

Flitwick Town Council

Agenda

The 359th Meeting of the Planning Committee will be held on Thursday 28th October 2021 at 7.30pm at The Rufus Centre

https://teams.microsoft.com/join/19%3ameeting_NTEzNGVhM2MtY2I1OC00ZDZiLTgxMGEtZGI0YWlwnzI2Y2I0%40threa789a-4e33-95b3-c51501ea6c4a%22%2c%22Oid%22%3a%221a1e83d2-fc3d-46f4-92bc-b4407aca52d1%22%7d

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
Town Clerk

Committee Members :	Councillor Chacko Councillor P Dodds (Chairman) Councillor P Earles Councillor J Gleave (Vice Chairman) Councillor Hodges Councillor M Platt Councillor Roberts 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 7th October 2021.

05 Matters Arising

The minutes of the Planning meeting held on 7th October 2021.

06 Planning applications for consideration

06 . 1	21/00512/TRE	Plot Ref :-	Type :- TRE
	Applicant Name :- TBC		Date Received :- 07/10/2021
	Parish :- West		Date Returned :-
	Location :- 10 Woburn Close	Agent	
	Flitwick Beds		
	Proposals :- Works to trees protected by a Tree Preservation Order: TPO/MB/76/00007 (G1) Lime trees x 2 reduce crowns to previous reduction points.		
	Observations :-		
06 . 2	21/04178/FUL	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Martyn Hall		Date Received :- 07/10/2021
	Parish :- West		Date Returned :-
	Location :- Lnd 2 rear 39-41	Agent	
	Dunstable Rd		
	Flitwick Beds		
	Proposals :- Erection of two detached dwellings.		
	Observations :-		
06 . 3	21/04253/VOC	Plot Ref :-	Type :- VOC
	Applicant Name :- Mr L Fehr		Date Received :- 07/10/2021
	Parish :- East		Date Returned :-
	Location :- 10 Tythe Close	Agent	
	Flitwick Beds		
	Proposals :- Variation of condition number 11 of planning permission CB/21/01804/FULL (Extend and convert the existing dwelling into two dwellings) To change the approved ground floor plan to cover the increase in size of plot 2		
	Observations :-		
06 . 4	21/04300/REG	Plot Ref :-	Type :- RM
	Applicant Name :- CBC Housing Services		Date Received :- 07/10/2021
	Parish :- East		Date Returned :-
	Location :- Land on Hinsley Road	Agent	
	Flitwick Beds		
	Proposals :- Construction of one two bedroom bungalow complete with new access crossover, on site parking and associated landscaping.		
	Observations :-		
06 . 5	21/04336/FUL	Plot Ref :-	Type :- FULL
	Applicant Name :- Mr Pete Cole		Date Received :- 07/10/2021
	Parish :- East		Date Returned :-
	Location :- 34 Truro Gardens	Agent	
	Flitwick Beds		

Proposals :- Single storey rear extension.
Observations :-

- 07 To receive any additional planning applications**
There are no additional planning applications.
- 08 Correspondence received**
There was no correspondence received at the time of the agenda preparation.
- 09 Neighbourhood Plan Feasibility**
For Members to note that a working group meeting has been arranged for Tuesday 9th November, 7:30pm at the Rufus Centre.
- 10 To note planning decisions from Central Bedfordshire**
- 11 Highways Meetings**
- 12 Questions**

Flitwick Town Council

Minutes of the 358th Meeting of the Planning Committee held on Thursday 7th October 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 M Platt
Councillor Roberts
Councillor R Shaw

Also in Attendance :- Environmental Services Manager

2895 To note declaration of interest on Agenda Items

Cllr Dann and Cllr Earles declared a non-pecuniary interest in item 6.3 due to being members of the Village Hall Management Committee.

2896 To Accept Apologies for Absence

Apologies had been received and accepted from Cllr Hodges.

2897 Chairman's Announcements

None.

2898 Minutes

Members received and adopted the minutes of the Planning Meeting held on 16th September 2021.

2899 Matters Arising

The Chairman advised that he would liaise with the Environmental Services Manager to get a date in the diary for the next Neighbourhood Plan meeting. Cllr Gleave advised that he would arrange dates for the training.

