

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Melchbourne Planning Committee meeting held 23rd June 2021
at 8pm in Melchbourne Village Hall

- 1 **Present:** Cllrs Peter Wilkinson (Planning Chairman), Sarah Croft, Frank Morgan.
- 2 **Declarations of interest in items on the agenda** – None
- 3 **Requests to grant dispensation for declared interests** – None
- 4 **Public Open Session:** 13 parishioners were present, including the applicant. The applicant addressed the meeting, followed by 4 parishioners with objections to the planning application.
- 5 **New Planning Applications:**
APPLICATION NO: 21/01393/FUL Full Planning Application
PROPOSAL: Conversions and extensions to the existing water tower to form a single dwelling, with parking and associated infrastructure.
LOCATION : Land At Church Cottage Park Road Melchbourne Bedford Bedfordshire MK44 1BB
Resolved to provide an objection to Bedford BC Planning for the following reasons:
 - Due to the scale of this development, the parish council views this as a new dwelling, which is in conflict with the NPPF and Local Plan policies relating to residential development in the open countryside
 - Removal of trees for this development would open up the property visually, which would be detrimental to the street scene
 - Due to its scale and design, this development would detract from the setting of a number of listed buildings: Grade 1 listed Parish Church of St Mary Magdalene, Grade 2 listed Church Cottage, and Grade 2 listed Melchbourne House.
 - The development appears to extend across the curtilage of Grade 2 listed Church Cottage
 - The council supports Nature Space UK's consultation response, outlining that the development falls within the red impact zone for Great Crested Newts and highlighting the proximity of ponds; we request further studies are carried out showing no impact to this protected species. The council also notes the Application Form shows the answer "No" to the question of whether important habitats will be affected by the proposal without supporting evidence.
- 6 **Date of the next Planning Committee meeting:** To Be Confirmed.