

# Flitwick Town Council

## Agenda

The 350th Meeting of the Planning Committee will be held on Friday 23rd April 2021 at 7.30pm online via Zoom

<https://us02web.zoom.us/j/81188833544?pwd=bUI2ZGJoSmloYlZWSitsN0Y4ZVZKQT09>

### 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.

Signed .....RMcGregor.....  
Town Clerk

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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 Station Interchange Update**

**04 Chairman's Announcements**

**05 Minutes**

For Members to receive and adopt the minutes of the Planning Meeting held on 1st April 2021.

**06 Matters Arising**

Minutes of the Planning meeting on 1st April 2021.

**07 Planning applications for consideration**

07 . 1	<b>21/00129/TRE</b>	Plot Ref :-	Type :- TRE
	Applicant Name :- Mr Mark Browne		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- Lnd to rear of 3&5 Warwick Cl Flitwick Beds	Agent	
	Proposals :- Works to trees protected by a Tree Preservation Order: MB/TPO/76/00007/G2 Repollard Lime Trees (T16 - T20) to previous points, remove basal and epicormic growth		
	Observations :-		
07 . 2	<b>21/00145/TRE</b>	Plot Ref :-	Type :- TRE
	Applicant Name :- Mr Charles Talbot		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 26 Hampden Road Flitwick Beds	Agent	
	Proposals :- Works to trees protected by a Tree Preservation Order: Crown reduction by 2.5/3m of Horse Chestnut (T1) . Reduce overall crown of the Sycamore (T2) by 3m and decay at base. Prune to remove hanging & low limbs & deadwood on the Ash (T3) To prune & remove deadwood & low limbs by 2m Sycamore (T4)		
	Observations :-		
07 . 3	<b>21/00151/TRE</b>	Plot Ref :-	Type :- TRE
	Applicant Name :- Mrs Chantelle Smith		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 26 Petley Close Flitwick Beds	Agent	
	Proposals :- Works to trees Protected by Tree Preservation Order MB/01/00012/T11: Trim back Yew Tree and removed dead and damaged wood.		
	Observations :-		
07 . 4	<b>21/00168/TRE</b>	Plot Ref :-	Type :- TRE
	Applicant Name :- Mr Tony Underhill		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 10 Burghley Close Flitwick Beds	Agent	
	Proposals :- Works to trees protected by a Tree Preservation Order: MB/76/00007/G1 Reduce crown back to previous cut points or existing point of reduction as previously done to 5 Lime trees.		
	Observations :-		

07 . 5	<b>21/00819/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Chris Stokes		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 13 Pevensey Grove	Agent	
	Flitwick Beds		
	Proposals :- Retrospective garage conversion to form a new study, bedroom and bathroom.		
	Observations :-		
07 . 6	<b>21/00885/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Mike Cocke		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- F/W & Amp Lawn Tennis	Agent	
	Club Astwood Drive Flitwick		
	Proposals :- The construction of a single skin air dome over 2 tennis courts for use during the winter months from October to March each year.		
	Observations :-		
07 . 7	<b>21/01170/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mrs Claire Mansfield		Date Received :- 19/04/2021
	Parish :- East		Date Returned :-
	Location :- 5 Canterbury Road	Agent	
	Flitwick Beds		
	Proposals :- Single storey front extension and garage conversion with new patio doors to existing rear extension.		
	Observations :-		
07 . 8	<b>21/01214/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Tim Davies		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 40 Church Road	Agent	
	Flitwick Beds		
	Proposals :- Proposed 1st floor front extension and associated alteration works		
	Observations :-		
07 . 9	<b>21/01282/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr L Fehr		Date Received :- 19/04/2021
	Parish :- East		Date Returned :-
	Location :- 10 Tythe Close	Agent	
	Flitwick Beds		
	Proposals :- Extend and convert the existing dwelling into two dwellings.		
	Observations :-		

07 . 10	<b>21/01302/REG</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- CBC		Date Received :- 19/04/2021
	Parish :- East		Date Returned :-
	Location :- Kingsmoor Lower School	Agent	
	Kingsmoor Close		
	Flitwick		
	Proposals :- Retention of one double classroom temporary unit.		
	Observations :-		
07 . 11	<b>21/01323/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Templeman		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 149 Millwright Way	Agent	
	Flitwick		
	Beds		
	Proposals :- Two storey side/rear extension and single storey front extension.		
	Observations :-		
07 . 12	<b>21/01387/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Peter Alcock		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 5 Hawes Close	Agent	
	Flitwick		
	Beds		
	Proposals :- Rear single storey extension		
	Observations :-		
07 . 13	<b>21/01424/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Burgoine		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 8 Windmill Road	Agent	
	Flitwick		
	Beds		
	Proposals :- Single storey side/rear extension and alterations to front entrance. Infill rear first floor balcony, render dwelling and part extension of garage.		
	Observations :-		
07 . 14	<b>21/01470/FUL</b>	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr David Stack		Date Received :- 19/04/2021
	Parish :- West		Date Returned :-
	Location :- 10 Kendal Drive	Agent	
	Flitwick		
	Beds		
	Proposals :- Two storey front extension.		
	Observations :-		

## 08

### To consider additional Planning Applications

The following planning application has been re-submitted with amendments;

Application No: CB/21/00405/FULL

Location: 5 Airedale Close, Flitwick, Bedford, MK45 1FA

Proposal: Part single and part two storey rear extension, first floor side extension

and detached double garage with car port

I have received amendments to this application in respect of the above property.

Revised Proposal Received:

New description of development:

Part single and part two storey rear extension, first floor side extension and detached double garage with car port

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

**10 Correspondance Received**

1. Members to note the correspondance from CBC Enforcement Team

**11 FlyTipping Open Space Condition**

**12 Questions**

# Flitwick Town Council

Minutes of the 349th Meeting of the Planning Committee held on Thursday 1st April 2021 online via Zoom.

Open Forum  
No items.

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

Also in Attendance :- Environmental Services Manager  
Alastair Close  
Nick Bradshaw  
Katia Clarke

## **2790 To note declaration of interest on Agenda Items**

Cllr Shaw declared an interest in agenda item 7.2 and 8.  
Cllr Mackey declared an interest in agenda item 7.2 and 8.

## **2791 To Accept Apologies for Absence**

No apologies were received from Cllr Gleave.

## **2792 To receive a presentation on the proposed Aldi Store**

Members received a presentation on the proposed Aldi Store due to be located on Land at 101 field.

Cllr Shaw asked if other sites had been considered. A representative from Aldi advised that there were no other suitable sites within the area for this development.

Cllr Shaw was concerned about future use of the L shaped piece of land next to the proposed site. The Aldi representative advised that there was no connection with the Aldi site for future development of this piece of land.

Cllr Shaw raised concerns with the location of the entrance and exit locations of the site and believed the traffic surveys were undertaken outside of the football season which would provide an unreliable reading. The Aldi representative advised that several surveys had been undertaken throughout different times of the year and the entrance/exit points had been safely audited.

## **2793 Chairman's Announcements**

The Chairman advised that NALC were holding a training seminar in July on Planning and Power and asked if anybody wished to attend.

The Chairman also advised that the planning application for the Crematorium had been withdrawn.

The following resolution was moved that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council resolve to exclude the public and press by reason of the confidential nature of the business about to be transacted.

Crematorium Application - Cllr Mackey briefed the meeting on a personal interpretation of the withdrawn Crematorium Application.

The meeting then went back into public section for the remaining agenda items.

**2794 Minutes**

All Members agreed the minutes were a true recording of the meeting held on 9th March 2021.

**2795 Matters Arising**

The Chairman advised that the Speedwatch initiative had started to be promoted. Cllr Dodds, Platt and Earles agreed to be volunteers.

The Chairman asked if Enforcement had been contacted about the bulding materials left on the verge at Temple Way. The Environmental Services Manager advised that she had seen builders using the materials and would hold off contacting Enforcement until the next meeting.

**2796 Planning applications for consideration**

2796- 1	21/00219/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Wireless Infrastructure Group	Date Received :-	16/03/2021
	Location :-	Flitwick STW Maulden Road Amphill MK45 2NU	Date Returned :-	06/04/2021
	Proposal :	The installation of new headframe accommodating new and relocated antenna and ancillary radio equipment on existing monopole mast, upgrade to feeder cables and upgrades to cabinets in existing compound and ancillary development thereto.		
	Observations :	FTC - Support (vote - all in favour)		
2796- 2	21/00534/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	F/W Community Football Centre	Date Received :-	16/03/2021
	Location :-	Amphill Road Flitwick Beds MK45 1BA	Date Returned :-	06/04/2021
	Proposal :	Installation of 2no. waterproof canopy structues which are case into the ground, has a galvanised frame and waterproof roofing fabric.		
	Observations :	FTC - Support (vote - 4 in favour, 1 abstention)		
2796- 3	21/00673/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	White & Company	Date Received :-	16/03/2021
	Location :-	7 Station Square Flitwick Beds MK45	Date Returned :-	06/04/2021
	Proposal :	Part conversion of the ground floor, first floor and part second floot from use class E to use class C3 to create 5 residential units. External alterations to the building and immediate surrounds comprising bicycle storage, refuse storage, creation of amenity space, landscape and associated works.		
	Observations :	FTC - Object (vote - all in favour) 1. Access/ingress from proposed development 2. Parking arrangements		





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**2797 To consider additional Planning Applications**

19/02397/FULL - Aldi Store's Ltd - Land at 101 field, Flitwick - The erection of a class A1 retail unit with access, car park and associated works.  
SUPPORT (Vote - 4 in favour, 1 abstention)

CB/21/00168/REG3 - Central Beds Council, Transport Interchange - 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.

This application has been resubmitted with a Revised Transport Statement.

SUPPORT (Vote - all in favour)

CB/20/03068/FULL - 9 Kings Road, Flitwick, Bedford, MK45 1ED - Demolition of existing building and erection of 9 residential apartments.