2900 Planning applications for consideration

2900- 1	21/00464/TRE	Plot Ref :-	Type :-	TRE
	Applicant Name :-	JDT Contracts	Date Received :-	20/09/2021
	Location :-	Flitwick Mill Greenfield Road Flitwick MK45 5BE	Date Returned :-	11/10/2021
	Proposal :	Works to trees subject to a Tree Preservation Order MB/01/00034: remove low level deadwood and reduce limb overhanging property roof to Wellingtonia Tree T1. Remove deadwood from crown and reduce in height by 20% to Ash Tree T2, Ash Tree T5 and Lime Tree T6. Remove deadwood from crown and carry out any minor correctional pruning to Oak Tree T3. Remove deadwood from crown and reduce in height by 20% and reduce lateral limb over annex building to Ash Tree T4. Remove large dead top and general deadwood from crown and reduce in height by 20% to Ash Tree T7		
	Observations :	FTC - Support (Vote-all in favour)		

2900- 2	21/03617/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Daniel McCormick	Date Received :-	20/09/2021
	Location :-	9 Tythe Close Flitwick Beds MK45 1LE	Date Returned :-	11/10/2021
	Proposal :	Dropped kerb request		
	Observations :	FTC - Support (Vote-all in favour)		

2900- 3	21/03800/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Eric Edwards	Date Received :-	21/09/2021
	Location :-	Flitwick Village Hall Flitwick Beds MK45 1HP	Date Returned :-	11/10/2021
	Proposal :	Change of use: siting of a shipping container currently an office to be used as a beauty salon.		
	Observations :	FTC - Object Members objected due to invalidity of planning application and incorrect information within the application. 1.This is the siting of a temporary building that has not had any planning application in the last three years and the unit has appeared within the last year. So not a change of use as should be a planning application for the siting of a temporary building. 2.Issues around drainage inaccurate, as foul water is draining on to the ground and entering surface water drainage. (Vote-5 in favour, 2 abstentions)		

2900- 4	21/04071/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Paul Harris	Date Received :-	20/09/2021
	Location :-	13 Willow Way Flitwick Beds MK45 1LL	Date Returned :-	11/10/2021
	Proposal :	New rear roof (flat roof to slopping roof) removal of rear ground floor window and replace with bi-folding doors		
	Observations :	FTC - Support (Vote-all in favour)		

2900- 5	21/04102/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Huy Pham	Date Received :-	20/09/2021
	Location :-	Ground Floor Centre 10 High Street Flitwick MK45 1DS	Date Returned :-	11/10/2021
	Proposal :	Change of Use from Class E (A2) to Sui Generis (Nail and Beauty Salon).		
	Observations :	FTC - Support Members agreed with the applicants justification of parking access within the town and how accessible it is. (Vote-all in favour)		

2900- 6	21/04147/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Gilbert Demkes	Date Received :-	22/09/2021
	Location :-	4 Denel Close Flitwick Beds MK45 1BJ	Date Returned :-	11/10/2021
	Proposal :	Loft and garage conversion		
	Observations :	FTC - Support (Vote-all in favour)		

2901 To receive any additional planning applications

Application No: CB/21/03766/FULL
Members supported the amendments to the application.

2902 Correspondence received

1. CBC advised that an enforcement case had been created for 32 Chapel Road, Flitwick. CB/EN/21/0440.
2. An appeal has been made for land to the side and rear of 41-47 Consiton Road, Flitwick. Members agreed to resend the Town Councils objections to the planning inspectorate.

2903 To note planning decisions from Central Bedfordshire

Members noted the planning decisions from Central Bedfordshire Council.

2904 Questions

Cllr Earles asked for an update on the speedwatch scheme. There was no further update at this time.

Cllr Dann asked why Cllr Gomm no longer attended the Planning meetings, the Environmental Services Manager advised that this was due to meetings taking place online. Advice would be sought from the Town Clerk as to whether Cllr Gomm could attend in person due to the number of people on the Committee.

The Meeting closed at : 20.29

Signed :	Chairman	Date:
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On behalf of :- Flitwick Town Council

NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council

Minute Ref

Thu 28 October 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 21/03583/FUL	Approved	20 Pennine Rise
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REFUSED PLANNING PERMISSIONS

C 21/02761/FUL	Refused	Land Rear of 48 Elmwood Cres
District COMMENT The proposal by reason of its siting, scale, form and design would result in a cramped form of development out of keeping with, and harmful to, the grain of the surrounding built environment and the character and appearance of the area. Moreover, by reason of its siting, scale, form and design within close proximity to neighbouring residential properties it would create a harmful overbearing impact on No 50 Elmwood Crescent, and in relation to the adjoining residential dwelling No 48 Elmwood Crescent will result in unsatisfactory living conditions for the future occupiers of the dwelling in terms of privacy to the private garden space serving the proposed dwelling. The proposal does not therefore represent a high quality layout and design and is therefore contrary to policy HQ1 of the Adopted Local Plan 2021, Section 12 of National Planning Policy Framework (2021) and the adopted Central Bedfordshire Design Guide (2014).		Local COMMENT FTC - Support subject to ownership of land is proven. (Vote - all in favour)