

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 17th March 2026, in the Francis Keep Room at Marston Moreteyne Community Centre, Great Linns, Marston Moreteyne, MK43 0DD commencing 7.00pm.

Present: Councillors Hugh Roberts (Chairman), Steven Lonsdale, Bill Chandi & Kelvin Pell
Councillor Carol Carter (non-committee member)
Ward Councillor Saverio Bongo

In attendance: Officer: Mrs Hazel Trustam – Parish Clerk

Minute Reference	Item	Power	Action
26/03/092	Election of meeting chairman Due to the absence of both chairman and vice-chairman, it was resolved to appoint Cllr Hugh Roberts as chairman for this meeting. Proposed Cllr Lonsdale, seconded Cllr Chandi.		
26/03/093	Apologies for absence Apologies for absence were received and noted from Councillor Chris Banks. Apologies for absence were received from Ward Councillors Sue Clark & Robert Morris.	Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40	Clerk to keep on file
26/03/094	Disclosure of local and/or disclosable pecuniary interests No interests were declared.	Localism Act 2011, Sch 7, s31	N/A
26/03/095	Dispensation Requests No dispensation requests were received.	Localism Act 2011, Sch 7, s33	N/A
26/03/096	Open Forum No matters raised	Public Bodies (Admissions to Meetings) Act 1960, s1 (1).	N/A
26/03/097	Minutes of meetings It was resolved to approve as an accurate recording of proceedings the minutes of the Planning & Environment Committee meeting of Marston Moreteyne Parish Council held on Tuesday 17 th February 2026. Proposed Cllr Pell, seconded Cllr Chandi. Agreed.	Local Government Act 1972, Sch 12, Part VI, p41 (1)	Parish Clerk to keep on file
26/03/098	Matters arising from the minutes – for information only. No matters arising were reported.	N/A	N/A
26/03/099	Planning Matters The following applications was discussed, and a response formulated: (a) <u>Planning Application No. CB/26/00267/FULL</u> Demolition of existing garage. Erection of a two-storey side extension with rear rooflight and solar tunnel. 26 Holme Close, Marston Moreteyne <u>Comments:</u> No objections, neighbours.	Town & Country Planning Act 1990, paragraph 8 of Schedule 1.	Parish Clerk to respond

Chairman Signature

Date

	(b) <u>Planning Application No. CB/25/00386/FULL</u> Laying of district heating system pipe network Land from Sandhill Close & Station Lane, Millbrook to the Rookery South Energy Recovery Facility, Green Lane, Stewartby. Amendments to this application: • Updated trenching details • Updated Planning Statement • Updated Rights of Way Plan • Updated Ecological Assessment • Updated Biodiversity Net Gain information • Precautionary Working Method Statement for Great Crested Newts • Updated Traffic Management Plan • Traffic Management Plan Addendum on Access <u>Comments:</u> Resolved - Previous comments on this application from 7th May 2025, remain relevant.		
	(c) <u>Planning Application No. CB/25/01054/FULL</u> Development of an Energy Centre and associated development Rookery South Energy Recovery Facility, Green Lane, Stewartby Amendments to this application: • Updated trenching details • Updated Planning Statement • Updated Rights-of-Way Plan • Updated Ecological Assessment • Updated Biodiversity Net Gain information • Precautionary Working Method Statement for Great Crested Newts • Updated Traffic Management Plan • Traffic Management Plan Addendum on Access <u>Comments:</u> Resolved - Previous comments on this application from 7th May 2025, remain relevant.		
	(d) <u>Planning Application No. CB/25/03682/FULL</u> Erection of an outbuilding 2 Chapman Paddock, Marston Moreteyne <u>Comments:</u> The Planning Committee reviewed the application and objected to the proposal on the following grounds, with reference to Policy HQ1 (High Quality Development) of the Central Bedfordshire Local Plan (2015–2035):		

Chairman Signature

Date

	1. Failure to reflect local context and character: The siting of the outbuilding to the front of the dwelling is incongruous with the established development pattern, failing to reinforce local distinctiveness and appearing visually intrusive within the street scene. 2. Harm to character and appearance: The forward position disrupts the established building line and spatial layout, detracting from the visual quality and cohesion of the area. 3. Impact on residential amenity: The proposal is considered overbearing to the neighbouring property, resulting in loss of outlook and visual amenity, contrary to the policy's requirement for high-quality design. Conclusion: The proposal fails to comply with Policy HQ1 in terms of design, integration, and residential amenity. The Parish Council recommends refusal.		
26/03/100	Correspondence No correspondence received.		
	There being no further business to transact the meeting was closed at 7.18 pm.		

Chairman Signature

Date