

Flitwick Town Council

Minutes of the 327th Meeting of the Planning Committee held on Thursday 29th August 2019 at the Rufus Centre

Committee Members Present :- Councillor J Dann (Vice Chairman)
Councillor M Halligan
Councillor G Mackey (Chairman)
Councillor M Platt
Councillor P Earles

Also in Attendance :- Cllr I Blazeby
Cllr D Toinko
CBCllr C Gomm
Amenities Assistant
3 Representatives of Aldi Stores Ltd

2603 Open Forum

Cllr Blazeby announced that there were two items on the Agenda he wished to comment on and asked whether he should speak at Open Forum. He was advised by the Chairman that he was welcome to sit at the table as a Town Councillor and take full part in the discussions although he would not be able to vote.

Three representatives of Aldi Stores Ltd attended. Their spokesperson wished to remind the Members that :- the Company's core objective was to improve retail choice in Flitwick, their nearest store was a round trip of 20 miles away, there had been careful selection of the best site to serve both Ampthill and Flitwick, they were sensitive to highways issues and had carried out a full transport assessment and had planned to provide 144 parking spaces, (a higher than average amount normally allocated), They had received 110 residents who had written their support.

More in-depth discussion regarding the Aldi Application took place during the meeting which is recorded under the attached Appendix 2

2604 To Note Declarations of Interest

Even though Cllr Blazeby, as a Chapel Rd resident, had no pecuniary Interest with Item 56, he nevertheless signed the Declarations Book.

2605 To accept Apologies for Absence

Apologies were received from Cllr P Dodds.

2606 Chairman's Announcements

With reference to Step Free Access at Flitwick Station, the Chairman wished it to be noted that there had been a fair amount of activity since the last meeting. He and Cllrs Bunyan and Halligan had attended Parliament and listened to Nadine Dorries MP for Central Bedfordshire who made it quite clear during a debate on the subject that stakeholders needed to do more to bring this about. He was pleased to see a good turn out of people at Flitwick Rail Station for the BBC News report. To progress this further, investigation was needed with the possibility of match funding to be explored.

2607 Planning Applications for consideration

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|---------|---|-------------|------------------|------------|
| 2607- 1 | 19/00303/TRE | Plot Ref :- | Type :- | TRE |
| | Applicant Name :- Mr Nock | | Date Received :- | 13/08/2019 |
| | Location :- 9 The Croft Flitwick Beds MK45 1DL | | Date Returned :- | 02/09/2019 |
| | Proposal : Works to trees protected by a Preservation Order: Sycamore Tree remove lower limb growing towards house and remove deadwood at 9 The Croft, Flitwick, Beds MK45 1DL. | | | |
| | Observations : FTC - Support, subject to approval of Tree Officer | | | |

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|---------|---|-------------|------------------|------------|
| 2607- 2 | 19/00306/TRE | Plot Refe- | Typee- | TRE |
| | Applicant Name :- Mr Hodgson | | Date Received :- | 20/08/2019 |
| | Location :- 3 Hampden Close Flitwick Beds MK45 1HX | | Date Returned :- | 02/09/2019 |
| | Proposal : Works to trees protected by a Preservation Order: Weeping Ash - prune as per tree assessment report. | | | |
| | Observations : FTC - Support , subject to approval of Tree Officer | | | |
| 2607- 3 | 19/00309/TRE | Plot Ref :- | Type :- | TRE |
| | Applicant Name :- Mrs B Jenkins | | Date Received :- | 15/08/2019 |
| | Location:- 10 Kestrel Road Flitwick Beds MK45 1RB | | Date Returned :- | 29/08/2019 |
| | Proposale Works to trees protected by a Preservation Order: Oak Tree T16 removal of epicormic growth from the main trunk up tpo 3 metres into the crown break and raise the crown. | | | |
| | Observations : FTC - Support, subject to approval of Tree Officer | | | |
| 2607- 4 | 19/00329/TRE | Plot Refe- | Type :- | TRE |
| | Applicant Name :- Mr Butcher | | Date Received :- | 13/08/2019 |
| | Location :- 8 Glebe Avenue Flitwick Beds MK45 1HS | | Date Returned :- | 02/09/2019 |
| | Proposal : Works to trees protected by a Preservation order T2- Lime Tree - fell to ground level - extensive decay. T1, T3, T4 - Lime trees - Raise crowns by 5m, reduce overall crown by 2m & remove dead and damaged branches - to reduce pressure on old pollard points. T5 Yew Tree - remove deadwood, reduce to 2m above point of decay - for health & safety at 8 Glebe Rd, Flitwick Beds MK45 1HS | | | |
| | Observations : FTC - Support, subject to approval of Tree Officer | | | |
| 2607- 5 | 19/02014/FUL | Plot Refe- | Typee- | FULL |
| | Applicant Name :- Mrs Louise Jones | | Date Received :- | 23/08/2019 |
| | Location :- 46 Osprey Rd Flitwick Beds MK45 1RU | | Date Returned :- | 02/09/2019 |
| | Proposal : Erection of a new building to accommodate cats on a short term basis. | | | |
| | Observations : FTC - Support, 3 favour, 1 abstention | | | |
| 2607- 6 | 19/02090/FUL | Plot Ref æ | Type :- | FULL |
| | Applicant Name :- Mr James Burgoine | | Date Received :- | 13/08/2019 |
| | Location :- 3 Chapel Rd Flitwick Beds MK45 1EA | | Date Returned :- | 02/09/2019 |
| | Proposal : To remove existing extensions to No 3 Chapel Road and replace with two storey side and rear extensions to convert in 4 x 1 bed flats. The proposal also includes 3 x 2 bed bungalows to the rear of the site as well as dedicated on site parking to all dwellings, bin and cycle storage. | | | |

Observations : FTC - Object, 3 favour, 1 abstention
 1) Overdevelopment of site. 2) Loss of amenity; neighbours on Windmill Rd and The Thinnings will be overlooked by flats. 3) Turn into site, past the Chapel is extremely tight, concerns for parking.

