

Flitwick Town Council

Minutes of the 360th Meeting of the Planning Committee held on Thursday 18th November 2021.

Open Forum

There were no items.

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

Also in Attendance :- CBCllr Mackey
CBCllr Bunyan
Cllr Hugh Jackson (Steppingley Parish Council)
Environmental Services Manager

2917 To note declaration of interest on Agenda Items

None.

2918 To Accept Apologies for Absence

Apologies for absence were received and accepted from Cllr Gleave, Roberts and Chacko due to work commitments.

2919 Chairman's Announcements

None.

2920 Minutes

Members approved and adopted the minutes of the Planning meeting held on 28th October 2021.

2921 Matters Arising

Cllr Mackey suggested that actions from the Highways Walkabouts be fed back to ward Members which would then be raised ad-hoc with the relevant department or alternatively put forward for inclusion in the 2024 annual Highways plan.

2922 Planning applications for consideration

2922- 1	21/00544/TRE	Plot Ref :-	Type :-	TRE
	Applicant Name :-	Mr Fensome	Date Received :-	03/11/2021
	Location :-	10 Osprey Road Flitwick Beds MK45 1RU	Date Returned :-	22/11/2021
	Proposal :	Works to Trees Protected by a Tree Preservation Order MB/76/00007/G2: Remove Lime Tree		
	Observations :	FTC - Support Members supported removal of the tree for public safety reasons.		

2922- 2	21/00545/TRE	Plot Ref :-	Type :-	TPO
	Applicant Name :-	Claire Wardle	Date Received :-	08/11/2021
	Location :-	Tree Belt Between Dunstable Rd & Petley Close Flitwick	Date Returned :-	22/11/2021

MK45 1XP

Proposal : Works to a trees protected by a Tree Preservation Order (MB/01/00012 / G3 and G4) : MB/01/00012/G3 Coppice Elm, Ash and self set Sycamore. Crown lift off path to give 2 meter clearance the Crab apple and Cherry. Tidy Trim Snowberry and other small shrubs 10cm from path edge. Reduce Hollies to half height of yews to a minimum top height 3 meters Pelley Close edge / adjacent to house and garden side of tree belt. 2 meter lateral reduction of Oak (T1) on house side. Remove lowest limb of Yew Tree (T2) over garden property. Reduce top of Sycamore (T3) by 4 meters and dead wood. MB/01/00012/G4 Deadwood Oak (T4).

Observations : FTC - Support

2922- 3	21/04314/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs R Savage	Date Received :-	29/10/2021
	Location :-	1 Abbis Close Flitwick Beds MK45 1AF	Date Returned :-	22/11/2021
	Proposal :	Proposed rear facing dormer extension and Velux type windows to front elevation		
	Observations :	FTC - Support		

2922- 4	21/04668/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Ms Beldom	Date Received :-	04/11/2021
	Location :-	12 Windmill Road Flitwick Beds MK45 1AT	Date Returned :-	22/11/2021
	Proposal :	Single storey rear extension, conversion of parking area with first floor extension over and erection of detached garage.		
	Observations :	FTC - Support		

2922- 5	21/04694/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Ed Honeyman	Date Received :-	04/11/2021
	Location :-	22 Byron Crescent Flitwick Beds MK45 1QE	Date Returned :-	22/11/2021
	Proposal :	Garage conversion with new dual pitch roof, replacing flat roof.		
	Observations :	FTC - Support		

2922- 6	21/04698/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Mehmet Kavak	Date Received :-	04/11/2021
	Location :-	119a Station Road Flitwick Beds MK45 1LA	Date Returned :-	22/11/2021
	Proposal :	Change of Use from A1 to A5, including installation of ventilation equipment and ground floor and first floor rear extensions.		
	Observations :	FTC - Support		

2922- 7	21/04703/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Kate Talbot	Date Received :-	03/11/2021
	Location :-	26 Hampden Road Flitwick Beds MK45 1HX	Date Returned :-	22/11/2021
	Proposal :	Proposed internal and external alterations to dwelling 2 x french doors, 1 x upvc door, 2 x velux rooflights to rear		
	Observations :	FTC - Support		

