



## FLITWICK TOWN COUNCIL

Ref: Agenda/Planning-10/05/2022- 368

5<sup>th</sup> May 2022

Dear Sir/Madam

Members are hereby summoned to the **Planning Committee meeting** that will take place on **Tuesday 10<sup>th</sup> May 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](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**

No invited speaker

#### 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 21<sup>st</sup> April 2022.

#### 8. **MATTERS ARISING**

- a. Minutes of the Planning Committee Meeting 21<sup>st</sup> April 2022.

#### 9. **ITEMS FOR CONSIDERATION**

##### a. **Planning Policy Review**

Members are requested to consider a review of the Town Council's Planning Policy. A draft copy is attached with this agenda.

##### b. **Planning Guide Review**

Members are requested to consider a revised Planning Guide. A draft guide is attached to this agenda, which has been updated to reflect the recently made CBC Local Plan as well as the Town Council's new procedures for considering and responding to Planning Applications.

##### c. **CBC Statement of Community Involvement Consultation April 2022**

Members are asked to consider a response to CBC's consultation processes for Planning.

This item was deferred from the previous Planning Committee Meeting, allowing time for a draft response to be prepared for consideration.

#### 10. **PLANNING APPLICATIONS FOR CONSIDERATION**

- a. [CB/22/01242/FULL](#)  
[Location: 69 Ampthill Road, Flitwick, Beds, MK45 1AZ](#)  
Proposal: Ground floor rear infilled extension and loft conversion.
- b. [CB/22/01118/FULL](#)  
[Location: 14 Hinksley Road, Flitwick, Beds, MK45 1HH](#)  
Proposal: Demolition of 3 x 1 bedroom flats.
- c. [CB/22/01151/FULL](#)  
[Location: 10 Sandringham Road, Flitwick, Beds, MK45 1RW](#)  
Proposal: Single storey front and two storey rear extensions.
- d. [CB/22/01591/FULL](#)  
[Location: 7 Tythe Close, Flitwick, Bedford, MK45 1LE](#)  
Proposal: Single storey side, and rear extension, demolition of existing conservatory.
- e. [CB/21/05143/FULL](#)  
[Location: Flitwick Hand Car Wash 1 High Street Flitwick MK45 1DU](#)  
Proposal: First floor extension to create an office and conversion of ground floor to takeaway. Erection of 4 metre high boundary treatment along northern boundary adjacent to car wash access.

This application was previously considered by the Planning Committee on 6<sup>th</sup> January and the following response was given:

*FTC **OBJECT** to this application on the grounds of potential impact of noise and odour on nearby residents from the proposed use as a takeaway. Further information is required on the impact and mitigation of noise and odour.*

CBC has received amendments to this application in respect of the above property as follows:

Final odour assessment and plant noise assessment submitted.

Revised drawings received showing additional 4 metre high boundary treatment along northern boundary of site.

## 11. **ITEMS FOR INFORMATION**

### a. **CBC Decisions**

Members to note Central Bedfordshire Council decisions.

## 12. **PUBLIC OPEN SESSION**

## 13. **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.