

FLITTON AND GREENFIELD PARISH COUNCIL

Minutes of the Planning Sub Committee held at the Church Hall, Flitton

On Wednesday 15th June 2016 19:30h

Present: Cllrs N Thompson (Chairman), J Fisher, P Woodland, G Ellis, T King and M Lowe

Also Present D Lawson (Clerk)

Cllr J Jamieson

Jonathan and Hattie Oakley

1. APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST

Cllrs N Arthur and R Stokes sent apologies

2. MINUTES

The minutes of the last Sub Committee had been agreed at the previous Council meeting.

3. CONSIDERATION OF CURRENT PLANNING APPLICATIONS

Application Number: CB/16/02069/OUT Land Off Greenfield Road, Flitton

Outline: Development of up to 13 residential units

The Chairman introduced the amended outline planning application for 13 houses and opened the discussion.

Jonathan and Hattie Oakley whose business is next to the site mentioned the following

- There are currently 37 responses 34 against, 2 supporting and 1 comment. This is not as many as last time and there is still time to encourage more people to respond.
- An environmental test has taken place to measure the particulate content of the smoke and odour emanating from the smokery to determine whether or not it may cause a nuisance to the houses.
- Any future complaints about environmental issues from new neighbours could lead to the business being put in jeopardy and this could threaten the 11 local employees.
- Agreed that representations should be made referring to the impact on a local business

Cllr Jamieson said that the results of the testing are still not known but would provide a definitive answer and this would be used to assess the application.

There was a general discussion and the points raised which could be used as grounds for objection, were as follows

- Outside the Settlement Envelope is not enough by itself and needs to be backed by other sustainability, environmental or design (character) issues
- Planners would expect 5 affordable houses for an application of this scale
- Drainage issues now rely on tanking which is not as environmentally or ecologically friendly as the last application with balancing ponds
- The house closest to Oakley's would be overshadowed by an old oak tree and may be quite dark
- Insufficient regard has been given to the design and layout of the properties in comparison to the existing housing along the street frontage

- There appeared to be no description yet of whether the ditch would be piped or open and both methods have advantages and disadvantages, to be determined at detailed stage, so difficult to comment at outline
- The same with the hedging and accesses which would all be finalised at detailed stage, so prevent any meaningful observations at outline
- Concern about whether the depth of the plot provides sufficient space for all the landscaping (front and rear hedging), trees, roads, turning circles, parking spaces, none of which are specified on the outline
- Concern that the back of the site needs to be shielded in an environmentally friendly way as well as the front
- The field is susceptible to flooding and at a recent inspection by Anglian Water; their vehicles could not gain access because the ground was so wet. Concern that not enough provision has been made for drainage to prevent the site and nearby properties flooding, especially if the ditch is piped.
- The proposal affects the nature of the farming/gardening origins of the village by taking away one of the last frontages of open fields from the village landscape
- As a linear village, filling in all the gaps would give grave cause for concern to the PC and local residents
- Concern that the density of 13 on this site is too many
- Concern about what may happen to the back land and need to ask for future restrictions on this land to prevent more development
- Properties appear crammed together on the frontage as space needs to be left for accesses
- Egress from the site will be via a slope upwards, from 4 points onto a busy road and this could be dangerous especially to pedestrians using the footpath
- Speed watch surveys show that this is a fast and busy road particularly during commuter travel time, and disagreement with Highway view that it is a quiet minor road already making use of traffic calming measures.
- The PC has just made a major investment into the footpath and a safe walking route to the school, including the Village Hall and Playing Field and would want to know that pedestrians safety is protected
- Sustainability issues of distances to facilities and lack of public transport to also be included in any objection, as it is a pivotal argument in any planning determination now
- More information is becoming available daily as reports and studies are placed on the Planning Portal site and Cllr Jamieson said he would check that the PC could have access to all the documents

It was acknowledged that there is still time to encourage more people to respond to the application.

Agreed that the response should be an objection on the grounds noted above

Application Number: CB/16/00371/FULL 74 Mill Lane, Greenfield, Bedford, MK45 5DF Construction of new dwelling house with garage and associated works.

This application was considered and in light of the fact that the access/egress is straight onto a narrow bridleway, which is well used by walkers, it was strongly opposed. The safety of walkers using the path with much increased traffic movement

was of grave concern compared to the infrequent traffic using it at the moment. The development was secondary and behind the gardens of the existing properties, so could set a precedent which the PC would strongly object to. The access to the property may not even be wide enough for emergency vehicular access or turning capability. Even though the PC would object to the development, it would be better if access was straight onto the Highway through the existing driveway, making it shared.

Agreed that the response should be an objection

Application Number: CB/16/02449/GPDE 2 School Lane, Greenfield, MK45 5DE

This application was brought to Members attention as a Prior Notification, so there was no consultation.

4. PLANNING APPEALS and DECISIONS

The applications at

- Wychwood, 72 Wardhedges Road, Flitton, Bedford, MK45 5EH had recently been granted
- 54 Mill Lane, Greenfield, Bedford, MK45 5DF had been withdrawn

5. NEIGHBOURHOOD PLAN

Cllr Ellis outlined the progress made so far on the NP and the fact that a survey would be ready for distribution to all households shortly. The group needed the new PC logo as soon as possible to progress this and the Clerk agreed to follow this up. The survey would be due back in mid July and is to gather ideas and information at this stage, with further more detailed surveys and a call for sites happening later.

6. CENTRAL BEDFORDSHIRE LOCAL PLAN CALL FOR SITES

The Clerk had received copies of maps and a list of sites put forward in the Parish and these would be formally consulted upon by CBC later in the year.

The meeting ended at 20:45h