

<b><u>FLITTON AND GREENFIELD PARISH COUNCIL</u></b>	
<p>Minutes of the Planning Sub Committee held at the Church Hall, Flitton on Wednesday 18<sup>th</sup> October 2017</p> <p><b>Present:</b> Cllrs N Arthur (Chairman), M Gates, N Thompson, T King, P Woodland, R Stokes, B Rishton J Fisher and M Lowe                      CBC Cllr James Jamieson and D Lawson (Clerk) plus                      Mike Fisher                      Mike and Angela Brown                      Elaine Franklin Landscape Rural Practice Surveyors</p>	
<b>1. APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST</b>	
<p>Cllr G Ellis sent apologies.                      Cllr P Woodland declared an interest in the any discussion on Flitton Hill.                      Cllr Arthur welcomed residents to the meeting and agreed to start with an open session to discuss the Local Plan Consultation.</p>	
<b>OPEN DISCUSSION</b>	
<p>Residents spoke of their opposition to the planning Application for 10 dwellings at Land off Sand Road, Flitton (CB/17/04201/OUT) and had submitted their written representations. The Sub Committee listened to the comments and would discuss later in the meeting                      Residents left the meeting at this point                      The planning agent explained that she was there to get to know the Parish better and observe the meeting</p>	
<b>2. MINUTES</b>	
<p>The previous minutes had been presented to the previous Council meeting</p>	
<b>3. PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES: CONSULTATION PROPOSALS</b>	
<p>This issue was discussed following the presentation made by a CBC officer before the meeting and it was agreed that the Parish Council would object most strongly to the Governments use of a standard formula, which could adversely affect Central Bedfordshire and the Draft Local Plan. Comments would also seek to gain a time extension for the authority to complete the Local Plan process.</p>	
<p><b>AGREED:</b> comments be sent to NALC and the DCLG expressing concern about the changes and seeking a time extension for implementation</p>	DL
<b>4. SECTION 106 – FUNDING ALLOCATION MADE BY CBC</b>	
<p>Cllr Jamieson clarified the position of the Council in terms of Cllr Zerny and Cllr Young’s round robin messages to Town and Parish Councils. There was a discussion about how S106 funding can be applied for and where it can be seen on the CBC website.                      The Parish Council had been quoted as a net taker in the process and it was agreed that the circumstances of a S106 GI grant which had been obtained meant that the cycleway project was for the benefit of a wider population than just Flitton and Greenfield.                      Cllr Gates agreed to draft a brief response to the emails.</p>	MG
<b>5. PLANNING APPEAL 30 FLITTON ROAD GREENFIELD</b>	
<ul style="list-style-type: none"> <li>Cllr Jamieson clarified the position of the Hearing which will take place on 21<sup>st</sup> November and said that the PC and residents should be able to speak, and he would let Cllr Fisher know if any notice</li> </ul>	

<p>needs to be given in advance. The PC agreed that a Cllr should speak if at all possible and the Clerk would arrange in due course.</p> <ul style="list-style-type: none"> <li>• The Clerk noted the position with regard to the amenity land, which the Council had been tentatively approached about taking over and suggested a reply conditionally made upon agreement of a commuted sum.</li> </ul>	DL
<b>6. CONSIDERATION OF CURRENT PLANNING APPLICATIONS</b>	
<b>Land off Sand Road, Flitton, Erection of 10 Dwellings</b>	
<p>Cllrs continued the discussion about the application and agreed to object based upon</p> <ul style="list-style-type: none"> <li>• Previous objection to application and Appeal</li> <li>• The Inspectors decision in refusing the Appeal</li> <li>• Residents views</li> <li>• Call to Committee if minded to approve</li> </ul> <p>The shoddy nature of the application, using the old plans, getting the street name wrong and referring to the previous 14 dwellings and not the current application for 10 was mentioned and Cllr Jamieson agreed to look into this</p>	DL
<b>AGREED</b> Objection	DL
<b>Ivy Cottage, Cobbett Lane, Flitton Single storey front porch extension to replace compact timber porch</b>	
<b>AGREED</b> Comment – No Objection	DL
<b>7. PLANNING APPEALS and DECISIONS</b>	
<p>It was noted that there would be an appeal on the Hollington House, Flitton Hill, Flitton application for the erection of 5 x Holiday Lets with all ancillary works and that the application for Land r/o 24 - 38 High Street, Greenfield, Conversion of stables and barn to a single residential dwelling had been refused</p>	
<b>8. NEIGHBOURHOOD PLAN</b>	
<p>Cllr Arthur mentioned the notes of the meeting and said that the first draft of the principles and policies was probably ready to send to CBC for screening and he had been interested in what the CBC officer had said earlier about the process.</p> <p>Another consultation on GI was taking place and a workshop was being planned.</p>	
<b>9. AOB</b>	
<p>Cllr Arthur asked Cllr Jamieson about the Community Benefit position as Phase 2 of the Solar Farm seemed to be complete. Cllr Jamieson said he had asked the planners about this recently as Westoning PC had also queried it and he has been informed that the energy output has to reach a certain level before the Agreement is activated. At the moment the planning application has not been fully implemented so levels are lower than expected Once activated Cllr Jamieson had suggested to Westoning PC that the benefit should be divided as per the original agreement, although this would need to be looked up as Westoning took 100% of the phase 1 funding and this was not in line with the original agreement, so some compensatory factor may need to be applied</p>	
<p>Cllr Woodland mentioned the idea of a community orchard being implemented in the Parish and Members felt this was a good idea, but better if it can be a community project rather than a PC led initiative</p>	
<p>The meeting ended at 20.15h</p>	