

**Flitwick Town Council  
Planning Committee**

**Minutes of the 365<sup>th</sup> Meeting of the Planning Committee held on  
Tuesday 8<sup>th</sup> 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 17<sup>th</sup> 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 22<sup>nd</sup> 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:

**Flitwick Town Council  
Planning Committee**

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The Meeting closed at : 20:50

Signed :

On behalf of :- Flitwick Town Council

Chairman

Date:



# PUBLIC NOTICE



## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE NO WAITING AT ANY TIME RESTRICTIONS, NO LOADING AT ANY TIME ON STEPPINGLEY ROAD, KENDAL DRIVE, THE FLITWICK STATION INTERCHANGE AND TESCO ACCESS ROADS, FLITWICK**

Reason for proposal: The waiting restrictions are intended to address indiscriminate parking and to ensure that junctions are not obstructed by parked vehicles and effecting the free flow of traffic.

Effect of the Order:

### **To introduce No Waiting at any time on the following lengths of road in Flitwick:-**

1. Steppingley Road, both sides, from the roundabout at the junction with Coniston Road/The Avenue and extending in a north-westerly direction for approximately 180 metres.
2. Kendal Drive, both sides, from the junction with Steppingley Road and extending in a south-westerly direction for approximately 10 metres.
3. The station access road, both sides, from the junction with Steppingley Road and extending in a north-easterly direction for approximately 55 metres.
4. Within the Station Interchange area and Station forecourt area as indicated on the plan in schedule 1.
5. Windmill Road, south side, from the junction with Chapel Road and extending in a north-easterly direction for approximately 10 metres.
6. Windmill Road, south side, from the junction with Chapel Road and extending in a south-westerly direction for approximately 8 metres.

Details may also be viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://www.centralbedfordshire.gov.uk/publicstatutorynotices).

Comments should be sent by e-mail to [highways.consultation@centralbedfordshire.gov.uk](mailto:highways.consultation@centralbedfordshire.gov.uk) by 07 April 2022. Any objections must state the grounds on which they are made **and must quote unique reference number FL001**. If you want to send in your comments in writing please send them to the address shown below FAO Nick Shaw.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

