

# Flitwick Town Council

## Minutes of the 357th Meeting of the Planning Committee held on Thursday 16th September 2021.

### Open Forum

There were no items.

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

Also in Attendance :- Councillor J Dann  
Environmental Services Officer

### 2883 To note declaration of interest on Agenda Items

Cllr J Dann declared a non pecuniary interest in Item 06.7.

### 2884 To Accept Apologies for Absence

Cllr Roberts - No apologies received.

### 2885 Chairman's Announcements

There were no Chairman's Announcements

### 2886 Minutes

Members received and adopted the minutes of the Planning Meeting held on 26th August 2021.

### 2887 Matters Arising

There were no matters arising from the Minutes of the Planning Meeting held on 26th August 2021.

### 2888 Planning applications for consideration

2888- 1	21/00441/TRE	Plot Ref :-	Type :-	TRE
	Applicant Name :-	Forte Management Systems	Date Received :-	03/09/2021
	Location :-	Highfield House 108 The Hawthorns Flitwick MK45 1FN	Date Returned :-	16/09/2021
	Proposal :	Works to Trees Protected by Tree Preservation Order MB/01/00003: Prune Oak (T1), Oak (T2), Oak (T3), Oak (T4) to give approx 2m clearance to buildings, reduce lateral spread of Sycamore (T5) over car park by approx 2m, reduce lateral spread of Oak (T6) over car park by approx 2m, prune Oak (T7) to give approx 2m clearance to buildings and prune Field Maple (T8) to give approx 2m clearance to buildings		
	Observations :	FTC - Support		

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2888- 2	21/03466/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Adam Learner	Date Received :-	03/09/2021
	Location :-	8 Robin Close Flitwick Beds MK45 1NT	Date Returned :-	16/09/2021
	Proposal :	Two storey side extension, new external cladding and render and part change of use from amenity land to residential land.		

Observations : FTC - Object  
1. Overdevelopment of the property  
2. Not in keeping with the street scene  
3. Loss of public amenity space

In addition, Members expressed concern regarding the ownership of the public amenity land included for development within the application.

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2888- 3	21/03583/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Mr L Stagg		Date Received :-	20/08/2021
	Location :- 20 Pennine Rise Flitwick Beds MK45 1TP		Date Returned :-	16/09/2021
	Proposal : Single storey rear/side extension and alteration to garage door opening.			
	Observations : FTC - No Objection			

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2888- 4	21/03766/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Mr Mark Palmer		Date Received :-	20/08/2021
	Location :- 40 Byron Crescent Flitwick Beds MK45 1QF		Date Returned :-	16/09/2021
	Proposal : Two storey rear extension and single storey side extension			
	Observations : FTC - No Objection			

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2888- 5	21/03899/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Ms Yasmin Shariff		Date Received :-	08/09/2021
	Location :- Land adjacent and to the rear 8 to 12 Water Lane Flitwick MK45 1LD		Date Returned :-	16/09/2021
	Proposal : Erection of 2no two-storey 3 bedroom dwelling houses.			
	Observations : FTC - OBJECT on the grounds of Overdevelopment.			

FTC supports the conclusion of the CBC Pre-Application advice of 20 July as follows:

"Whilst acceptable in principle, the design, mass and layout of the proposals are representative of overdevelopment of the site and would not be appropriate to the surrounding setting. The development is not considered to contribute positively to the character of the area nor the appearance of the street scene and would not achieve high quality design. Furthermore, the proposed development would have an unacceptable impact upon the quality of the future living environment of No.12 Water Lane through a reduction in the size and quality of its external garden."

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2888- 6	21/03980/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Mr Jeremy Tilston		Date Received :-	08/09/2021
	Location :- 14 Hinksley Road Flitwick Beds MK45 1HH		Date Returned :-	16/09/2021
	Proposal : Demolition of existing garage block and erection of four 1-bedroom flats			
	Observations : FTC - No objection, subject to satisfactory tree and ecological surveys.			

