



PARISH OF RENHOLD



MINUTES OF MEETING OF THE PARISH COUNCIL'S PLANNING COMMITTEE

These are the Minutes of a formal meeting of the Renhold Parish Council's Planning Committee held on **Wednesday 9th March 2022 at 7:00pm at the Chapter House, Church End, Renhold.**

MEETING BUSINESS TRANSACTED

- 1) Councillor McIver took the Chair in Amanda Quince's absence and welcomed Mrs Dean and Mrs Brunsden and one member of the public. Apologies for absence had been received from Cllrs Polhill and Quince, these were accepted.
 - 2) Chair asked for any Declarations of Personal and Prejudicial Interest for the Meeting. None were received.
 - 3) Open Forum – members of the public invited to speak. No-one responded at this stage.
 - 4) It was noted that the Cllrs present had visited the sites earlier during the day.
- a) **APPLICATION No: 22/00434/FUL - Full Planning Application** - PROPOSAL: Single storey garage extension (Revised scheme). LOCATION: The Gables, 25A Wilden Road, Renhold, MK41 OJP. The Committee had met the property owner who showed members around the site. The owner explained the revised scheme, with the Committee in agreement the works would fit in with the overall surroundings much better and would bring better outlooks for the neighbours. Following discussion, the Committee resolved unanimously to support this revised Application.
- b) **APPLICATION No: 22/00299/FUL - Full Planning Application** - PROPOSAL: One and two storey rear extension, bay window to front, rendering of brickwork and replacement roof tiles (revised scheme). LOCATION: 39, Green End, Renhold, MK41 OLN. The Committee met with the owner on-site. The proposal is for an extension which the Committee believe would be in sympathy with the surrounding properties. The Committee, following discussion, unanimously resolved to support this application.
- c) **APPLICATION NO: 22/00246/FUL - Full Planning Application** - PROPOSAL: Demolition of existing two storey double garage at rear of existing dwelling and erection of a five bedroomed dwelling with integral garage and associated works. LOCATION: 35 Hookhams Lane, Renhold, MK41 OJU. The Committee were met by a family member at the site. The site comprises a large plot which is fenced on both sides, with Heras fencing on one side. This Fence and the alignment of the property boundary have apparently been the subject of a formal investigation in the past. The ground slopes quickly away toward the Brook at the South West limit of the site and there were two areas that had been excavated to a depth of about 12 to 15 inches. Following a week of fine, dry weather, both of these shallow excavations contained water, the one closer to the Heras fencing several inches. It was noted that any surface water would have to flow over someone else's land in order to find its way to the brook. The area under discussion is apparently prone to flooding.

The Committee discussed this proposal at length and identified several further issues of concern: a) if permission were to be granted for the site, this would constitute backland development; b) if permission were to be granted, it would open the way for further dwellings to be built on the plot, the precedent having been set; c) the land appears to be very likely to repeatedly be affected by flooding; d) any increase in traffic into and out of the site would represent a danger as the access would be on a bend in the busy Hookhams Lane especially from the Southerly direction; egress from the site is difficult with vehicles coming up rising ground to exit out onto the Hookhams Lane on the above-mentioned bend – this being especially hazardous in winter with ice and/or snow on the ground; e) the proposed new dwelling is shown as being very close to the Heras fencing, which is understood to be still in dispute with regard to having encroached upon and reduced the width of a Footpath; f) Building here would bring further coalescence with Bedford; g) Permission to build would further encroach into the Wildlife habitat (it is believed that Newts are to be found in this area and also that Kingfishers use the area as

a nesting location); h) recent events would suggest that a caveat in a transfer deed to preclude further development of the site in the future is not an adequate method of preventing further development of a site.

The Committee resolved to:

- 1) Seek professional help with preparing a detailed and far-reaching objection to the development of this site; and
- 2) Object in very strong term to development of this site.

d) APPLICATION NO: - 22/00313/HPU – Permitted Development

PROPOSAL: Prior notification for enlargement of a dwelling house by construction of additional storeys. This is not a planning application because it relates to development that is permitted by Government Regulation. It will not therefore be reported to the Planning Committee but considered by officers under delegated powers. Only objections from adjoining neighbours can be considered and specific Statutory Consultees where relevant. This is the height of the proposed additional storey(s) :- 2.56m. LOCATION: 'Grasmere', 68 Hookhams Lane, Renhold, MK41 0JX.

RPC had been advised by the BBC Officer that comments from the Parish Council would be received and noted.

Planning Committee members visited this site but in spite of verbal statements that persons would be working at the site, it appeared that no-one was present. Councillors could not view the rear of the property. Committee members spent some time discussing the proposal and its potentially devastating effects on the street scene, the loss of yet another bungalow, the inadequate drawings, the propriety of the development's classification as a 'Permitted Development' when it is known that a number of minor alterations have been carried out over several years thus contradicting one of the important tenets of the acceptance of 'Permitted Development'.

At the formal Planning Committee Meeting, the members acknowledged that they needed further professional advice regarding these matters and thus request that the full Council urgently request the services of such professional advice. On the basis of their observations on site and other comments recorded above, the Committee recommend that the Council object in the strongest possible terms to this application and implore the Borough Planning Officer to reject it forthwith.

- 5) Close of Meeting. Chair thanked the members and the Meeting closed at about 7:55pm.