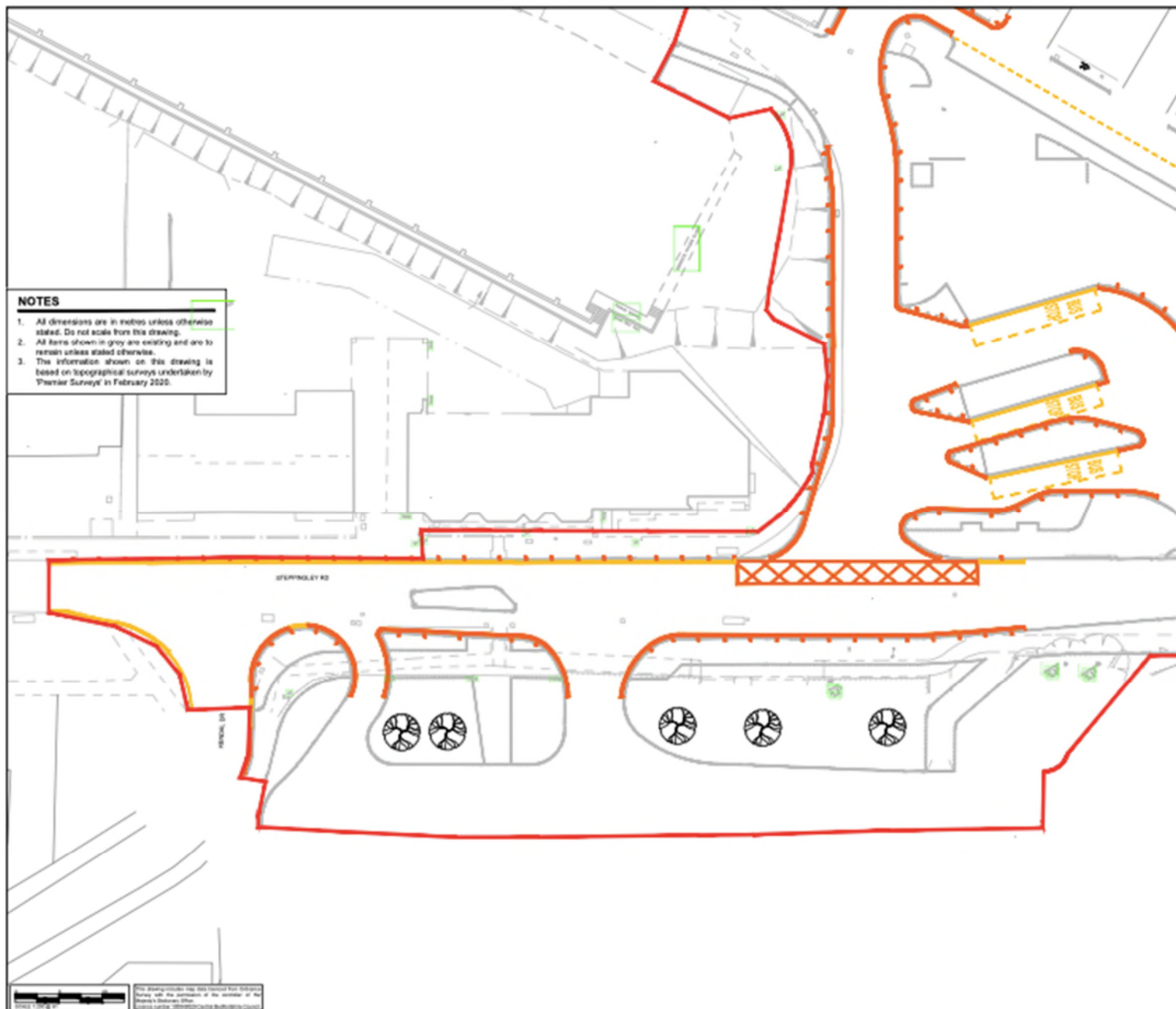
Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of Mid Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2008) (Variation No.\*) Order 2022

Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG17 5TQ

Lorna Carver  
Director of Place and Communities

17 March 2022

60647700-F001-TRO-05



- NOTES**
1. All dimensions are in metres unless otherwise stated. Do not scale from this drawing.
  2. All items shown in grey are existing and are to remain unless stated otherwise.
  3. The information shown on this drawing is based on topographical surveys undertaken by 'Premier Surveys' in February 2020.



**PROJECT**  
**Flitwick Interchange**  
 Construction



**CONSULTANT**  
 AECOM  
 Croydon  
 Sunley House CR0 2AP  
 +44(0)208.639.3500 tel  
 +44(0)208.639.3599 fax  
 www.aecom.com

- LEGEND**
- Proposed line representation
  - Proposed line details profile
  - Proposed line details profile
  - Proposed line details profile
  - Proposed line details profile

**FOR CONSTRUCTION**

**ISSUE/REVISION**

DATE	DETAILS	BY	CHKD	APPROV
01/03/22	FOR CONSULTATION	TTE	MP	PN

**PROJECT NUMBER**  
 60647700

**SHEET TITLE**  
 Tesco  
 TRO Consultation  
 Sheet 2 of 2

**SHEET NUMBER**  
 60647700-F001-TRO-06

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# PUBLIC NOTICE



## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INSTALL A ZEBRA CROSSING ON THE FLITWICK STATION TRANSPORT INTERCHANGE, FLITWICK**

Notice is hereby given that Central Bedfordshire Council, in exercise of its powers under Section 23 of the Road Traffic Regulation Act 1984 and all other enabling powers, proposes to establish a Zebra crossing on the Flitwick Station Transport Interchange, Flitwick.

### **A Zebra Crossing is proposed to be sited at the following location in Flitwick:-**

Flitwick Station Transport Interchange as per the plan in Schedule 1.

