

Flitwick Town Council

Agenda

The 348th Meeting of the Planning Committee will be held on Thursday 9th March 2021 at 7.30pm online via Zoom

<https://us02web.zoom.us/j/86247619878?pwd=VC8yeStOSzIBWDQwTi9RNFNKMEhRZz09>

PUBLIC NOTICE OF MEETING AND SUMMONS TO COUNCILLORS TO ATTEND

Chairman to read the following statement:

I would like to inform everyone present that this meeting is being filmed and that by joining this meeting you are consenting to being filmed. Can I also remind Councillors and members of the public not to disclose any personal information regarding an individual as this might infringe the rights of this individual and breach data protection rules. Can I also remind you when not speaking to mute your microphone.

Open Forum

To receive oral and written comments from the public relating specifically to an agenda item. This is a period of time designated for public participation and shall not exceed a maximum of 15 minutes, unless under special circumstances and at the discretion of the Chairman. Each member of the public is entitled to speak once in respect of business itemised on the agenda and shall not speak for more than three minutes.

SignedR McGregor....
Town Clerk

Committee Members :	Councillor J Dann Councillor P Dodds (Chairman) Councillor P Earles Councillor J Gleave Councillor M Platt (Vice Chairman) Councillor R Shaw
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01 To note declaration of interest on Agenda Items

02 To Accept Apologies for Absence

03 Chairman's Announcements

04 Minutes

For Members to receive and adopt the minutes of the Planning meeting held on 18th February 2021.

05 Matters Arising

Minutes of the Planning Meeting 18th February 2021.

06 Planning applications for consideration

06 . 1	20/00405/FUL	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr & Mrs Johnson		Date Received :- 18/02/2021
	Parish :- East		Date Returned :-
	Location :- 5 Airedale Close	Agent	
	Flitwick Beds		
	Proposals :-	Part single and part two storey rear extension and 2 storey side extension and detached garage with room over extension.	
	Observations :-		
06 . 2	21/00050/TRE	Plot Ref :-	Type :- TRE
	Applicant Name :- Robert Baker		Date Received :- 18/02/2021
	Parish :- East		Date Returned :-
	Location :- 13 Princess Close	Agent	
	Flitwick Beds		
	Proposals :-	Works to a tree protected by a TPO: MB/04/00017/T1, trim sycamore tree, shortening back of overhang, deadwood removal and canopy raising.	
	Observations :-		
06 . 3	21/00484/FUL	Plot Ref :-	Type :- FULL
	Applicant Name :- Mac & Burg Developments		Date Received :- 01/03/2021
	Parish :- East		Date Returned :-
	Location :- 48 Elmwood Crescent	Agent	
	Flitwick Beds		
	Proposals :-	Demolish existing garage and erection of single storey 1 bedroom bungalow with associated parking, garden amenity space and dropped kerb.	
	Observations :-		
06 . 4	21/00496/ADV	Plot Ref :-	Type :- ADV
	Applicant Name :- Star Pubs & Bars Ltd		Date Received :- 01/03/2021
	Parish :- East		Date Returned :-
	Location :- The Crown	Agent	
	Station Road Flitwick		
	Proposals :-	Advertisement: 2 fascia signs, A2 sign with new trough light and A1 illuminate by floodlights. Hanging sign B with new double sided, illuminate signs to existing totem. Sign C, 3 amenity boards, 1 to building and 2 to totem post, non illuminated. 1 new car park disclaimer sign E non illuminated	
	Observations :-		

06 . 5	21/00497/LB	Plot Ref :-	Type :- LB
	Applicant Name :- Star Pubs & Bars Ltd		Date Received :- 01/03/2021
	Parish :- East		Date Returned :-
	Location :- The Crown Station Road Flitwick	Agent	
	Proposals :- Listed building - erection of illuminated and non-illuminated signs and floodlighting to the exterior of the building.		
	Observations :-		
06 . 6	21/00770/FUL	Plot Ref :-	Type :- FULL
	Applicant Name :- Heritage National Properties		Date Received :- 01/03/2021
	Parish :- West		Date Returned :-
	Location :- 1 The Russell Centre Coniston Road Flitwick	Agent	
	Proposals :- Conversion of the roof space to form an additional 2 no new apartments C3 dwellings with front and rear facing dormer windows.		
	Observations :-		
06 . 7	21/00782/FUL	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr S Ball		Date Received :- 01/03/2021
	Parish :- West		Date Returned :-
	Location :- Windmill Lodge 56a Windmill Road Flitwick	Agent	
	Proposals :- First ffoot side and rear extension.		
	Observations :-		
06 . 8	21/00783/FUL	Plot Ref :-	Type :- FULL
	Applicant Name :- TBC		Date Received :- 01/03/2021
	Parish :- East		Date Returned :-
	Location :- 75 Kings Road Flitwick Beds	Agent	
	Proposals :- Single storey side and rear extension.		
	Observations :-		
07	To note planning decisions from Central Bedfordshire		
08	Correspondence received		
09	Highways		
10	Questions		

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		

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		

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		

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

NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council

Minute Ref

Mon 1 March 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

E 20/04734/FUL	Approved	116 Station Road
E 21/00033/FUL	Approved	72 Station Road