

Recommendations and resolutions of the Planning Committee 18th November 2021

The Town Council are asked to consider and **approve** the **Recommendations** and **Resolutions** of the Planning Committee

2922-8 Planning Applications for Consideration

21/04809/REG

Applicant Name :- CBC
Location :- Land off Fordfield Road
Steppingley
Bedford

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 : Members **RECOMMENDED** to object to the application based on the following;

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 This was done at a very basic level in the first application before it was withdrawn for planning.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.

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).