The following amendments have been made to this application;

Revised Block Plan received - Plan No: LB-0234

Revised Floor Plans and Elevations received - Plan No: LB-0234 02 and LB-0234 03 Parking Layout

OBJECT - 1. Would effect the tree line within the boundary of the Baptist Church, 2. Overdevelopment, 3. Members felt it would cause loss of character to the centre of Flitwick, 4. Access to maintain the property is too close to the boundary line. (Vote - all in favour)

CB/21/00199/REG3 - Site of former Flitwick Leisure Centre, Steppingley Road, Flitwick, Bedford, MK45 1TH - 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 residential development (use class C3).

This application has been amended as follows;

Revised description to read:

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 residential development (use class C3).

SUPPORT (Vote - all in favour)

**2798 To note planning decisions from Central Bedfordshire**

Noted.

**2799 Correspondence received**

1. Members considered the street naming proposal for land at Water Lane and had no further comments.
2. Members were advised that the Enforcement case for 46 The Paddocks, Flitwick, MK45 1XF had been closed.
3. CBC invited a Member of the Planning Committee to attend the Development Management Committee on 7th April to discuss application 21/00168/REG3 (Flitwick Station Interchange). Cllr Earles agreed to attend on behalf of FTC.

**2800 Highways**

Members noted the Highways minutes from 9th March 2021.

Cllr Mackey advised that he had met with the head of Highways and the following works would be added to the annual plan; Hornes End Road flooding issues, resurfacing of Townfield Road and Pipit Close pavements, and flooding issues at Froghall Road.

**2801 Local Plan**

Members noted the proposed modification consultation documents. Members agreed no further comments needed to be submitted to this consultation.

**2802 Questions**

Cllr Dann commented that the files on sharepoint were still proving difficult to locate.

Cllr Mackey suggested the Highways Meetings be held on set dates 4 times a year, it was hoped that by doing this it would guarantee attendance from CBC Highways officers.

The Meeting closed at : 9.40pm

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Signed :

Chairman

Date:

On behalf of :-

Flitwick Town Council

## **NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council**

### **Minute Ref**

**Mon 19 April 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**

<b>C</b> 20/04209/FUL	Approved	56a High Street
District COMMENT	CBC - Approved	Local COMMENT FTC - Object Members supported the comments made by the Highways Officer on this application. Vote: all in favour
<b>E</b> 20/04277/FUL	Approved	25 Thames Close
<b>E</b> 20/04505/VOC	Approved	9 Hinksley Road
<b>E</b> 21/00168/REG	Approved	Flitwick Railway Station
<b>E</b> 21/00219/FUL	Approved	Flitwick STW
<b>E</b> 21/00431/FUL	Approved	28 Churchill Drive
<b>E</b> 21/00496/ADV	Approved	The Crown
<b>E</b> 21/00534/FUL	Approved	Ampthill Road
<b>E</b> 21/00783/FUL	Approved	75 Kings Road
<b>E</b> 21/00822/FUL	Approved	4 Denel Close
<b>E</b> 21/00918/FUL	Approved	19 Kestrel Road

# Development Management

## Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)



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

<b>Contact</b>	James Clancy
<b>Direct Dial</b>	0300 300 6418
<b>Email</b>	<a href="mailto:james.clancy2@centralbedfordshire.gov.uk">james.clancy2@centralbedfordshire.gov.uk</a>
<b>Our Ref</b>	CB/EN/20/0292
<b>Date</b>	06 April 2021

Dear Councillor Gomm,

### TOWN AND COUNTRY PLANNING ACT 1990

**Location:** 1 Buttermere Close, Flitwick, Bedford, MK45 1NG  
**Subject:** Use of garden building as separate dwelling

You were notified that an Enforcement Case had been opened regarding the site below;

1 Buttermere Close, Flitwick, Bedford, MK45 1NG

Following an investigation this case has now been closed because:  
The breach of planning control has been remedied.

Yours sincerely,

James Clancy  
**Planning Enforcement Officer**

# Development Management

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Cllr G Mackey

13 April 2021

Dear Councillor Mackey,

### TOWN AND COUNTRY PLANNING ACT 1990

**Application No:** CB/EN/21/0158

**Location:** 26-32 Brookes Road, Flitwick, Bedford, MK45 1BX

**Subject:** Deliveries to front of shop contrary to planning condition

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,

Jo Last

**Planning Enforcement Officer**

**Direct telephone:** 0300 300 4872

**Email:** [joanne.last@centralbedfordshire.gov.uk](mailto:joanne.last@centralbedfordshire.gov.uk)

# Development Management

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

16 April 2021

Dear Councillor Gomm,

### TOWN AND COUNTRY PLANNING ACT 1990

**Application No:** CB/EN/21/0168

**Location:** 49 Chapel Road, Flitwick, Bedford, MK45 1EB

**Subject:** Erection of garden building

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,

Jo Last

**Planning Enforcement Officer**

**Direct telephone:** 0300 300 4872

**Email:** [joanne.last@centralbedfordshire.gov.uk](mailto:joanne.last@centralbedfordshire.gov.uk)