

COLMWORTH PARISH COUNCIL

Minutes of the extraordinary meeting of Colmworth Parish Council held on
Friday 4th October 2024 at 6.00pm at Colmworth Village Hall

Present: Councillor Pegler, Councillor Palmer, Councillor Marsh, Councillor Frew and Councillor Ball.

Apologies: None received.

In Attendance: One member of the public.

Clerk: Lizzie Barnicoat (not in attendance)

2024/34 Apologies

No apologies for absence were received.

2024/35 Declarations of Interest for the meeting

No declarations of interest for the agenda.

The Chair adjourned the meeting at this point

2024/36 Public Open Forum

No public statements received.

The Chair reconvened the meeting at this point

2024/37 Planning

24/01693/FUL Erection of new detached Passivhaus dwelling at Land South Of Yew Tree Cottage, Wilden Road – it was unanimously agreed to submit the application seeks to construct a new detached dwelling in open countryside on agricultural land at Yew Tree Cottage, Wilden Road, Colmworth. On the face of it, this proposal falls outside Bedford's policy 7S relating to development in the countryside, and this is acknowledged by the applicant in the Design and Access Statement. The primary concern of Colmworth Parish Council (CPC) is to avoid the setting of a precedent that could be created by the approval of a new dwelling outside the provisions of policy 7S. Such a precedent would encourage piecemeal development to the detriment of the village. However, the application aims to fall within paragraph 84 of the National Planning Policy Framework which permits development in open countryside where the design is of "*exceptional quality, in that it is truly outstanding, reflecting the highest standards in architecture*". CPC considers the project to be well thought out, comprehensive and specified to very high standards, but we are not of the opinion that it meets the highest standards in architecture definition. The thermal efficiency of the proposal is impressive but that largely reflects the technological specification, whereas the architectural design elements are not considered to be characteristic of, or in harmony with, the surrounding landscape. As submitted, CPC opposes the proposal on the basis that it does not comply with Bedford Borough Council policy 7S or NPPF paragraph 84, resolution passed. Clerk to submit.

24/01791/FUL New detached double garage complex (Revised Scheme) at The Squirrels, Grovelands Farm, Colesden Road - – it was unanimously agreed to submit no comment to the applications, resolution passed.

Meeting closed at 6.20pm

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Council Website: <https://colmworth-pc.gov.uk>

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