

Flitwick Town Council

Planning Committee

Minutes of the 361st Meeting of the Planning Committee held on Wednesday 8th December 2021.

Open Forum

There were no items.

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

Also in Attendance :- Environmental Services Officer

2932 To note declaration of interest on Agenda Items

Cllr Shaw declared a non pecuniary interest in item 06.2 planning application 45 Amptill Road.

2933 To Accept Apologies for Absence

Apologies were received and accepted from Cllr Chacko and Cllr Platt.

2934 Chairman's Announcements

The Recommendations from the Planning Committee to Full Council regarding raising objections to the Crematorium planning application and appointing a consultant were supported by Full Council. It is expected that the consultant would be limited to a three minute time slot when representing FTC at the CBC Development Management Committee. However Ward Councillors are not limited to 3 minutes and as they have indicated that they are opposed to the application, it would be beneficial to invite them in to receive feedback from the consultant. The possibility of a judicial review has been mentioned, this would be expensive and it is expected that feedback from the planning consultant would help to determine if this would be necessary.

2935 Minutes

Members approved and adopted the minutes of the Planning meeting held on 18th November 2021.

2936 Matters Arising

Planning Training: Cllr Gleave has been continuing to try to arrange dates for Planning training. He will pass on contact details of the trainer to the Environmental Services Officer to take this forward.

Speedwatch: Four people have completed the online training and will be able to move forward to start the group. A date is being planned for January for a demonstration of the equipment.

2937 Planning applications for consideration

2937-1	21/04788/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- TBC		Date Received :-	19/11/2021
	Location :- 14-16 Vicarage Hill Flitwick Beds MK45 1HZ		Date Returned :-	08/12/2021
	Proposal :	Front lean to extension across 14 and 16 Vicarage Hill		
	Observations :	FTC OBJECT to this application on the following material grounds: 1) The skylights in the proposed extension are not in keeping with the street scene 2) The proposed extension will decrease the space currently used for off street parking.		

2937-2	21/04904/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Mr Josh Stafford		Date Received :-	18/11/2021
	Location :- 45 Ampthill Road Flitwick Beds MK45 1AZ		Date Returned :-	08/12/2021
	Proposal : Rear and side two storey extension.			
	Observations : FTC raise NO OBJECTION to this application			

2937-3	21/04971/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Mr Paul Stapleton		Date Received :-	15/11/2021
	Location :- 24 Chantry Way Flitwick Beds MK45 1XS		Date Returned :-	08/12/2021
	Proposal : Part side first floor extension and single storey rear extension.			
	Observations : FTC raise NO OBJECTION to this application			

2937-4	21/05114/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Mrs Tracie Cannon		Date Received :-	25/11/2021
	Location :- 7 Townfield Road Flitwick Beds MK45 1JE		Date Returned :-	08/12/2021
	Proposal : Single storey rear extension and associated alteration works			
	Observations : FTC raise NO OBJECTION to this application			

2937-5	21/05189/FUL	Plot Ref :-	Type :-	FULL
	Applicant Name :- Miss Molly Wright		Date Received :-	25/11/2021
	Location :- 2c Church Road Flitwick Beds MK45 1AE		Date Returned :-	08/12/2021
	Proposal : Replacement of existing rear conservatory with oak framed orangery.			
	Observations : FTC raise NO OBJECTION to this application			

2937-6	21/05189/LB	Plot Ref :-	Type :-	LB
	Applicant Name :- Miss Molly Wright		Date Received :-	25/11/2021
	Location :- 2c Church Road Flitwick Beds MK45 1AE		Date Returned :-	08/12/2021
	Proposal : Listed building: Replacement of existing rear conservatory with oak framed orangery.			
	Observations : FTC raise NO OBJECTION to this application			

2938 To receive any additional planning applications

There were no additional planning applications.

