

## Flitwick Town Council

Minutes of the 336th Meeting of the Planning Committee held on Thursday 12th March 2020 at the Rufus Centre

### Open Forum

3 residents wished to raise their concerns with planning application 20/00483. Residents shared the same opinion and wished to express concern around the parking issues that already exist within Larkway and felt that an additional dwelling would only add to this.

Concern was raised by one resident that the proposed dwelling would cause his property to become overlooked. Another resident wished to advise Members that the new proposed fence line would cause blocked vision when pulling off their driveway. Residents added that the tree that had been removed provided good homes for birds and natural habitat.

Rev'd Lucy Davis advised Members that Saint Andrews Church Hall was no longer fit for purpose and would cost an enormous amount to rebuild, therefore the decision had been made to sell the land as the Hall could not be left as it was. Members were advised that there was a statutory obligation to look after the current St Peter & St Pauls building and in order to maximise income from the land it was hoped to be sold with planning permission. Rev'd Lucy Davis asked the Town Council to support the application based on this.

Committee Members Present :- Councillor R Coleman  
Councillor J Dann (Vice Chairman)  
Councillor P Dodds  
Councillor M Halligan  
Councillor G Mackey (Chairman)

Also in Attendance :- CBCllr Gomm  
CBCllr Bunyan  
Amenities Officer  
4 Residents

### 2665 To note planning decisions from Central Bedfordshire

There were no declarations on interest.

### 2666 To Accept Apologies for Absence

Apologies for absence had been received from Cllr Platt.

### 2667 Chairman's Announcements

The Chairman commented that it had been recently announced Flitwick Station has had money invested for Step Free Access.

### 2668 Planning applications for consideration

|         |                   |   |                  |            |
|---------|-------------------|---|------------------|------------|
| 2668- 1 | 19/04223/ADV      | Plot Ref :-   | Typen-           | ADV        |
|         | Applicant Name :- | Shell UK Oil Products Ltd                                       | Date Received :- | 02/03/2020 |
|         | Location :-       | 101 Ampthill Road<br>Flitwick<br>Beds<br>MK45 1BA               | Date Returned :- | 12/03/2020 |
|         | Proposal :        | Advertisement: New mini forecourt PID sign with WAITROSE livery |                  |            |
|         | Observations :    | FTC - Support   |                  |            |
|         |                   | Vote: All in favour   |                  |            |

---

|         |  |   |                  |            |
|---------|--|---|------------------|------------|
| 2668- 2 | 20/00058/TRE   | Plot Ref :-   | Typea-           | TRE        |
|         | Applicant Name :- Shelley Field  |   | Date Received :- | 02/03/2020 |
|         | Location :- 75 The Ridgeway<br>Flitwick<br>Beds<br>MK45 1DJ                    |   | Date Returned :- | 12/03/2020 |
|         | Proposal :   | Works to trees protected by a tree preservation order: Remove T1 Oak and reduce overall crown by 3.0m of T2 Oak.  |                  |            |
|         | Observations :   | FTC - Support<br>With recommendations from the Tree Officer.<br>Vote: All in favour   |                  |            |
|         |  |   |                  |            |
| 2668- 3 | 20/00353/OUT   | Plot Ref :-   | Type :-          | OUT        |
|         | Applicant Name :- Rev Lucy Davis   |   | Date Received :- | 02/03/2020 |
|         | Location :- Saint Andrews Church Hall<br>Windmill Road<br>Flitwick<br>MK45 1AT |   | Date Returned :- | 12/03/2020 |
|         | Proposal :   | Outline application: 6no. 1 bed flats with access road, associated parking, planting and landscaping with all matters reserved.   |                  |            |
|         | Observations :   | FTC - Support<br>Vote: All in favour  |                  |            |
|         |  |   |                  |            |
| 2668- 4 | 20/00366/FUL   | Plot Ref :-   | Type :-          | FULL       |
|         | Applicant Name :- Mr Richard Harris  |   | Date Received :- | 02/03/2020 |
|         | Location :- 44b Chapel Road<br>Flitwick<br>Beds<br>MK45 1EB                    |   | Date Returned :- | 12/03/2020 |
|         | Proposal :   | Infill below existing canopy roof and bay window  |                  |            |
|         | Observations :   | FTC - Support<br>Vote: All in favour  |                  |            |
|         |  |   |                  |            |
| 2668- 5 | 20/00483/FUL   | Plot Ref :-   | Type :-          | FULL       |
|         | Applicant Name :- Mr McKinnon  |   | Date Received :- | 02/03/2020 |
|         | Location :- 3 Larkway<br>Flitwick<br>Beds<br>MK45 1RE                          |   | Date Returned :- | 12/03/2020 |
|         | Proposal :   | Erect a new 2 bedroom two storey dwelling attached to the western elevation of the existing property No.3 in the existing large garden amenity space. The application will also include the division of the existing amenity spaces to both properties and the provision of 2 off street parking spaces for the new property accessed off Kingfisher Road.                  |                  |            |
|         | Observations :   | FTC - Object<br>1. Overdevelopment<br>2. Inaccuracy of plan<br>3. Roof line will not be the same as proposed in original plan<br>4. Parking issues<br>5. Amount of extraction of earth due to the levels<br>6. Understanding the curtilage to be included requires seperate planning application - could mean this could be a premature application.<br>Vote: All in favour |                  |            |
|         | Other comments;  | 1. Members were concerned that the trees had been removed from the site with the Intention of submitting a planning application.<br>2. FTC had received several letters of objections and had various residents attend  |                  |            |

