

2019/2020 – 178

Minutes of the meeting of the Planning Committee held on the 04th February 2020 at the Village Hall, Fishers Close, Great Barford.

Present: Ann Lovesey MBE (Chair), Derek Folbigg, Duncan Edgar, David Garrard, Tim Wood, Stuart Southall, Graham Pendrey

Apologies: Di Ames

Clerk: Joanne Lee


MINUTES

1. **To receive and approve apologies for absence.**
Apologies received for Di Ames.

2. **Declarations of interest in any matter – being prejudicial or personal.**
None.

3. **Discuss and review Planning Application 20/00139/MAO – Land at the rear of 43 Brook Lane and 33 Addingtons Road, Great Barford, Bedfordshire. Proposal: Outline application with all matters reserved for the erection of up to 74 dwellings, access, landscaping, open space and associated works.**
The Planning Committee discussed and agreed to object due to poor street lighting, high housing density, extremely poor access, and visibility when exiting to the High Street (any extra traffic would generate additional hazard at this junction). Road safety concerns were also raised as an issue due to Addington Road only having a single footpath on its southern half, towards the High Street and there is no footpath on the proposed site side of the road would make vehicle movements to and from the site hazardous to pedestrians. Also, Addingtons Road is narrow and reduced to a single file traffic due to on street parking.
Advice from the Neighbourhood Plan Committee Chair indicated the application was premature and not compliant with the adopted BBC Local Plan 2030.
Great Barford Parish Council Planning Committee agreed that the application should be rejected.
Action Clerk to contact Bedford Borough Council Planning department that they reject this application due to the above reasonings.

4. **Discuss and review Planning application 20/00138/MAO – Land adjacent and rear of 26 Addingtons Road, Great Barford, Proposal: Outline Application with all matters reserved for the erection of up to 180 dwellings, access, landscaping, open space and associated works.**
The Planning Committee discussed and agreed to object due to poor street lighting, high housing density, poor access, potential noise from the industrial estate, road and pedestrian safety, possible flooding issues, evidence of speeding traffic along New Road, increase of traffic volume impacting on local congestion at the junction of New Road to

Initial: 

2019/2020 – 179

the High Street which is signal light controlled, with single carriageway across the scheduled monument, river bridge and being a Greenfield site.

Advice from the Neighbourhood Plan Committee Chair indicated the application was premature and not compliant with the adopted BBC Local Plan 2030.

Great Barford Parish Council Planning Committee agreed that the application should be rejected.

Action Clerk to contact Bedford Borough Council Planning department that they reject this application due to the above reasonings.

5. Discuss and review Tree Preservation Order 20/00194/TPO Proposal: X2 Lawson's Cypress trees – Remove X3 Cherry trees – Remove. Location: Maltings Cottage 27-29 High Street, Great Barford, Bedfordshire, MK44 3JH.

The Planning Committee were reluctant to support removal of the 5x trees, however agreed providing that, as the Tree Preservation Order application identified, 8x replacement trees were to be planted, but these should be a suitable replacement size.

The Committee commented that these trees are in a designated Tree Preservation Area site and felt that these replacement new trees should become part of the Tree Preservation Order designated area, with continued protection.

Action Clerk to contact Bedford Borough Council Planning department that they support removal, provided that replacement specimens are included in the designated area A1 of the existing TPO Ref 7/190/2/29 (The Maltings – whole estate).

Signed: _____



Date: _____

18-02-2020

Initial: 