



FLITWICK TOWN COUNCIL

Ref: Agenda/Planning-08/03/2022- 365

3rd March 2022

Dear Sir/Madam

Members are hereby summoned to the **Planning Committee meeting** that will take place on **Tuesday 8th March 2022 at The Rufus Centre**, commencing at **7.45 p.m.** in order to transact the under mentioned items of business. Yours faithfully

Rob McGregor

Rob McGregor
Town Clerk

Committee Members: Cllrs Gleave, Platt, Roberts, Earles, Shaw, Hodges, Chacko

Distribution: All Town Councillors
Notice Boards
Website

Chairman to read out the following statement:

I would Like to inform everyone present that this meeting is being filmed and that by joining this meeting you are consenting to being filmed. Can I also remind Councillors and members of the public not to disclose any personal information regarding an individual as this might infringe the rights of this individual and breach data protection rules. Can I also remind you when not speaking to mute your microphone.

1. **APOLOGIES FOR ABSENCE**

To receive apologies for absence.

2. **DECLARATIONS OF INTEREST**

To receive Statutory Declarations of Interests from Members in relation to:

- (a) Disclosable Pecuniary interests in any agenda item.
- (b) Non-Pecuniary interests in any agenda item.

3. **CHAIRMAN'S ANNOUNCEMENTS**

To receive announcements from the Chairman.

4. **PUBLIC OPEN SESSION**

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, pertaining to matters listed on the Agenda.

Click the link below to join this Teams meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MWZkMzk5ZmQtYjg1Zi00Nzk1LWFhYTltMWE4NjRjNWNmYTQ0%40thread.v2/0?context=%7b%22Tid%22%3a%2240e995ae-789a-4e33-95b3-c51501ea6c4a%22%2c%22Oid%22%3a%221a1e83d2-fc3d-46f4-92bc-b4407aca52d1%22%7d

Each Speaker will give their name to the Chairman, prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

5. **INVITED SPEAKER**

None.

6. **MEMBERS QUESTIONS**

To receive questions from members.

7. **MINUTES**

- a. For Members to receive and adopt the minutes of the Planning Committee Meeting held 17th February 2022.

8. **MATTERS ARISING**

- a. Minutes of the Planning Committee Meeting 17th February 2022.

9. **ITEMS FOR CONSIDERATION**

a. **Planning Applications**

- i) **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.
<http://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.ov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=627589>
- ii) **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
<http://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.ov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=627410>
- iii) **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.

<http://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.ov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=627366>

iv) **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

<http://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.ov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=627793>

v) **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

<http://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.ov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=627855>

vi) **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

<http://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/acolnetcgi.ov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=627864>

b. Rural Match Funding – Integrated Programme 2022-23

Members will have received correspondence and information on the application process for the Highways Improvement Scheme 2022. Members are asked to consider any schemes they may wish to put forward. Any proposed schemes will have to be match funded with a 50% contribution from the Town Council. This item was discussed at Council on 18th January, and it was agreed after discussion, that each Committee should discuss this opportunity in line with their priorities as the deadline was not until 8th April.

At the Planning Meeting of 17/2/2022 Members discussed the several options for the funding and expressed an interest in utilising the funding towards benches within the Town Centre. The Chairman suggested further investigation into viable options to be presented to Council. Members agreed to defer this item to the next meeting [8th March 2022] and for Members of the Committee to consider potential schemes to put forward for a bid.

c. CBC Design Guide Consultation

Members are asked to consider a response to a CBC consultation on their Design Guide.

The Council's Design Guide was adopted in 2014 and has been an important tool to help shape the design of new developments. It covers all types of built development from new homes and extensions to new commercial buildings. However, as the Design Guide is now a number of years old, we need to bring the document up-to-date. We want to hear your views on what is important in the design of new development and what requires improvement.

Please submit your response by Thursday 31 March 2022.

Responses can be submitted online via the following link:

<https://centralbedfordshire.researchfeedback.net/s.asp?k=164554126513>

10. **ITEMS FOR INFORMATION**

a. **Marketing & Communications Plan 2021-22**

Members are asked to note the status of actions for the Marketing & Communications Plan.

b. **Marketing & Communications Forward Plan**

Members are asked to note the Marketing & Communications Forward Plan circulated.

c. **Neighbourhood Plan Update**

Members to receive a verbal update from the Neighbourhood Plan Working Group.

d. **CBC Decisions**

Members to note CBC decisions on Planning Applications

e. **Enforcement Case EN/22/0056 – 21 Ampthill Road, Flitwick, MK45 1AZ**

Members to note Planning enforcement case for 21 Ampthill Road, Flitwick.

11. **PUBLIC OPEN SESSION**

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, in respect of any other business of the Town Council.

Each Speaker will give their name to the Chairman prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

12. **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.

No Exempt Items

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.