



Minutes of a meeting of the Planning Committee held at St Mark's Church, Calder Rise on Thursday 7th July 2016 commencing at 6.30pm

Present: Cllrs Blakeman, Bailes, Johns and the Clerk (Sue Bottoms).

- 1) **Apologies for Absence:** Cllr Manser.
- 2) **Resignation of Alex Chrusciak:** This was noted with regret and he was thanked for his valuable contribution to the work of the Committee.
- 3) **Declarations of Interest in items on the agenda:** None.
- 4) **Public Open Session (10 mins):** none.
- 5) **Minutes of the last meeting:** The minutes of the meeting held on the 2nd June 2016 were signed as a true record of the meeting.
- 6) **To Review and Comment on the Following Planning Applications:**
 - i) **16/01564/FUL 10 Rhineland Way, MK41 7YP.** One and two storey extensions to front/side/rear of property. The Planning Committee had no objections provided that what is contained in the Highways (Development Control) Officer report is complied with namely that as the garage is no longer used, there is sufficient off road parking for the number of bedrooms in the property (3 spaces).
 - ii) **16/01605/FUL 149 Kimbolton Road, MK41 8DS.** Single Storey rear extension. The Planning Committee had no objections provided that the light to the neighbour's property is not compromised.
 - iii) **16/01699/FUL 47 Larkway, MK41 7JW.** Pitched roof to garage, front porch and partial garage conversion. The Planning Committee had no objections provided that as the garage is no longer used, the amount of off-road parking is sufficient for the number of bedrooms in the property.
 - iv) **16/01664/FUL 46 Mallard Hill, MK41 7QS.** Single storey front extension. No objections.
 - v) **16/01994/TPO 294 Kimbolton Road, MK41 8AG.** Beech 20% Crown Reduction. The Planning Committee agreed to take the advice from the Tree Officer.
 - vi) **16/01829/MA0 Reservoir Site, Manton Lane.** The Planning Committee are concerned that the height of the building, which is higher than the surrounding buildings on top of one of the highest points in the area will have an adverse dominant effect on the skyline as viewed from properties in Curlew Crescent and those properties in the vicinity of Eagle Gardens.
- 7) **To Receive a List of Planning Decisions from the Borough Received since the Last Meeting:**
 - i) **16/00755/FUL 29 Marlow Way, MK41 7YN.** Single storey rear extension. Refused.
 - ii) **16/00940/FUL 56 Curlew Crescent, MK41 7HZ.** Single storey rear extension to link main dwelling to existing garage. Approved.

8) **To Review and Comment on Late Planning Applications:** None.

9) **Applications Withdrawn:** None. **Appeals:** None.

10) **Planning Queries:**

- i) **15/01645/FUL 54 Moriston Road:** It was agreed to write to Paul Rowland at the Planning Department of Bedford Borough Council as it was felt that his previous correspondence (dated 3rd June 2016) with regards this application was unsatisfactory.

Under 1 - In saying that 12 metres is 'a significance distance away' the Officer is going against BBC's Design Guidance which clearly states that 12 metres is unacceptable and should be at least 18 metres (Design Code E5).

Under 5 - Contrary to Paul Rowland's statement that there is no E7, there is in fact both an E7 (Overbearing) and E8 (Safety) although they are not listed on the contents page as indeed N7, N8 and N10 for new developments are not (there is no N9). E7 (on page 14 of the Design Guidance) includes the sentence. If your design has an overbearing effect on other properties it will not be acceptable, even if it complies with other criteria in E1 to E6.

.....
Signed by Chairman

4th August 2016