

Flitwick Town Council

Minutes of the 346th Meeting of the Planning Committee held on Thursday 28th January 2021 online via Zoom.

Open Forum
No items.

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

Also in Attendance :- Environmental Services Manager

2775 To note declaration of interest on Agenda Items

Cllr Snape declared a non-pecuniary interest in item 7.1.
Cllr Shaw declared a non-pecuniary interest in item 7.5.

2776 To Accept Apologies for Absence

Apologies for absence had been received from Cllr Dann for health reasons.
No apologies had been received from Cllr Halligan.

2777 Update on Station Interchange Project

No update.

2778 Chairman's Announcements

No items.

2779 Minutes

All Members agreed the minutes were a true recording of the meeting held on 7th January 2021.

2780 Matters Arising

No items.

2781 Planning applications for consideration

2781- 1	20/04277/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Kevin Lowe	Date Received :-	07/01/2021
	Location :-	25 Thames Close Flitwick MK45 1EQ	Date Returned :-	02/02/2021
	Proposal :	Resubmission of planning application CB/20/02147/FULL Change of use of a section of amenity land. Erection of a garage extension to form 1 x double garage.		
	Observations :	FTC - Support Vote: 5 in favour, 1 abstention		

2781- 2	20/04734/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Dixon	Date Received :-	07/01/2021
	Location :-	116 Station Road Flitwick Beds MK45 1LA	Date Returned :-	02/02/2021

Proposal : Double storey side and rear extensions.

Observations : FTC - Support
Vote: all in favour

2781- 3	20/04769/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Matthew Allyjaun	Date Received :-	12/01/2021
	Location :-	Cohen Group Lnd to side & rear of 41-47 Coniston Road MK45 1QJ	Date Returned :-	02/02/2021
	Proposal :	Construction of single storey 2 bed dwelling.		
	Observations :	FTC - Object Vote: all in favour Looking at CBC design guide the following is in question: 5.06 looking at the drawings it does not appear to provide a garden space /patio that is either 50m2 or 10m in depth which is required for a 2 bed property 5.06.06 the garden/ patio is directly overlooked by close adjacent property. 5.07.06 Property has no setback from the public footpath which does not meet design criterion of a min of 0.5m. this means the access to the property is direct onto a public path/cycleway giving concern for safety of users of the right of way and the potential resident. 5.13 The infill does not fit with good urban design and certainly not with design in Flitwick 5.13.01 and 07. Not fitting with the street scene. Over development of the space available. 5.13.12 This development will also affect the loss amenity of adjacent property and privacy. The position of the Bin storage and Cycle store is not appropriate and is highly likely to be damaged/vandalised as not close to the property. The location is also not at location that the refuse vehicle could easily pick up without stopping on a zebra crossing. Access for emergency services is an issue No parking is an issue as both Temple way and Coniston Road have strict parking restrictions so no parking available near the property. Also noting the internal reports cannot see how this work will be done and maintain use of the right of way as utilities will need to be provided to the property and waste etc will need to be removed in the construction process again with the constraints on parking and access etc. as no vehicular access is available to the plot. Bearing in mind this is a well used path to the local school and shopping it is imperative that the path is kept clear and useable at all times. Given the above it is not an acceptable development in the Town.		

2781- 4	21/00033/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Linda Downing	Date Received :-	12/01/2021
	Location :-	72 Station Road Flitwick Beds MK45 1JU	Date Returned :-	02/02/2021
	Proposal :	Single storey front and rear extensions following demolition of existing structures.		
	Observations :	FTC - Support Vote: all in favour		

2781- 5	21/00037/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	P & I Milligan	Date Received :-	12/01/2021
	Location :-	77 Ampthill Road Flitwick Beds	Date Returned :-	02/02/2021

MK45 1BD

Proposal : Change of use from House in multiple occupancy (HMO to HMO and 1 office to the ground floor.

Observations : FTC - Object

Vote: 5 in favour, 1 abstention

Members objected based on inadequate and unsafe parking and the development would cause loss of privacy to nearby residents.

