



HEATH & REACH PARISH COUNCIL

PLANNING COMMITTEE_MINUTES

Meeting to held on Wednesday 27th July 2016 At Heath Village Barn 11am

- 1 Present: Cllrs Beilby (Chairman) Ellis, Green , Hawes, Owers , Thyer. Clerk in attendance
- 2 Apologies for Absence. Cllrs Inns, Fitzpatrick
- 3 Declarations of Interest: Cllr Green is a neighbour to 2 Grange Gardens CB/16/02959/FULL
- 4 Review and Amend terms of reference for the Planning & Environment Committee: The committee approved the insertion of a line: *"Applications that are deemed by consent to have a major impact or be of a wide public interest to go to full Council"*. To be presented to the full parish council in September.
- 5 Review of Planning Applications:

CB/16/02959/FULL 2 Grange Gardens – installation of rooflights & new roof over existing garage. The Parish Council have no comment to make on this application

CB/16/02810/FULL Erection of 1 dwelling & garage with cycle store and off-road parking for St Leonard's Church.

It was agreed that this is a well-considered application and many potential concerns have been addressed within the documentation. Points in favour of the application are that it deals with the eyesore that the site has become, it improves the view of the church and the entrance to the village. The application offers car park spaces for 15 cars available to the church and it says it will improve the habitat for the newts. Points to consider for opposing are that it is in a green belt and conservation area, building on this land could lead to a flooding risk, the entrance to the new plot could be a safety hazard on to the main road. The offer of a car park will deal with some congestion during Church services but it will not eliminate the problem and it was argued that the cars on Heath Road do slow the traffic down. Also the conditions of the length of the car park agreement need to be investigated as well as consideration as to the maintenance and security of car park which could lend itself as meeting place for nefarious activities.

Concern was expressed that the development of this site could in time lead to the blurring of the boundary with Leighton Buzzard meaning Heath and Reach could be coalesced into the town, if for example the golf club decide to develop the adjoining parcel of land.

Cllr Hawes proposed that the Parish Council oppose this application, a vote was taken and **it was resolved**.

- 6 Update on previous planning applications.
Over End Green Farm extension granted
16 The Style Extension granted.
- 7 Other Planning Matters
 - a. Village Focus Group meeting update. Cllr Ellis attended this meeting which he did not consider was a worthwhile event and there was nothing further to report.
 - b. Central Bedfordshire Local Plan update - Consultation on Site Assessment Criteria. It was agreed to submit comments as follows *'The proximity of other sites, both existing and those being proposed for allocation, should be taken into consideration so as to avoid a buildup of sites that may have an overbearing impact on any local community'* Clerk to submit by 5pm on Friday 29th
 - c. New Trees Quarry Shenley Hill Road development. Included in above.
 - d. Quarry site perimeter walk update. This was cancelled at late notice with a date to be rearranged in September. Cllr Ellis shared his embarrassment that it was cancelled at less than a days' notice and felt this did not reflect well on the Parish Council.
- 8 Environmental Matters
 - a. Sandhouse Link Clerk has written to AWE but has not received a reply
 - b. Community Woodland Jon Balaam of Greensand Trust has notified the Clerk of costs associated with the upkeep of this area , in the sum of £2,375 per annum. This was considered to be a large amount of money considering there has been little or no maintenance to date. Mr Balaam had stated in the email that there was work to be carried out before formal handover took place. Clerk to acknowledge receipt and note undertaking that Greensands Trust is to carry out remedial work. Cllr Beilby to speak to Esther Clarke to ask her advice on this.
- 9 Matters arising from previous meeting. Clerk has received a response from the Post Office to the Parish Council views in the reorganisation of the local post office/co-op. This has been circulated to the members.
- 10 Any Other Business None.
 - a. Meeting closed at 12pm

