

## Flitwick Town Council

Minutes of the 347th Meeting of the Planning Committee held on Thursday 18th February 2021 at the Rufus Centre

### Open Forum

There were no items.

Tobin Stephenson gave a presentation to Members on the proposed development at the former leisure centre site.

Members made comments and asked questions in relations to the planning application.

Cllr Platt was pleased to see that solar panels had been considered and asked if electric vehicle charging points would be available.

CBC advised that these would be available.

Cllr Toinko asked for clarification on tree removal at the site. CBC advised that the drawings were being redesigned to ensure the large oak trees at the front of the site remained.

Cllr Toinko also asked if the development would be passivhaus standards. CBC advised that at this time the designs for the downsizers had not been completed but the rest of the site would be to this standard.

Cllr Gleave asked if the development would be improving access for bus travel considering the type of development being constructed.

CBC advised that a puffin crossing had been proposed opposite the Leisure Centre and if there would be a demand for additional bus services, timetables could be improved.

Cllr Snape was impressed with the proposal and asked for further information on the Community space within the site.

CBC advised that the multi-generational space could be used by a range of people including those visiting families or organisations wishing to hire the space.

Cllr Dodds commented that reports within the application stated that S106 monies could be used to install a fire hydrant on site and felt that the cost should be met by the developer. Cllr Dodds also asked if any traffic calming measures had been considered on Steppingley Road due to speeding vehicles.

CBC commented that the fire strategy for the site was very secure however if a fire hydrant would be a requirement this would be implemented with costs being met by CBC. Traffic calming measures would be incorporated if the highways officer felt it was a necessity.

Cllr Shaw commented that the development would enhance what was available within Flitwick and asked if Flitwick residents would get priority in securing the apartments and care home accommodation.

CBC advised that Ferndale residents would get first refusal on the care home accommodation and local residents thereafter. The downsizer developments would be sold at market value.

Cllr Shaw also commented that given additional housing already within Flitwick and proposed future development there would be an increase in demand for local doctors and dentist surgeries.

CBC advised that they were committed to providing medical rooms within the site and had been working with the Clinical Commissioning Group on this matter. Whilst they did not want to add any additional pressure on existing surgeries it was not within their remit of this project to facilitate additional surgeries.

### Committee Members Present :-

Councillor J Dann  
Councillor P Dodds (Chairman)  
Councillor P Earles  
Councillor J Gleave  
Councillor M Platt (Vice Chairman)  
Councillor R Shaw  
Councillor A Snape  
Councillor D Toinko  
Councillor C Thompson  
Councillor J Roberts  
Councillor G Mackey

**2789 To note declaration of interest on Agenda Items**

Cllr Dodds declared a non-pecuniary interest in item 7.1 and 7.2.

**2790 To Accept Apologies for Absence**

There were no apologies for absence.

**2791 Update on Station Interchange Project**

Sam Caldbeck (SC) gave a brief overview of the project. Aziza Jeppe (AJ) advised that due to material changes to the designs, a resubmission of the application had to be submitted. The material changes included access arrangements into Tesco and minor amendments to the layout. Planning permission should be concluded by April 2021 meaning the programme would still be on schedule.

AJ commented that the timescales for the project were considerably tight with substantial completion expected by December 2021. It was hoped that appointment of a contractor would be achieved by mid-April 2021.

Cllr Dodds raised concern with how close the exit for Tesco had been located to Kendal Drive. AJ advised that the engineers had been asked to investigate this matter and would include this junction as part of the road safety audit. Any issues highlighted would be dealt with.

Cllr Snape was frustrated that negotiations with Tesco regarding access arrangements had delayed the application.

Cllr Snape also asked if the current unsightly green space by the railway bridge would be included as part of the design plans. AJ commented that the green space would be tidied up and be more aesthetically pleasing.

Cllr Snape commented that the interchange would bring more people to Flitwick via public transport and asked if there were any proposals to make the roundabout near to the Railway bridge safer. AJ advised that this was not included however improvements to pedestrian facilities at Steppingley Road would be. Cllr Dodds asked if consideration could be given to the logistics of erecting the Christmas Lights later in the year. AJ agreed to investigate this and report back at the next meeting.

