



Brian Green
78 Church Road
Pulloxhill
Beds
MK45 5HE

Telephone: 07930 157757
 E:clerk@pulloxhillparishcouncil.gov.uk
 https://pulloxhillparishcouncil.gov.uk

Minutes of the Pulloxhill Parish Council Planning Meeting held at 7.15 pm on Monday 5th July 2021 at The Shelter, Orchard Road.

Minute		Action by:
PC2107-033	Election of Chairman: Cllr Higson	
PC2107-034	Apologies: Cllrs Austin, Arnold, Leatherland and Jamieson	
PC2107-035	Present: Cllr McCall, Higson, Prest, Brian Green – Clerk	
PC2107-036	Declarations of Interest: None	
PC2107-037	Minutes of meeting: 7 th June 2021 Approved as a true record	
PC2107-039	Public Forum: None	
	Review of Planning Applications	
PC2107-040	1. 21/02196/VOC Orchard House, Orchard Road Variation to clause 4 - The elevations appear to have been amended. From the original application 19/01213 The Committee were concerned the overall ridge height of the roof may have been increased. If this was the case they considered this would adversely affect the historic view of the Church and Church Yard and therefore requested that no overall increase in roof height or increase in roof width be approved.	
PC2107-041	2. 21/02451/DOC 11 High Street Original application 20/02411 conditions 3 6 7 8 9 15 17 18 i. The submitted reports quote various noise levels but it is unclear if these measurements were taken during the period of COVID restrictions or under normal operating	

<p>PC2107-042</p> <p>PC2107-043</p>	<p>conditions that can be expected with an events public house that holds events in marquees.</p> <p>ii. The Committee expressed an opinion they were not qualified to comment on the technical nature of the reports and therefore had to rely on the expertise of the Planning Officers.</p> <p>iii The Committee had previously expressed a view that any approval for developing this site must not have any detrimental effect on the business of the Cross Keys below is the relevant minute PC2008-36. In addition the committee noted that during and post COVID, events are increasingly being held in marquees which increases the level of external noise generated by events, so sound insulation and other noise suppression measures are of increased significance within and around these properties.</p> <p><i>v. There was a concern expressed that the reductions in boundary space could give rise to future complaints of noise arising from the adjacent pub car park. The Cross Keys public house is a major amenity within the village and any potential restrictions would have a serious effect on the community. The refusal of 16/05860 also mentioned the impact the Cross Keys may have on residents of these dwellings.</i></p> <p>iv. The Committee remains concerned that any development of this site will, in the future, result in additional restrictions on the operations of the Cross Keys and therefore request that conditions relating to incorporating sound insulation, and the suppression of external noise, pollution and nuisance within these dwellings are strictly enforced.</p> <p>ii. 21/02566 34 High Street – new conservatory No comment</p> <p>iii. 21/02711 The Chalet Flitton Road Certificate of lawful development</p> <p>The Committee understands this dwelling was initially built for occupation by a person engaged in agricultural activities, and the removal of this restriction is sought. The Application states “Change of Use”, which would appear to be a broad definition. The Committee would ask that any change of use be restricted to provide for only a single private dwelling house on that site.</p>	
<p>PC2107-044</p>	<p>Update on previous applications: 21/01690 28 Orchard Road - granted</p>	
<p>PC2107-045</p>	<p>Meeting closed 7.28pm</p>	

	Meetings dates: Start 19:30 2 nd August, 4 th October, 6 th December, 7 th February 2022 Start 19:00 6 th September, 1 st November, 10 th January 2022, 7 th March	
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Chairman

Date