Details may also be viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://www.centralbedfordshire.gov.uk/publicstatutorynotices).

Comments should be sent by e-mail to [highways.consultation@centralbedfordshire.gov.uk](mailto:highways.consultation@centralbedfordshire.gov.uk) by 07 April 2022. Any objections must state the grounds on which they are made **and must quote unique reference number FL002**. If you want to send in your comments in writing, please send them to the address shown below FAO Nick Shaw.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report, please state this explicitly within your response.

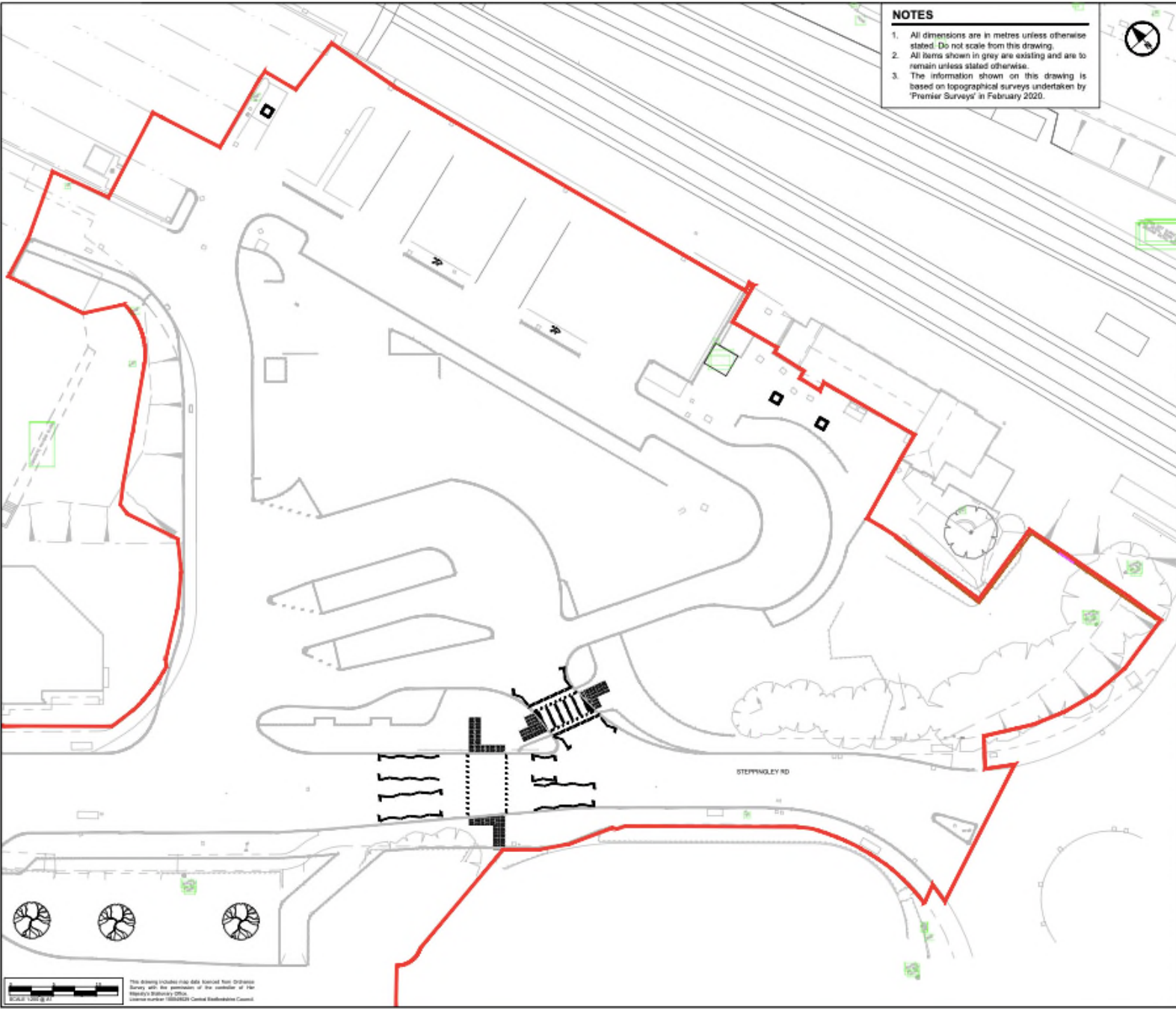
Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG17 5TQ