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|---------|---|------------|------------------|------------|
| 2607- 7 | 19/02234/FUL | Plot Refe- | Type :- | FULL |
| | Applicant Name :- Mr Shelley | | Date Received :- | 20/08/2019 |
| | Location :- 8 Malvern Close Flitwick Beds MK45 1TX | | Date Returned :- | 02/09/2019 |
| | Proposal : Two storey side extension | | | |
| | Observations : FTC - Support | | | |

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|---------|--|------------|------------------|------------|
| 2607- 8 | 19/02397/FUL | Plot Refe- | Type :- | FULL |
| | Applicant Name :- Aldi Stores Ltd | | Date Received :- | 13/08/2019 |
| | Location :- Land at 101 Field Amphill Rd Flitwick MK45 1BA | | Date Returned :- | 02/09/2019 |
| | Proposal : The erection of a Class A1 retail unit with access, car parking and associated works. | | | |
| | Observations : FTC - Support | | | |

2608 To receive any additional planning applications

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|---------|--|-------------|------------------|------------|
| 2608- 1 | 19/02010/FUL | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- Mr & Mrs Andrew Cherry | | Date Received:- | 06/08/2019 |
| | Location :- 30 Kings Rd Flitwick Beds MK45 1EL | | Date Returned :- | 02/09/2019 |
| | Proposals Two storey side extension and first floor rear extension, widening of existing front crossover | | | |
| | Observations : FTC - Support (Chairman's Decision) | | | |

2609 To note planning decisions from Central Bedfordshire

See attached Appendix . Planning decisions were noted.
 Members were particularly disappointed to see that approval had been given to Planning Application 19/0131/TD T-Mobile Site 91668 as Members had made an initial objection based on concerns the effect it would have on any visual impact and potential health & safety concerns on the proposed development of the land immediately surrounding the mast. Chairman requested a letter be sent to CBC expressing their disappointment and reiterating their concerns.

2610 Correspondence received

Notifications were received from CBC re:
 1) CB/EN/19/0319 - 15 Greenways, Flitwick MK45 1DA.. The breach of planning control had been remedied.
 2) CB/EN/19/0355 - 85 Hornes End Road, Flitwick MK45 1JJ. No breach of planning control had been identified.
 3) CB/19/00158/FUL - APP/P0240/W/19/3233154 - 32 Lyall Close, Flitwick, MK45 1JD. Comments on this Appeal would need to be received by 16th September. Chairman asked for a letter to be sent reconfirming the reasons for their objections.

2611 Questions

1) Cllr Platt asked CBCllr Gomm if the pavements at Townfield Rd and surrounding roads would be reinstated after the major works to gas pipelines by Cadent. CBCllr Gomm confirmed this would be the case.
 2) Cllr Blazeby asked CBCllr Gomm if the phantom roadworks at Chapel Road had been postponed indefinitely. CBCllr Gomm said despite road signs indicating major works were due to start shortly, there had been unforeseen delays to the start due to design issues. The earliest that work could commence was 30th September.

3) The Chairman had taken a resident's query to CBC regarding the cost of having a dropped kerb created outside their home in Vicarage Hill at what they felt was an exorbitant cost. After discussion with CBC, the Chairman came to the conclusion the cost was not excessive when taking into account the amount of work involved.

2612 Next Meeting Date

19th September 7.45pm at The Rufus Centre

The Meeting closed at 8.52pm

Signed : _____

Chairman Date: _____

On behalf of _____

ncil

NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council**Minute Ref****Thu 29 August 2019****District Ref**

' C ' Contrary to District 'CD' Contrary Delegated

Page No : 1

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS**C 19/00060/FUL** Approved

District COMMENT CBC - Approved

72 Windmill Rd

Local COMMENT FTC - Object (6 objections, 1 abstention)

No problem with amenity land nor with ground floor rear extension but feel the design quality of the top storey/loft conversion is poor and would not meet planning requirements and as both extensions are under one application, FTC object.

C 19/01317/TD Approved

District COMMENT CBC - Approved

T-Mobile Site 91668

Local COMMENT FTC will (initially) be objecting to the mast proposal in light of 1) full PP for the new HQ building for the Scouts and RBL and the high turnover car park and (2) outline PP for the independent retirement living scheme for 60+ units on the Station Road site close to the proposed new mast but noting that if FTC can be satisfied that the visual impact and potential health and safety issues have no bearing on the market value of the land intended for disposal and use as an independent retirement living scheme, it will be able to withdraw the objection subsequently.

E 19/01709/FUL Approved

2 Commerce Way

E 19/01981/FUL Approved

26 Coniston Rd

E 19/02085/FUL Approved

1 Rosebay Close

E 19/02091/FUL Approved

13 Brookes Rd