

**Flitwick Town Council
Planning Committee**

**Minutes of the 367th Meeting of the Planning Committee held on
Tuesday 21st April 2022 at The Rufus Centre.**

Committee Members Present :-

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

Also in Attendance :-

Environmental Services Officer

3030 Apologies for Absence

Apologies were accepted for Councillor A Chacko.

3031 Declaration of interest on Agenda Items

No pecuniary interests were declared.

No non-pecuniary interests were declared.

3032 Chairman's Announcements

The Chair thanked Members of the Planning Committee for their hard work over the last year and for representing the community well, particularly regarding major planning applications.

The Chair also thanked Members for their commitment to and enthusiasm for the recent Planning Training, which had been well received.

The Pre-Application Consultation for the proposed Steppingley Road development is now open and it will be important for the Town Council to consider how best to engage with the developers at an early stage. This will become a matter for the new Planning Improvement Working Group to consider.

The Vice Chair announced that he had attended a presentation for Marston Vale Stakeholders on 31st March where the developers explained how transport plans were being prepared. The Town Council will need to engage with the consultation process as the development of 5,000 homes in the Marston Vale will be likely to have an impact on Flitwick. It is expected that high speed trains to London will increase to 2 per hour by 2029. The Vice Chair had asked the developers about plans for affordable housing and development of infrastructure, however the presentation was purely about transport plans. There was disappointment that there was no representation at the presentation by Ward Councillors.

3033 Public Open Session

There were no members of public present.

3034 Invited Speaker

There was no invited speaker.

3035 Members Questions

There were no questions.

3036 Minutes

It was **RESOLVED** to accept the minutes of the Planning Committee Meeting held 29th March 2022 as a true record.

3037 Matters Arising

There were no matters arising.

3038 Items For Consideration

3038-1 Street Trading Application for Maulden Road, Flitwick, It's Crepe O'clock Reference: 22/000693

Members considered the street trading application. Concerns were raised as to the suitability of the site.

It was **RESOLVED** to **OBJECT** to the application on the following grounds:

- 1) Road safety issues due to visibility exiting the site onto Maulden Road and its proximity to the A507 roundabout. Concerns were also raised about any informal signage that may be required next to the A507/Maulden Road junction.
- 2) Hours of trading 6am to 11pm were considered to be excessive for this location. Concern was raised about trading in an area without lighting.
- 3) Clarification should be provided regarding the ownership and access rights to the proposed site and whether this is considered as highways land / available for public access.
- 4) The Town Council is developing design proposals for the adjacent countryside parkland space at Maulden Road. The suitability of access and parking have yet to be determined for the site and concern has been raised that granting a street trading licence at this location may prejudice future considerations.

3038-2 CBC Statement of Community Involvement Consultation April 2022

Members considered a request to respond to CBC's consultation processes for Planning.

It was suggested that the Town Council needs to be involved and engaged with CBC and hopes for improved working relationships with CBC.

Questions were raised about how feedback will be implemented and how will CBC measure whether the consultation process has an impact on the planning process and decisions. Also whether a Neighbourhood Plan is required before a Neighbourhood Order can be implemented.

This item was **DEFERRED** to the next Planning Committee Meeting, allowing time for the Chair to take forward the points raised and prepare a draft response for consideration.

3039 PLANNING APPLICATIONS FOR CONSIDERATION

3039-1 CB/22/01192/FULL

Location: 12 Kestrel Road, Flitwick, Bedford, MK45 1RB

Proposal: Demolition of existing garage, conservatory, and utility room, and creation of a two storey side extension.

It was **RESOLVED** to support this planning application.

3039-2 CB/22/01018/FULL

Location: 10 Hatfield Road, Flitwick, Bedford, MK45 1EP

Proposal: Erection of single storey side extension

It was **RESOLVED** to support this planning application.

3039-3 CB/TRE/22/00176

Location: 7 Windsor Close, Flitwick, Bedford, MK45 1PT

Proposal: Works to a trees protected by a Tree Preservation Order MB/76/00007/G2: remove basal and epicormic growth and reduce regrowth back to previous reduction points to, 2 rear Lime Trees

This application was **NOTED**.

3039-4 CB/22/01268/FULL

Location: 32 Chapel Road, Flitwick, Bedford, MK45 1EB

Proposal: Extend and convert the existing garage.

It was **RESOLVED** to support this planning application.

3039-5 CB/22/01303/FULL

Location: 11 Moor Lane, Flitwick, Bedford, MK45 5BB

Proposal: Single storey rear extension

It was **RESOLVED** to support this planning application.

3039-6 CB/22/01312/FULL

Location: 48 The Avenue, Flitwick, Bedford, MK45 1BS

Proposal: Part two and single storey rear extension following demolition of existing rear projections

It was **RESOLVED** to support this planning application.

3039-7 CB/22/01091/FULL

Location: The Annexe, 1 Buttermere Close, Flitwick, Bedford, MK45 1NG

Proposal: First floor extension, and side extension.

It was **RESOLVED** to support this planning application.

3039-8 **CB/22/01203/FULL**

Location: 14 Beech Road, Flitwick, Bedford, MK45 1LR

Proposal: Single storey rear and side extension and loft conversion with rear dormer.

It was **RESOLVED** to support this planning application.

3039-9 **CB/22/01336/VOC**

Location: 19 Woburn Close, Flitwick, Bedford, MK45 1TE

Proposal: Variation of condition number 2 of planning permission CB/21/02406/FULL (Single storey rear extension, side boundary wall moved and erection of front boundary wall). Variation sought alteration to garden wall design.

It was **RESOLVED** to support this planning application.

3039-10 **CB/22/01360/FULL**

Location: 8 Johnson Edge, Flitwick, Bedford, MK45 1GU

Proposal: Single storey side and rear extension, internal alterations with new side window and porch

It was **RESOLVED** to support this planning application.

3039-11 **CB/22/01353/FULL**

Location: 44 Osprey Road, Flitwick, Bedford, MK45 1RU

Proposal: Single storey side extension following demolition of existing garage

It was **RESOLVED** to support this planning application.

3040 ITEMS FOR INFORMATION

3040-1 **Planning Appeal - Land rear of 48 Elmwood Crescent, Flitwick, Bedford, MK45 1LH CB/21/02761/FULL**

Members **NOTED** the planning appeal.

3040-2 **CBC Decisions**

Members **NOTED** the CBC decisions on Planning Applications.

3040-3 **Neighbourhood Plan Working Group**

The Chair thanked Members for their efforts considering the feasibility of preparing a Neighbourhood Plan.

3041 PUBLIC OPEN SESSION

No Members of Public were present.

3042 EXEMPT ITEMS

There were no Exempt Items

The Meeting closed at : 20:36

Signed :
On behalf of :- Flitwick Town Council

Chairman Date: