

# Flitwick Town Council

Minutes of the 345th Meeting of the Planning Committee held on Thursday 17th December 2020 at the Rufus Centre

## Open Forum

Cllr Gomm advised that the Aldi application had been held up as Tesco had taken out an injunction against them. No further information was available at this time as it would have to wait until it had been through the courts.

**Committee Members Present :-** Councillor J Dann  
Councillor P Dodds (Chairman)  
Councillor P Earles  
Councillor J Gleave  
Councillor M Platt (Vice Chairman)  
Councillor R Shaw

**Also in Attendance :-** Aziza Jeppe - CBC  
Amenities Officer

### **2749 To note declaration of interest on Agenda Items**

Cllr Platt declared an interest in agenda item 11.

### **2750 To Accept Apologies for Absence**

No apologies had been received from Cllr Halligan.

### **2751 Flitwick Station Interchange Project**

Members agreed to bring this item forward on the agenda.

Aziza Jeppe (AJ) attended the meeting and gave an update on the scheme. See attached updated plans.

AJ advised that following several conversations with other stakeholders, the design plans had been amended slightly which included redesigned kerb lines, wider pavements, amendments to the angles of the bus layout and better facilities for cyclists. The amendments were considered material changes therefore a resubmission of the planning application was required. CBC were hoping to resubmit the application mid January 2021.

AJ advised the key milestones for the scheme were as follows;

- planning permission - November/December 2020
- construction - practical completion - December 2021
- financial completion - March 2022

AJ commented that at this time CBC were still ahead of the programme timescales. AJ advised the short term aspirations as below;

- freeze designs - January 2021
- tender process complete - March 2021
- implement works within the Tesco car park - April/May 2021
- demolish Kebab Shop - May 2021

Cllr Dodds raised concerns with the proposed location of the exit within Tesco Car Park which had been situated very near to the Kendal Drive junction. AJ advised that she would investigate this further and request a statement from the designers regarding the impact this exit could have on the current road junctions.

Cllr Dodds also raised concern that works would be taking place when the 2021 Christmas Lights display would be due to go up, AJ asked that any critical dates the Town Council identified be communicated as soon as possible so that arrangements could be put in place to minimise disruption to the Town Council.

Cllr Gomm asked for an update on the Step Free Access Scheme, AJ advised that she had attended several meetings with the project manager of the scheme and would ask for an update to report back to the Town Council and possibly attend a meeting to provide an update in the future.

### **2752 Chairman's Announcements**

The Chairman commented that several Planning Meeting dates for 2021 had been proposed to move to alternative days to avoid clashes with other meetings.

## 2753 Minutes

All Members agreed the minutes were a true recording of the meeting held on 19th November 2020.

## 2754 Matters Arising

None.

## 2755 Planning applications for consideration

2755- 1	20/00661/TRE	Plot Ref :-	Type :-	TRE
	Applicant Name :-	TBC	Date Received :-	24/11/2020
	Location :-	Frogmore 45 The Ridgeway Flitwick MK45 1DH	Date Returned :-	17/12/2020
	Proposal :	TRE: Works to a Protected tree, protected by Tree Preservation Order MB/TPO/04/00021 Oak Tree G1 Oak - Fell because of excessive shading and low amenity value. Replant with one standard ash in same position		
	Observations :	FTC - Members were unclear if the tree was being felled or trimmed. Members supported the application if it was to trim the tree. Members objected to the application if it was to be felled.		

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2755- 2	20/04178/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Matt Bollada	Date Received :-	24/11/2020
	Location :-	4 Brookes Road Flitwick Beds MK45 1BX	Date Returned :-	18/12/2020
	Proposal :	Demolition of rear and side outbuilding and erection of single storey rear and side extensions.		
	Observations :	FTC - Support Vote: all in favour		

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2755- 3	20/04228/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Jeff Solomon	Date Received :-	30/11/2020
	Location :-	13 Kestrel Road Flitwick Beds MK45 1RB	Date Returned :-	18/12/2020
	Proposal :	Two storey front extension.		
	Observations :	FTC - Object Overdevelopment of the site. Vote: 5 in favour, 1 against		

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2755- 4	20/04505/VOC	Plot Ref :-	Type :-	VOC
	Applicant Name :-	Mr M Dunn	Date Received :-	30/11/2020
	Location :-	9 Hinksley Road Flitwick Beds MK45 1HH	Date Returned :-	18/12/2020
	Proposal :	Variation (or removal) of condition number 4 of planning permission CB/19/03397/VOC (Conversion of a single dwelling house into two flats). Change to front elevation to install entrance.		

**2756 To note planning decisions from Central Bedfordshire**

Noted.

**2757 Correspondence received**

1. CBC advised that the enforcement case for 5 Osprey Road, Flitwick had been closed.
2. CBC advised that an enforcement case had been created for 19 Station Road, Flitwick, CB/EN/20/0538.

**2758 Highways Matters**

None.

**2759 Members to note the correspondence from CBC Enforcement.**

Members noted the response received from the CBC enforcement department.

**2760 Banners Advertising**

Cllr Dann commented that the banners outside the Rufus Centre advertising the Cafe were a permanent fixture therefore potentially needed planning permission. The Amenities Officer agreed to report this back to the Rufus Centre Manager for investigation.

Cllr Dann felt that the Council should be fair and consistent when erecting banners and wanted to ensure suitable procedures were in place to make sure this was the case.

Members had a discussion about the Cafe banners at the Millennium Park and felt they should be temporarily removed until the legalities had been checked.

It was RECOMMENDED to temporarily remove the Rendezvous Café banners at the Millennium Park until clarification of legalities has been sought from Central Bedfordshire Council Planning Department and to investigate permanent signage at the Rufus Centre for the Rendezvous Café and apply for planning permission if required.

Members noted the report previously circulated by the Amenities Officer.

It was RECOMMENDED that;

1. FTC notify businesses/organisations who erect banners on the Highway that they require planning permission and/or need to remove them.
2. Remove banners that are erected on Town Council land and contact businesses/organisations.

**2761 Questions**

Cllr Earles asked if a Highways walkabout would take place in light of the new tier 3 COVID restrictions. The Chairman advised that it would take place once these has been relaxed.

The Meeting closed at : 9.23pm

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Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- \_\_\_\_\_ Flitwick Town Council