Lorna Carver  
Director of Place and Communities

17 March 2022



Schedule 1



- NOTES**
1. All dimensions are in metres unless otherwise stated. Do not scale from this drawing.
  2. All items shown in grey are existing and are to remain unless stated otherwise.
  3. The information shown on this drawing is based on topographical surveys undertaken by 'Premier Surveys' in February 2020.

**AECOM**

**PROJECT**

**Flitwick Interchange**  
Construction

**CLIENT**

**Central Bedfordshire**

**CONSULTANT**

AECOM  
Croydon  
Sunley House CR0 2AP  
+44(0)208.639.3500 tel  
+44(0)208.639.3599 fax  
www.aecom.com

**LEGEND**

- Proposed road markings - Dashed center line  
 Proposed road markings - Dipping line

**FOR CONSTRUCTION**

**ISSUE/REVISION**

ISSUE	DATE	DETAILS	DRN BY	CHKD BY	APPRD BY
0	16/02/22	FOR CONSULTATION	TTE	MF	PN

**PROJECT NUMBER**

60647700

**SHEET TITLE**

Flitwick  
TRO Consultation  
Sheet 1 of 2

**SHEET NUMBER**

60647700-F001-TRO-07

Good Morning All,

Central Bedfordshire Council are consulting on the following schemes for the Flitwick Station Transport Interchange:

- FL001 Waiting Restrictions, Various Roads, Flitwick;
- FL002 Zebra Crossing, Flitwick Station Transport Interchange

Please find attached notices and plans providing more information.

If you wish to make any comments, they should be submitted in writing to the Highways Consultation inbox as explained in the public notice by 7th April 2022.

Kind Regards,

# **PUBLIC NOTICE**

## **DEPARTMENT FOR TRANSPORT**

### **TOWN AND COUNTRY PLANNING ACT 1990**

The Secretary of State gives notice of an Order made under Section 247 of the above Act entitled "The Stopping up of Highway (East) (No. 08) Order 2022" authorising stopping up of an area of highway verge, adjacent to No. 8 Robin Close, at Flitwick in Central Bedfordshire to enable development as permitted by Central Bedfordshire Council, under reference CB/21/03466/FULL.

Copies of the Order may be obtained, free of charge, from the Secretary of State, National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne NE4 7AR or [nationalcasework@dft.gov.uk](mailto:nationalcasework@dft.gov.uk) (quoting NATTRAN/E/S247/4936). They may also be inspected during normal opening hours at Flitwick Library, Coniston Road, Flitwick, Bedfordshire MK45 1QJ.

Any person aggrieved by or desiring to question the validity of or any provision within the Order, on the grounds that it is not within the powers of the above Act or that any requirement or regulation made has not been complied with, may, within 6 weeks of 31 March 2022 apply to the High Court for the suspension or quashing of the Order or of any provision included.



C Moody, Casework Manager

# **TOWN AND COUNTRY PLANNING ACT 1990**

## **THE STOPPING UP OF HIGHWAY (EAST) (NO. 08) ORDER 2022**

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan numbered NATTRAN/E/S247/4936, to enable development to be carried out in accordance with the planning permission granted by Central Bedfordshire Council under reference CB/21/03466/FULL.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
3. This Order shall come into force on the 31 March 2022.



