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Minutes of the meeting of the Planning Committee held on the 01st May 2018 at the Village Hall

Present: Ann Lovesey (Chair), Siobhan Vincent, Chris Hutton, James Rudgley, Di Ames, Graham Pendrey

Apologies: Stuart Southall

Clerk: Anne Papé

MINUTES

- 1. Receive and approve apologies for absence**
 - 1.1 Apologies were received and accepted from Councillor Southall.
- 2. Declarations of interest in any matter – being prejudicial or personal.**
 - 2.1 None
- 3. Consider and agree comments for planning application 18/00865/COU. Change of use of Agricultural land strip to residential garden land (C3). 1 Oakfield, High Street, Great Barford.**
 - 3.1 The Committee had no comments or objections.
- 4. Consider and agree comments to the appeal for application 17/02852/FUL. Erection of double garage and all ancillary works, 36 Silver Street, Great Barford**
 - 4.1 The Committee objected to the application for the reasons put forward in response to the original application and had additional comments. All comments are given below:
 - 4.1.1 The Committee fully supported Bedford Borough Council's reasons for refusing the planning application 17/02852/FUL.
 - 4.1.2 The application does not indicate that the garage would be for business use and there is no proven need for garages for rental purposes. Data collected by the Parish Council Neighbourhood Plan Committee to date does not indicate a need for such a facility.
 - 4.1.3 The pitched roof of the garages would not be in keeping with the garages in Pym's Close all of which are flat roofed - photograph below.

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4.1.4 The doors and windows would not be in keeping with other garages in the area. The provision of windows and doors could encourage theft from the garages.

4.1.5 The garages would not be associated with any residential property in the area.


4.1.6 The proposed development would reduce the on-road parking availability in the area and would increase the amount of traffic movement.

4.1.7 The Committee was concerned about the access point to the site which was close to a bend in the road, the parking area for Shelton Court and opposite parking and garage access for residents of Pym's Close. The visibility splay was of concern.

5. Discuss the NPPF consultation.

5.1 The Committee supported paragraph 14 of the draft document.

Paragraph 14. 'Where a neighbourhood plan that has recently been brought into force contains policies and allocations to meet its identified housing requirement, the adverse impact of allowing development that conflicts with it is likely to significantly and demonstrably outweigh the benefits where:

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a) paragraph 75 of this Framework applies; and


b) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement), and its housing delivery was at least 45% of that required over the previous three years.'

5.2 As with sustainable transport, conservation should be considered from the earliest stages of plan-making and development proposal.

Signed: _____



Date: 15-05-2018

Initial: ...