2939 Correspondence received

The following 2 items of correspondence from CBC were noted:

- Planning appeal: 2 Arundel Close, Flitwick. CB/21/02951/FULL
- Plannign appeal: Land to rear of 41 Coniston Road, Flitwick. CB/20/04769/FULL

Correspondence regarding the Planning Committee had been received by the Committee Chairman from the Mayor. This matter was dealt with as an Exempt Item.

2940 Neighbourhood Plan Feasibility

Details of the NP feasibility study has been promoted via Flitwick Papers and other channels inviting residents to express an interest.

A meeting with a representative of Higham Ferrers Town Council has been arranged for January.

There has been no direct response from residents yet although it is early days. Members indicated that discussions with residents is positive.

2941 To note planning decisions from Central Bedfordshire

Noted.

2942 Highways

The following Highways matters were raised by Members following walkabouts:

- Hedge on Steppingley road on the footpath side heading out of the town centre on the left before Manor way is overgrown onto the path with brambles etc
- Pathways overgrown on High Street/Amphill Road near station exit
- Iron works in poor condition in roads by new estate
- Flooding is a problem in Froghall Road by the railway bridge
- Leaves need to be cleared on pavements near Shell garage / one-o-one roundabout as they are a hazard being wet and slippery.

2943 Marketing and Communications Plan

This was noted. It was suggested that Speedwatch be added for a future news item.

2944 Marketing and Communications Forward Plan

This was noted.

2945 Questions

Cllr Hodges asked if it is known what is happening with Aldi?

The Chairman responded that we have not received news and the ward Councillor G McKay did say that as far as he was aware some changes had to be made and we have no news on these changes as yet.

2946 Exempt Items

The following resolution will be moved that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

15.1 - Correspondence

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council resolve to exclude the public and press by reason of the confidential nature of the business about to be transacted.

2946.1 EXEMPT ITEM - Correspondence

The Chairman informed the Committee that he had received correspondence from the Mayor earlier in the day regarding powers delegated to the Planning Committee and the process for dealing with sensitive or contentious issues such as the current Crematorium planning application.

It was advised that no recommendations or resolutions could be made regarding the correspondence as it had been received after the required date for circulation of committee papers.

The Meeting closed at : 21:10

Signed : _____ Chairman Date: _____

On behalf of :- _____ Flitwick Town Council

Planning Meeting 8th December 2021 – Addendum to Exempt Minutes

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At this stage Councillors continued to discuss the business of the committee (15.1 – Correspondence) believing that they had moved to exempt. However, no formal resolution had been moved or voted on, and therefore the business was not exempt.

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*The following additional information is appended to the Minutes of the Planning Committee of 8th December 2021 in response to a **Request** by Members at the Town Council Meeting held on 18th January 2021 for the Committee to reconsider the approval of the minutes and for the minutes to be re-written.*

The Chairman stated that the Mayor had said that there was a disagreement over delegation issues. The Chairman felt that there was no disagreement with the Mayor.

Cllr Shaw felt strongly that the Planning Committee had referred the Crematorium application to Council in line with delegated authority and that there had not been any other recent applications that required referral to Council since the scheme of delegation was approved.

Members discussed the appropriateness of debating speculative application like Church Road, where no application had yet been received and therefore could not be debated as this could be seen to predetermine any future application.

The Chairman felt he was being targeted for a decision that was made by the Committee and not by himself.

Cllr Gleave felt that it did not matter if an application was considered first by Committee or referred straight to Council, as long as there was opportunity for full debate.

Cllr Hodges was not sure why there was an issue if the ultimate decision by Council was in line with the Committee's recommendation.

Members felt that the application had not been delayed by the Committee. It was a matter of timing of Council and Committee meetings and CBC timescales for a response.

It was felt that the Council knew from 2 years ago that the crematorium application would come back at some point and a consultant could have been engaged earlier.

The meeting was closed by the Chairman before any personal discussions could take place. No Recommendations or Resolutions were made.