Cllr Gleave asked if cycling provision had been considered within the site and on Steppingley Road. SC advised that there would be cycle links through the site itself.

Cllr Toinko asked if there would be CCTV and lighting coverage at the motorbike and cycle shelter. AJ confirmed that this was included in the project.

SC and AJ left the meeting.

**2792 Chairman's Announcements**

Cllr Snape left the meeting.

There were no announcements.

**2793 Minutes**

All Members agreed the minutes were a true recording of the meeting held on 28th January 2021.

**2794 Matters Arising**

The Chairman asked Cllr Mackey if the application at Consiton Road had been called in. Cllr Mackey advised that he had asked for this application to be called into the Development Management Committee.

**2795 Planning applications for consideration**

2795- 1	20/04801/ADV	Plot Ref :-	Type :-	ADV
	Applicant Name :-	Tesco Stores	Date Received :-	28/01/2021
	Location :-	Coniston Road Flitwick Beds MK45 1LX	Date Returned :-	18/02/2021
	Proposal :	Advertisement: Install 1 X 42" LCD Media Screen and 3 X 1250x700mm Flag Pole Signs (hanging)		
	Observations :	FTC - Support Vote: 6 in favour, 1 abstention		

2795- 2	21/00168/REG	Plot Ref :-	Type :-	OUT
	Applicant Name :-	Central Bedfordshire Council	Date Received :-	28/01/2021
	Location :-	Flitwick Railway Station Steppingley Road Flitwick MK45 1AJ	Date Returned :-	18/02/2021
	Proposal :	Revised Application of CB/20/02736/FULL The redevelopment of land adjacent to Flitwick Railway Station to provide a new transport interchange hub, including the demolition of a standalone premises comprising A5 use; the provision of a new bus interchange area with associated bus shelters; a new drop-off/pick-up layby; re-arranged layouts of existing cycling, motorcycle and car parking facilities, revised vehicular and pedestrian access; landscaping works; and revisions to the existing Tesco access. Changes to the bus stop alignment, cycle stands, separate cycle access, highlighting surface for crossing, Tesco entrance/exit moved to the West, widening of footway and pedestrian crossing.		
	Observations :	FTC - Support Vote: 6 in favour, 1 abstention		

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2795- 3	21/00199/REG	Plot Ref :-	Type :-	OUT
	Applicant Name :-	Central Bedfordshire Council	Date Received :-	28/01/2021
	Location :-	Site of former leisure centre Steppingley Road Flitwick MK45 1TH	Date Returned :-	18/02/2021
	Proposal :	Hybrid Planning Application seeking Full planning permission for Care Facility comprising of 88 Independent Housing Apartments, a residential care home consisting of 72 bedrooms, an 8 bed short breaks facility, with associated ancillary uses including community, hair salon, cafe, and health and Outline planning permission with all matters reserved for the construction of 32 dwellings (use class C3).		
	Observations :	FTC - Support Vote: 7 in favour		

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2795- 4	21/00431/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	TBC	Date Received :-	28/01/2021
	Location :-	28 Churchill Drive Flitwick Beds MK45 1FZ	Date Returned :-	18/02/2021
	Proposal :	Grey hardie cladding to approved dormer		
	Observations :	FTC - Support Vote: 7 in favour		

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## **2796 To note planning decisions from Central Bedfordshire**

Noted.

## **2797 Correspondence received**

CBC advised that an enforcement case had been created for 34 Eagle Drive, Flitwick.

## **2798 Highways**

The Chairman advised that the next meeting would take place on 9th March 2021. Cllr Mackey advised that he had been contacted by a resident in Hornes End Road regarding the state of the roadway and bridleway. Ownership of this was being looked into.

Cllr Platt commented that the repair works to the pavement outside Barclays Bank was not acceptable. Cllr Mackey advised that this was a temporary measure until new paving slabs to match the existing ones could be obtained.

Cllr Platt commented that the Country Park had been targeted with flytipping, the Environmental Services Manager advised that this was an item on the next Community Services agenda.

Cllr Shaw commented that the flooding on Froghall Road was still an issue.

**2799 Questions**

No items.

The Meeting closed at : 9.35pm

Signed :

Chairman

Date:

On behalf of :-

Flitwick Town Council