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2888- 7 21/04047/TD

Plot Ref :-

Type :-

TD

Applicant Name :- CK Hutchison Networks (UK) Ltd

Date Received :-

08/09/2021

Location :- Manor Way  
Flitwick  
Beds  
MK45 1QG

Date Returned :-

16/09/2021

Proposal : Prior Notification of Telecommunications Development: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

Observations : FTC Object to this application. Whilst FTC welcomes the introduction of 5G to Flitwick, the proposed location is not suitable due to the proximity of residential properties and the open nature of the street scene including wide verges.

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#### **2889 Correspondence received**

##### **01. 5G Telecommunications Installation**

Correspondence received from WHP Telecommunications Ltd regarding Pre-Planning Consultation MBE18767 for proposed 5G Telecommunications Installation for H3G was considered under Agenda Item 6.7 Planning Application CB/21/04047/TD: It was RESOLVED to object to the location of the proposed 5G mast on Manor Way. Members do support 5G coming to Flitwick.

##### **02. CBC Highways and Safer Central Team**

The Chairman announced that CBC Highways and Safer Central Team will present at Millenium Park on 8/10/2021 from 9am to 3pm and at Flitwick Market on 24/10/2021

##### **03. Street Naming.**

Members noted correspondence received from CBC regarding street naming for the care home off Steppingley Road, Flitwick, that the Developer has asked to proceed with the name Red Kite Road.

#### **2890 To note planning decisions from Central Bedfordshire**

Members noted the CBC planning decisions.

Members requested that in cases where CBC had refused an application that FTC had supported, on what grounds was the application was refused.

#### **2891 Delivery Plan**

It was RESOLVED to accept the delivery plan as presented.

#### **2892 Neighbourhood Plan**

It was RECOMMENDED to support the Neighbourhood Plan Working Groups request to find additional volunteers from the community to join the working group to establish feasibility.

#### **2893 Speedwatch**

Members received an update on the process to apply to be a Speedwatch Lead including the various checks required, and that at least one Member would be required to become a Speedwatch Lead. Cllr Shaw confirmed that he has completed the necessary application process.

#### **2894 Questions**

Cllr Dann raised a question regarding the change of lane markings at the Apmphill Roundabout on the A507 due to confusion it is causing drivers and that additional signage would be beneficial.

It was requested for this matter to be raised at the next Highways Meeting.

The Meeting closed at : 21:24

Signed : \_\_\_\_\_

Chairman

Date: \_\_\_\_\_

On behalf of :-

Flitwick Town Council

# 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

20 September 2021

Dear Councillor Gomm,

### TOWN AND COUNTRY PLANNING ACT 1990

**Application No:** CB/EN/21/0440

**Location:** 32 Chapel Road, Flitwick, Bedford, MK45 1EB

**Subject:** Alterations and extension to detached garage

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,

Rebecca Clark

**Planning Enforcement Officer**

**Direct telephone:** 0300 300 6813

**Email:** [rebecca.clark@centralbedfordshire.gov.uk](mailto:rebecca.clark@centralbedfordshire.gov.uk)

# Development Management

## Central Bedfordshire Council

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



Mr R McGregor  
Clerk to Flitwick Town Council  
The Rufus Centre  
Steppingley Road  
Flitwick  
Bedford  
MK45 1AH

**Contact** Planning Appeals Team  
**Email** planning.appeals@centralbedfordshire.gov.uk  
**Your Ref** APP/P0240/W/21/3276243  
**Date** 28 September 2021

Dear Mr McGregor,

### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

**Site address:** Land to the side and rear of 41 - 47 Coniston Road Coniston Road  
Flitwick MK45 1QJ  
**Description of development:** Construction of single storey 2-bed dwelling  
**Appellant's name:** Mr M Allyjaun  
**Appeal reference:** APP/P0240/W/21/3276243  
**Application reference:** CB/20/04769/FULL

A Planning Application Ref No: CB/20/04769/FULL received on 18 January 2021, for Construction of single storey 2-bed dwelling at Land to the side and rear of 41 - 47 Coniston Road Coniston Road Flitwick MK45 1QJ was submitted on behalf of Mr M Allyjaun.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