the meeting to voice their objections against the application.

---

|         |  |                  |            |
|---------|--|------------------|------------|
| 2668- 6 | 20/00507/FUL   | Plot Ref :-      | Type :-    |
|         | Applicant Name :- Mr Gunduz  | Date Received :- | 02/03/2020 |
|         | Location :- Unit 3-4<br>Franklin House<br>Steppingley Road<br>MK45 1AJ | Date Returned :- | 12/03/2020 |
|         | Proposal : New Extract System  |                  |            |
|         | Observations : FTC - Support<br>Vote: All in favour                    |                  |            |

---

|         |  |                  |            |      |
|---------|--|------------------|------------|------|
| 2668- 7 | 20/00600/FUL   | Plot Ref :-      | Type :-    | FULL |
|         | Applicant Name :- Mr Hudson                                    | Date Received :- | 02/03/2020 |      |
|         | Location :- 106 Townfield Road<br>Flitwick<br>Beds<br>MK45 1JG | Date Returned :- | 12/03/2020 |      |
|         | Proposal : Detached annexe for elderly relative                |                  |            |      |
|         | Observations : FTC - Support<br>Vote: All in favour            |                  |            |      |

---

|         |   |                  |            |      |
|---------|---|------------------|------------|------|
| 2668- 8 | 20/00647/FUL  | Plot Ref :-      | Type :-    | FULL |
|         | Applicant Name :- Katie Baldwin                             | Date Received :- | 02/03/2020 |      |
|         | Location :- 5 Ampthill Road<br>Flitwick<br>Beds<br>MK45 1AZ | Date Returned :- | 12/03/2020 |      |
|         | Proposale Erect log cabin                                   |                  |            |      |
|         | Observations : FTC - Support<br>Vote: All in favour         |                  |            |      |

---

**2669 To note planning decisions from Central Bedfordshire**

See attached appendix. Planning decisions from CBC were noted.

**2670 Correspondence received**

Several correspondence had been received however these were covered under the relevant planning applications.

**2671 Questions**

Cllr Dann commented that various building materials had been left on the grass verge along Temple Way following an extension at a nearby house. It was agreed the Amenities Officer would contact Planning Enforcement to address this.

**2672 Next Meeting Date**

2nd April 2020, 7.45pm at The Rufus Centre

The Meeting closed at : 7.47pm

---

|          |          |       |
|----------|----------|-------|
| Signed : | Chairman | Date: |
|----------|----------|-------|

On behalf of :- Flitwick Town Council