Signed by authority of  
the Secretary of State  
16 March 2022

DAVE CANDLISH  
An Official in the  
National Transport Casework Team  
Department for Transport

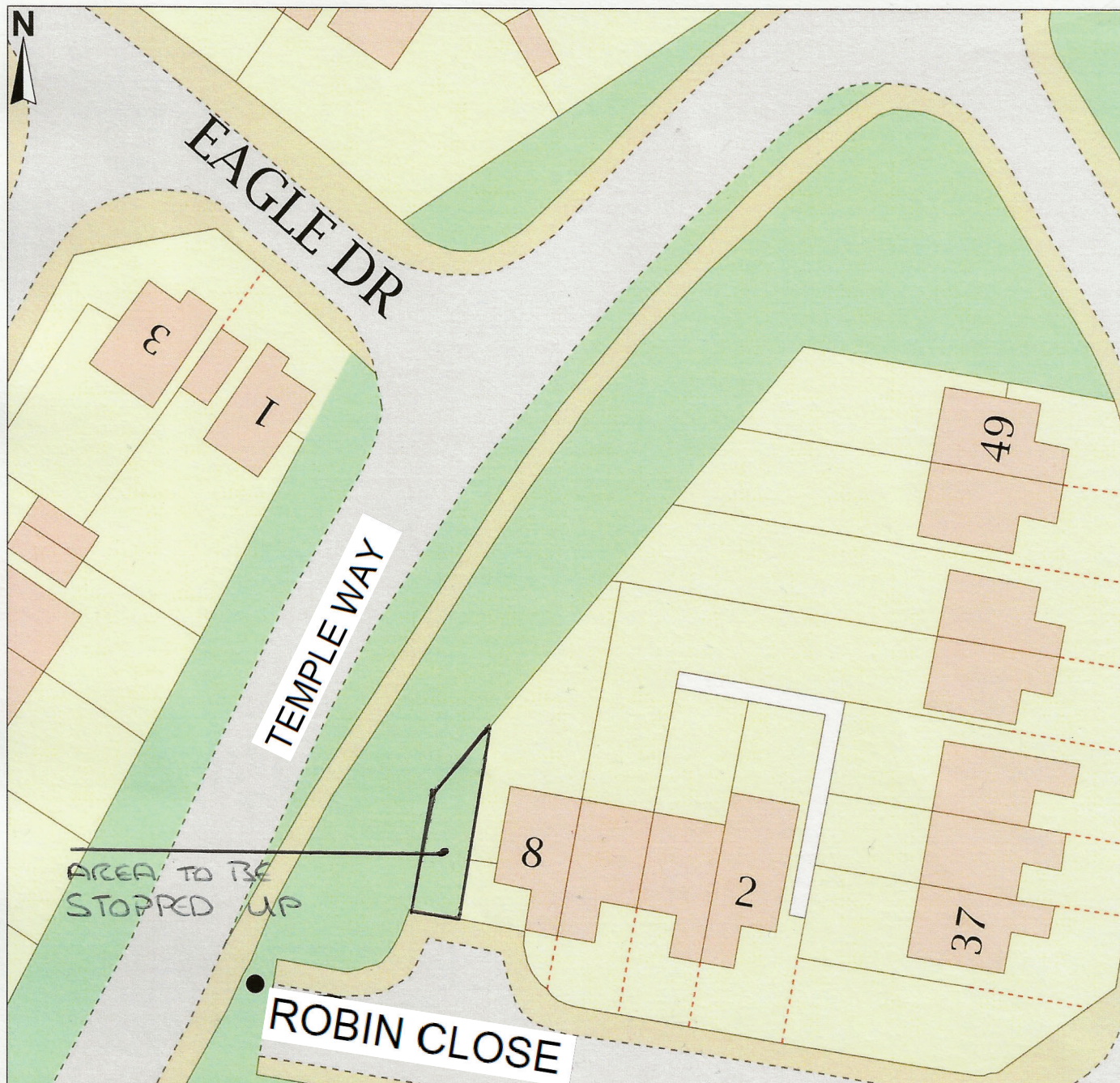
### **THE SCHEDULE**



#### **Description of highway to be stopped up**

The highway to be stopped up is at Flitwick in Central Bedfordshire, shown on the plan as an irregular shaped area of highway verge adjacent to the western boundary of No. 8 Robin Close. Commencing from the south western boundary corner of No 8 Robin close, it extends in a north easterly direction for a maximum distance of 16.5 metres. It has a maximum width of 3.5 metres.



