrawals of planning applications

The following decisions were received and noted:

- a) Application No. CB/17/03021/ADV. Advertisement: Installation of a temporary sales cabin and associated signage at Moreteyne Farm, Wood End, Marston Moreteyne. APPROVED.
- b) Application No. CB/17/04143/FULL. First floor extension above existing garage at 5 Denton Drive, Marston Moreteyne. APPROVED.
- c) Application No. CB/17/03760/FULL. New dwelling (revised house type) at 98 Gold Furlong, Marston Moreteyne. APPROVED.
- d) Application No. CB/17/04055/FULL. Single & two storey extension to side and rear of existing house. Single storey summerhouse/games room and stores. Replacement of existing windows at 65 Upper Shelton Road, Marston Moreteyne. APPROVED.
- e) Application No. CB/17/03644/FULL. Construction of new classroom block, alterations to external play area, increase in parking spaces and associated works at Church End Lower School, Great Linns, Marston Moreteyne. APPROVED.
- f) Application No. CB/17/03022/FULL. Installation of a temporary sales cabin and associated signage. Sales cabin will be required on site for a maximum period of 6 months. Fascia sign on the cabin with associated directional signs and branded flags at Moreteyne Farm, Wood End, Marston Moreteyne. APPROVED.
- g) Application No. CB/17/03021/ADV. Advertisement – Installation of a temporary sales cabin and associated signage at Moreteyne Farm, Wood End, Marston Moreteyne. APPROVED.
- h) Application No. CB/17/03530/FULL. Extension to existing grain and general purpose barn at Roxhill Manor Farm, Roxhill Road, Marston Moreteyne. APPROVED
- i) Application No. CB/17/03461/FULL. Single storey extension to rear and canopy over front door at 4 Drapers End, Marston Moreteyne. APPROVED.

17/11/477

Appeals, appeal decisions or enforcement notifications/decisions

No notifications had been received.

17/11/478

Planning correspondence

Bedford Borough Planning Application No. 17/00666/MAO – Land south of Fields Road, Wootton.

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.
APPROVED>

There being no further business to transact, the meeting was closed at 7.58pm