2922- 8	21/04809/REG	Plot Ref :-	Type :-	CC
	Applicant Name :-	CBC	Date Received :-	01/11/2021
	Location :-	Land off Fordfield Road Steppingley Bedford	Date Returned :-	22/11/2021
	Proposal :	Erection of new Crematorium and ancillary facilities incorporating Floral Tribute and Book of Remembrance Buildings, together with new site access / access road, car parking and service yard. New facility within newly landscaped setting, incorporating landscape buffers, sculpted mound, footpath network, new lake / balancing pond and gardens of remembrance.		
	Observations :	<p>Members RECOMMENDED to object to the application based on the following;</p> <ol style="list-style-type: none"> 1. Unnecessary use of greenbelt land - as the land is good farming land and may lead to development creep for housing. 2. Location not appropriate - Close to old peoples homes / care facilities and a hospital site designated for future development to a health hub. 3. Road junction is dangerous for access - Visibility and access arrangements on a small road not acceptable and requires a major upgrade of the road given current use, and potential further use in the future with known developments in Marston Moretaine and the increase in traffic. 4. Implications for worsening traffic congestion through Flitwick at peak times and motorway diversion route 5. The proposed design of the building - Building has a lot of traditional methods of construction. The building could have less of a visual impact by using green technology (Sedum roofs and impact from screening that would not spoil the countryside view from the surrounding area (Countryside and train etc.) 6. Carbon footprint of the building - Given COP26 and the agreements to reduce the use of Fossil fuels this scheme has not looked at alternatives to gas fired cremation, (using electric, water, Nitrogen methods) all have less emissions. The use of fossil fuels goes against CBC own Sustainability Policy, thereby requiring evidence that the carbon footprint is in line with the sustainability targets with evidence of how it would be offset. 7. Lack of consultation - In the documentation it states that consultation has taken place with parish and town councils. This was done at a very basic level in the first application before it was withdrawn for planning. Since then no consultation has taken place on the new planning application/proposal. 8. No consideration of sites in the west of CBC - alternatives should be considered - no alternative sites reviewed in the west of the County, Position, Access etc. 9. CBC have only considered land in ownership by CBC - need to consider other sites - Industrial land between Ampthill and Bedford for example that is not close to villages etc. 10. Contrary to CBC's own policies including sustainability and use of farming and agricultural land. <p>It was RECOMMENDED to appoint a Planning Consultant to assist with the Council's objection to the application. Members agreed expenditure up to £5,000 from 601/4506 (Professional Fees).</p>		

Mr & Mrs Coleman
24 Dewpond Road, Flitwick, Beds, MK45 1RT

Demolition of existing conservatory and erection of a single storey rear extension and first floor side extension over existing garage.

NOTES: Revised floor plans and elevations received following original submission in June 2021.

FTC Objected to original application due to the following material planning considerations:
Page 3 - Layout and density of building design, visual appearance and finishing materials.

Members SUPPORTED the application.

CB/21/04709/FULL

Received 1/11/2021

Mr D Ward-Clarke
47 Station Road, Flitwick, Bedford, MK45 1JT

Erection of new outbuilding with first floor living space and front facing dormer.

Members SUPPORTED the application.

2924 To consider major development at Marston Mortaine

Members had a lengthy discussion around application - CB/21/03787/DB - Land South of Marston Mortaine, East of the A421 and West of the Marston Vale Railway Line, Woburn Road, Lidlington and the impact it would have on Flitwick.

It was RESOLVED to write to the Chief Executive at CBC raising the following concerns in relation to application CB/21/03787/DB and the impact it would have on Flitwick;

1. Highways
2. Parking
3. Infrastructure
4. Members felt that Flitwick Town Council should be a consultee on an application of this scale due to the impact it would have in the Town.

2925 Correspondence received

CBC advised that an enforcement case had been created for Land between 24 and 26, Trafalgar Drive, Flitwick CB/EN/21/0518.

The Chairman advised that correspondence had been received from a resident about commuter parking issues near Dove Walk. Members agreed to forward this onto the Highways department and Ward Members.

2926 Neighbourhood Plan Feasibility

The Chairman advised Members that an article would be placed in Flitwick Papers to gauge resident interest and a video would be created to share on social media.

Members of the working group would also attend the Market on a regular basis until January 2022 to engage with residents.

2927 To note planning decisions from Central Bedfordshire

Noted.

2928 Highways

The Chairman had set up walkabouts around the Town to identify Highway issues, a report would be compiled following this and issued to CBC for action.

2929 Marketing & Communications Plan 2021-22

Noted.

2930 Marketing & Communications Forward Plan

Noted.

2931 Questions

None.

The Meeting closed at : 21.35

Signed :

Chairman

Date:

On behalf of :-

Flitwick Town Council