# HIGHWAY AT FLITWICK IN CENTRAL BEDFORDSHIRE



<p>Key      Scale    1:500 @ A4</p> <p>Highway to be stopped up      </p>	<p>National Transport Casework Team</p> <p>Department for Transport</p> <p>Plan No: NATTRAN/E/S247/4936</p>	<p>Signed by Authority of the Secretary of State</p> <p>16 March 2022</p> <p>on.....</p> <p>Signature..... </p> <p>DAVE CANDLISH An Official in the National Transport Casework Team Department for Transport</p>
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## **NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council**

### **Minute Ref**

**Mon 21 March 2022**

### **District Ref**

' C ' Contrary to District 'CD' Contrary Delegated  
' D ' Delegated  
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

### **GRANTED PLANNING PERMISSIONS**

E 20/02397/FUL	Approved	Land at 101 field
E 21/04904/FUL	Approved	45 Ampthill Road
E 21/05677/FUL	Approved	21 Kingfisher Road
E 21/05687/FUL	Approved	58 Dunstable Road
E 21/05688/LB	Approved	58 Dunstable Road
E 21/05697/FUL	Approved	34 Kings Road
E 22/00122/FUL	Approved	69 Windmill Road

### **REFUSED PLANNING PERMISSIONS**

E 22/00050/FUL	Refused	Land to side and rear of 41-47
C 22/00237/FUL	Refused	The Pool House
District COMMENT CBC - Refused		Local COMMENT FTC - Support
1) The proposal would constitute inappropriate development in the Green Belt and there are no very special circumstances to justify overriding this policy constraint. It would also, by reason of its scale and siting have a detrimental impact upon the character and appearance of the area and a harmful impact on the openness of the Green Belt. For these reasons, it is contrary with policies HQ1 and SP4 of the Central Bedfordshire Local Plan (2021), Section 7 of the Central Bedfordshire Design Guide and Section 13 of the NPPF.		

## Mike Thorn

---

**From:** Emily Hirst <Emily.Hirst@centralbedfordshire.gov.uk>  
**Sent:** 22 March 2022 09:27  
**To:** Highways Consultation  
**Subject:** A00185 Windmill Road & Millwright Way, Flitwick - WR

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir or Madam

Proceeding from the recent consultation which proposed changes on the above road for which you submitted a comment.

There will be a meeting held on **29<sup>th</sup> March 2022** that will feature this proposal, the representations received will be discussed and a decision will be made.

This meeting is **Public** and will be held at **10am** within The **Council Chamber, Priory House, Monks Walk, Shefford, SG17 5TQ**

All Central Bedfordshire Council's Committee meetings have now returned to taking place face to face. Whilst the meeting is open to the public all residents are asked to have regard to the covid-guidelines which are included in the agenda pack and unless you are participating in the meeting you are encouraged to watch the webcast and not attend in person.

**The agenda for this meeting will be published a week before the meeting on the following link:**

[https://www.centralbedfordshire.gov.uk/info/31/meetings/234/traffic\\_management\\_meeting](https://www.centralbedfordshire.gov.uk/info/31/meetings/234/traffic_management_meeting)

If you wish to address the meeting, then please click on the following link, and complete the online form:

<https://forms.centralbedfordshire.gov.uk/officeforms/SpeakingAtMeetings.ofml>

Alternatively, you can contact the Committee Officer for this meeting, **Craig Martin – 0300 300 4974**, who will register your request to speak.

Please note that each individual speaker will be entitled to speak for up to 3 minutes.

Kind Regards,

Highways Consultation

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