I have forwarded all the representations made to us on the application to The Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://www.gov.uk/appeal-planning-decision/comment-on-an-appeal>. If you do not have access to the internet you can send your comments to The Planning Inspectorate, 3D Eagle, Temple Quay House, 2 The Square, Bristol, BS1 6PN. **All representations must be received by 01 November 2021.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference which is APP/P0240/W/21/3276243. Please do not write to me.**

Please note that any representations you submit to the Planning inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in an appeal" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Appeal documents are available on our website following receipt of the questionnaire submission from the Planning Inspectorate. <http://www.centralbedfordshire.gov.uk/planning-register> enter the application reference **CB/20/04769/FULL** into the application quick search box, click on the Case Reference to show more details – click on View Documents / Legal folder.

You can find out appeal deadlines and details of the decision on the Planning Inspectorate's website <http://www.gov.uk/appeal-planning-inspectorate>.

Yours sincerely,

A handwritten signature in black ink that reads "Andrew Davie". The signature is written in a cursive style with a clear, legible font.

**Andrew Davie**  
**Assistant Director - Development Infrastructure**

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

### **Minute Ref**

**Wed 29 September 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>E</b> 21/02502/FUL	Approved	7 Byron Crescent
<b>E</b> 21/03053/FUL	Approved	63 Station Road
<b>C</b> 21/03148/FUL	Approved	19 Dew Pond Road
District COMMENT	CBC - Approved	Local COMMENT FTC Objects to the application on the grounds that the development of the garage will have a detrimental visual impact on the character of the street scene. However FTC has no objection to the proposed front and rear extension to the main dwelling.
		(Vote - All in favour)
<b>E</b> 21/03261/FUL	Approved	11 Durham Close
<b>C</b> 21/03408/FUL	Approved	5 Truro Gardens
District COMMENT	CBC - Approved	Local COMMENT FTC - Object
		1. Overdevelopment of the property
		2. Lack of sufficient parking
		Vote - all in favour
<b>E</b> 21/03591/FUL	Approved	14 Naseby Place

### **REFUSED PLANNING PERMISSIONS**

<b>C</b> 21/00835/FUL	Refused	9 Hinksley Road
District COMMENT	1) The size, scale, form and siting of the proposed dwelling would result in a dominant and conspicuous form of development, out of keeping with and harmful to the character and appearance of the street scene and wider setting. The proposed development is not therefore a high standard of design and therefore is considered as contrary to policy HQ1 of the Central Beds Local Plan, Section 12 of the National Planning Policy Framework and the Central Bedfordshire Design Guide.	Local COMMENT FTC - Support
	2) The siting and scale of the proposed development in relation to no. 9 Hinksley Road and no. 12 Catherine Road results in a harmful overbearing impact, loss of outlook, light and overshadowing impact to the living conditions of these neighbouring properties. The proposed development is not therefore a high standard of design and layout which respects the living conditions of existing properties and is therefore contrary to policy HQ1 of the Central Beds Local Plan, Section 12 of the National Planning Policy Framework and Central Beds Design Guide.	(vote - all in favour)
	3) Insufficient information has been provided to enable an accurate assessment of the application in terms of the parking provision. As such the proposal cannot demonstrate it would be acceptable in regard to highway safety and would be contrary to Policy T2 and T3 of the Central Beds Local Plan.	
<b>C</b> 21/03127/FUL	Refused	63 Ampthill Road
District COMMENT	CBC - Refused	Local COMMENT FTC - Support
		(Vote - All in favour)

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

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**Wed 29 September 2021**

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### **REFUSED PLANNING PERMISSIONS**

1) The proposed dormer, by virtue of its excessive scale, bulk, width, depth, combined with its 'L-Shaped' attachment to the existing outrigger extension, would have the effect of creating a 'top-heavy' appearance which entirely dominates the roofslope of the original dwelling and would significantly alter the appearance of the dwelling to the detriment of its character. The proposal is therefore not of high quality design which is appropriate to local context and is contrary to policy HQ1 of the Central Bedfordshire Local Plan, chapter 7 of the Central Bedfordshire Design Guide and section 12 of the National Planning Policy Framework.

**E 21/03267/FUL**

**Refused**

**45 Ampthill Road**