

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		

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.

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		

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		

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."

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.

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 wraparound 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.		

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 Ampthill 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:
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On behalf of :- Flitwick Town Council