2782 To note planning decisions from Central Bedfordshire

Planning decisions from CBC were noted.

2783 Correspondence received

CBC notified that the enforcement case for 19 Station Road, Flitwick had been closed.

2784 Highways

Members noted the minutes of the Highways meeting held on 11th January 2021.

2785 Pre Order Consultation

Members discussed the proposed creation of bridleways and extinguishment of part of footpath 19 and supported the proposals. The Environmental Services Manager would respond to CBC.

2786 Banner Update

Members noted the update with regards to banners.

2787 Oxford Cambridge Arc

The Chairman felt that the Oxford/Cambridge Arc was too far from Flitwick for the Town Council to have any involvement in discussions.

Members discussed the proposals for the East/West rail network and wished to express to Ward Councillors that the preferred route would be a southern route using a new station at Wixams and following the established A421 corridor causing minimal damage to the rural environment.

It was Resolved to contact CBC Ward Councillors with Flitwick Town Council's comments on the proposals for the Oxford/Cambridge Arc.

2788 Questions

There were no items.

The Meeting closed at : 8.49pm

Signed : _____ Chairman Date: _____

On behalf of :- _____ Flitwick Town Council

Email on behalf of Tobin Stephenson

Good afternoon

Steppingley Road planning application

Planning proposals for the site on Steppingley Road (the site of the former leisure centre) have been submitted this week, with the application now live on the council's [planning portal](#) (ref. CB/21/00199/REG3).

The planning application is a hybrid seeking full planning for the left-hand side of the development and outline planning consent for the right-hand side focused on delivering housing options for older people seeking to downsize to an apartment or bungalow. If the planning application is approved, the full application for the downsizer housing provision will be set out in due course. The intention being that both sides of the development are complete and ready to open simultaneously, currently forecast for later summer 2023.

The proposed independent living scheme (sometimes known as extra care housing) is made up of 88 one and two-bed self-contained apartments for the over 55s, but the scheme offers much more than just an apartment. The scheme will have private recreational facilities, including a private lounge and roof gardens, in addition to shared community facilities like a café/ bistro, salon, function rooms and dedicated space for the use of health practitioners. The scheme is especially designed to build a sense of community and friendship between the residents. Crucially, each resident has their own front door, with options to access care according to their needs.

The residential care home will have 72 en-suite rooms, private gardens and is designed to modern standards that deliver excellent infection control.

Now that the planning application is live on the [planning pages](#), you can make comments until 26 February 2021, along with the public. Immediate neighbours of the site will receive a letter inviting them to comment.

The planning application is set to be considered by the council's Development Management Committee in April. If approved, work could start in October 2021 and take two years to complete.

For more information, including video fly-throughs, please visit www.centralbedfordshire.gov.uk/steppingley-road

If you have any questions please don't hesitate to contact me.

Thank you

NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council

Minute Ref

Tue 9 February 2021

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

C 20/04484/FUL	Approved	46 The Paddocks
District COMMENT	CBC - Approved	Local COMMENT FTC - Object Overdevelopment of the plot and not would effect the street scene. Vote: 4 in favour, 1 against
E 20/04534/FUL	Approved	The Minh
E 20/04539/FUL	Approved	131 Millwright Way
E 20/04637/FUL	Approved	6 Dew Pond Road

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Cllr C Gomm
Glenister
34b Church Road
Westoning
Beds
MK45 5JW

02 February 2021

Dear Councillor Gomm,

TOWN AND COUNTRY PLANNING ACT 1990

Application No: CB/EN/21/0040

Location: 34 Eagle Drive, Flitwick, Bedford, MK45 1SW

Subject: Change of use of amenity land to residential garden

This is a notification that a planning enforcement case has been created.

An investigation has not yet taken place, but if the enquiry is confirmed as a breach of planning control you will be notified.

Yours sincerely,

Mike Duffett

Principal Planning Officer: Enforcement

Direct telephone: 0300 300 4801

Email: mike.duffett@centralbedfordshire.gov.uk