

**Flitwick Town Council
Planning Committee**

**Minutes of the 365th Meeting of the Planning Committee held on
Tuesday 8th March 2022 at The Rufus Centre.**

Committee Members Present :-

Councillor P Earles
Councillor J Gleave (Chairman)
Councillor Hodges
Councillor M Platt (Vice Chairman)
Councillor Roberts
Councillor R Shaw

Also in Attendance :-

Environmental Services Officer

2998 Apologies for Absence

Apologies were accepted for Councillor Chacko due to illness.

2999 Declaration of interest on Agenda Items

No pecuniary interests were declared.

Cllr Gleave declared a non-pecuniary interest in agenda item 9 (i) planning application for 69-71 Townfield Road.

3000 Chairman's Announcements

The Chairman, Cllr Gleave reported that the planning training has been very useful so far, it has opened our eyes to what can be achieved through the planning process, and requested feedback from Members about how this could be used going forwards.

The following comments were made:

- It would be helpful to study the CBC Local Plan for more information about how it can be used and referred to.
- It would be good to get further advice on how to deal with smaller applications including extensions.
- There was concern about having early discussions with developers if this could pre-empt any formal decision by the Town Council. It was also commented that on balance it would be helpful to engage at an early stage so that concerns could be raised and also get a better understanding of plans and negotiate better outcomes for the town.
- The Town Council would need to be transparent in any dealings with prospective developers.

The Chairman announced that correspondence from DLP had been received by Members. DLP are acting for the proposed Church Road development. This item is intended to be included for consideration on the next Town Council agenda.

The Chairman announced that 2 applications on the agenda had been submitted by an agent who is a tenant of the Rufus Centre. Officers have determined that there is no conflict of interest in these cases.

3001 Public Open Session

There were no members of public present.

3002 Invited Speaker

There was no invited speaker.

3003 Members Questions

Cllr Hodges enquired about a letter sent to Cllrs by agents for the proposed development for land south of Flitwick, the proposed Church Road development. That the letter stated that changes had been made to reduce the number of proposed houses based on residents' views. How did they get feedback from residents?

Cllr Shaw explained that there had been a consultation where members of the public were invited to give their views.

3004 Minutes

It was **RESOLVED** to accept the minutes of the Planning Committee Meeting held 17th February 2022 as a true record.

3005. Matters Arising

Cllr Earles enquired about the format of the exempt minutes. Cllr Hodges explained that the format had been approved by officers.

3006 Items For Consideration

Planning Applications

3006-1 Application No: CB/22/00393/FULL

Location: 69 and 71 Townfield Road, Flitwick, Bedford, MK45 1JG

Proposal: Removal of conservatory at No.69 and the erection of two storey rear extensions to No.69 and No.71.

Cllr Gleave withheld from discussing or commenting on this item.

It was **RESOLVED** to accept this application.

Cllr Gleave asked for the minutes to reflect that he abstained from voting on this item.

3006-2 Application No: CB/22/00214/FULL

Location: Land to rear and side of 39 and rear of 41 Dunstable Road, Flitwick, Bedford, MK45 1HP

Proposal: Erection of two semi-detached dwellings

Members felt that this application did not address previous concerns regarding highways safety including suitable access and turning for heavy goods vehicles such as refuse collection and in particular for emergency services. It was noted that the

installation of a fire hydrant would be an essential requirement for the Bedfordshire Fire and Rescue Service.

It was **RESOLVED** to accept this application on condition that adequate access and turning space is provided for refuse and emergency vehicles and that an additional fire hydrant is installed in line with the requirements of the Bedfordshire Fire and Rescue Service.

3006-3 Application No: CB/22/00171/LDCE

Location: Folly Farm, Maulden Road, Flitwick, Bedford, MK45 5BN

Proposal: Lawful Development Certificate Existing: All buildings subject to this proposal have been used for agricultural purposes for a period in excess of ten years.

Members discussed the application and noted a local roofing firm operates from Folly Farm.

It was **RESOLVED** to respond with a statement that it is believed that there may be non-agricultural use by a local roofing firm which should be investigated further.

3006-4 Application No: CB/22/00596/FULL

Location: 1 Wellington Close, Flitwick, Bedford, MK45 1GS

Proposal: Demolition of existing and construction of garage with side and rear extension

It was **RESOLVED** to accept this application, subject to adequate distance being maintained between the garage and the property boundary.

3006-5 Application No: CB/22/00658/FULL

Location: 9 & 11 Townfield Road, Flitwick, Bedford, MK45 1JE

Proposal: Two storey rear extensions to no's. 9 & 11

It was **RESOLVED** to accept this application.

3006-6 Application No: CB/22/00667/FULL

Location: 18 Ampthill Road, Flitwick, Bedford, MK45 1AY

Proposal: Side extension to the existing rear garage and new roof to match

It was **RESOLVED** to accept this application.

3007 Rural Match Funding – Integrated Programme 2022-23

It was **RECOMMENDED** to apply for the following items under the Rural Match Funding scheme for 2022-23:

- Installation of a bench on the High Street
- Installation of a bench on Station Road
- Installation of a bench on Station Square
- Installation of a bench at the top of Townfield Road
- Improved entrance signage including planters for floral display at entrances to the town.
- Improvements to the roundabout at the junction of Steppingley Road and Froghall Road to include floral display.

3008 CBC Design Guide Consultation

It was noted that the online questionnaire has limited space for detailed response. Cllr Gleave stated that he will contact CBC to confirm if they will accept a more detailed response from the Town Council than can be given in the online questionnaire.

Members were also encouraged to give their own online feedback as residents.

This item was **DEFERRED** until the next Planning Committee Meeting to enable a more detailed response.

3009 ITEMS FOR INFORMATION

3010 Marketing & Communications Plan 2021-22

This was noted.

3011 Marketing & Communications Forward Plan

This was noted

3012 Neighbourhood Plan Update

There was no update available for the meeting. It was requested that a Working Group meeting be setup Tuesday 22nd March at 7pm.

3013 CBC Decisions

Information on CBC decisions was not available at the time of the meeting and will be deferred to the next meeting.

3014 Enforcement Case EN/22/0056 – 21 Ampthill Road, Flitwick, MK45 1AZ

This was noted.

3015 PUBLIC OPEN SESSION

There were no members of the public present.

3016 EXEMPT ITEMS

There were no Exempt Items

The Meeting closed at : 20:50

Signed :

On behalf of :- Flitwick Town Council

Chairman

Date: