

# 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The Chairman also advised that the planning application for the Crematorium had been withdrawn.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Crematorium Application - Cllr Mackey briefed the meeting on a personal interpretation of the withdrawn Crematorium Application.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 Amphthill 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 :-	Amphthill 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		

2796- 4	21/00822/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Gilbert Demkes	Date Received :-	16/03/2021
	Location :-	4 Denel Close Flitwick Beds MK45 1BJ	Date Returned :-	06/04/2021
	Proposal :	Single storey infill extension with pitched roof to extend over garage.		
	Observations :	FTC - Support (vote - all in favour)		

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2796- 5	21/00835/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr M Dunne	Date Received :-	16/03/2021
	Location :-	9 Hinksley Road Flitwick Beds MK45 1HH	Date Returned :-	06/04/2021
	Proposal :	Erection of a two storey side extension to create 3 bedroom dwelling.		
	Observations :	FTC - Support (vote - all in favour)		

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2796- 6	21/00918/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	OMM Trust Corporation Ltd	Date Received :-	16/03/2021
	Location :-	19 Kestrel Road Flitwick Beds MK45 1RB	Date Returned :-	06/04/2021
	Proposal :	Single storey, orangery style rear extension.		
	Observations :	FTC - Support (vote - all in favour)		

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2796- 7	21/01073/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Corin Fitch	Date Received :-	23/03/2021
	Location :-	53 Conway Drive Flitwick Beds MK45 1SS	Date Returned :-	06/04/2021
	Proposal :	First floor front extension		
	Observations :	FTC - Support (vote - all in favour)		

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2796- 8	21/01153/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Burgoine	Date Received :-	24/03/2021
	Location :-	8 Windmill Road Flitwick Beds MK45 1AT	Date Returned :-	06/04/2021
	Proposal :	Erection of a single storey bungalow with associated off street parking, amenity space and new point of access from Ashton Gate. Sub division of the existing garden amenity.		
	Observations :	FTC - Support		

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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 :

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Chairman

Date:

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On behalf of :-

Flitwick Town Council