

**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:



Planning Policy for Flitwick Town Council

General Principles

The following principles are designed to set out the Council's overarching policy in relation to planning matters and will generally be implemented by the Planning Committee.

When exercising its functions in relation to the development of planning policies, the Committee will:

- evaluate the benefits from developing a Neighbourhood Plan and using it to assert more control over local planning issues and to provide a stronger voice for the town in planning decisions.
- pro-actively engage with the planning authority at all stages of the development of the Local Plan, with the intent to develop planning policies and sites that contribute to the sustainable development of the town
- proceed in a manner that is evidence-led, collecting its own relevant evidence where applicable and feasible
- pro-actively engage with residents at all stages of planning through means available to it
- will develop a plan to support improvements in the Town by the use of monies that come to the Council through planning consents.

In relation to major development sites and applications, the Committee will:

- engage with developers and the planning authority in a positive, open, and transparent manner, setting out clearly the Council's priorities for each site;
- seek planning conditions and/or planning obligations where the impacts of development can be mitigated, to provide improvements that will benefit the whole town and are consistent with the Town Council's Strategy
- generally not support applications for major developments on greenfield sites that are not part of the approved Local Plan or Neighbourhood Plan, unless exceptional circumstances are proven
- seek that adequate provision is made for schools, healthcare facilities, sustainable transport links, leisure and sport provision, cultural facilities, and local employment is made to mitigate the impact of development
- consider applications for major developments in the Local Plan on their merits, notwithstanding any discussions that have taken place with developers prior to the application being submitted

When considering planning applications, the Committee will

- exercise sound judgment for each application, considering each on its planning merits, and giving regard to the Town Council's objectives, the Local Plan, and the National Planning Policy Framework
- support applications that will ensure Flitwick will be a thriving centre for employment and leisure and are able to achieve the Town Council Strategy
- support commercial and leisure development that re-invigorates the Town Centre and allows a night-time economy to develop

- support additional housing as set out in the Local Plan provided it brings a range of homes necessary to meet the needs of our residents, provision for both young people and our elderly population.
- support developments within the Town that have a reasonable percentage of affordable housing.
- not ordinarily support the conversion of family housing into multi-occupation housing, in the areas of the town that already have a high level of economic deprivation.
- wish to ensure that developments will provide adequate play and public space as a part of the design.
- welcome housing (and other developments) that include energy saving and generation features.
- wish to see the existing “Green Gap” around Flitwick maintained.
- support the residents of villages and the Parish Councils which border Flitwick who oppose undesirable planning applications.



FLITWICK TOWN COUNCIL

Planning Guide

Scope

This describes Flitwick Town Council's (FTC) role as a consultee in respect of Planning & Development Control ~~coming within the Terms of Reference of Planning Committee~~. Town & parish councils and councillors have a crucial role in representing their locality and leading local development in the best interests of residents. It also gives guidance on the Planning System.

PLANNING General

1. A Town council has no direct powers in the field of planning control, which mostly rests with the planning authority (Central Bedfordshire Council). Although town councils are no longer statutory consultees, they have a right to be notified in writing of every planning application in their area, provided they have requested the planning authority to do so, which FTC have. They may make representations to the local planning authority, be heard at planning inquiries or make written representations. The Town Council may also make representations on consultations about Local Plan documents and supplementary planning documents such as design briefs. This work can involve, but is not limited to:

- Checking plans are accurate and appropriate.
- Assessing local needs and informing the planning authority.
- Gathering views and making them known to the planning authority
- Making effective views on planning applications
- Producing design guides for the town
- Taking the lead as the community draws up a town plan
- Actively engaging in the development plan process
- Asking the planning authority to enforce planning decisions
- Preparing a Neighbourhood Plan

- ~~2. The local planning authority is Central Bedfordshire Council (CBC).~~

~~3.2.~~ The Town Council's strength is in its very local knowledge. It can influence planning policies and decisions by making informed observations backed up by evidence. It must make observations which are material planning considerations. Matters such as the enjoyment of a view or house valuations may be important to local people but are not planning arguments.

~~It can undertake:~~

- ~~Checking plans are accurate and appropriate.~~
- ~~Assessing local needs and informing the planning authority.~~
- ~~Gathering views and making them known to the planning authority~~
- ~~Making effective views on planning applications~~
- ~~Producing design guides for the town~~
- ~~Taking the lead as the community draws up a town plan~~
- ~~Actively engaging in the development plan process~~
- ~~Asking the planning authority to enforce planning decisions~~
- ~~Preparing a Neighbourhood Plan~~

See Appendix 2.1 – Introduction to the Planning System.

4. ~~FTC's Planning Committee Meets every three weeks on a Thursday at 7.45 pm to consider planning applications for the town and give a response to the District Council. The Lead Officer is the Amenities Officer, who along with the Planning Chairman has the responsibility of ensuring and circulation of plans for discussion and may be required to attend CBC Planning Meetings to speak on any planning application decision where it is particularly controversial or some impact on the community. Although the Planning Committee has delegated authority to make observations, particularly large development applications or controversial applications are considered by full Council.~~

Arrangements within Central Bedfordshire

5. ~~Central Bedfordshire Council (CBC) are currently well on with has adopted its their new Local Plan 2015-2035. The Pre-Submission Draft was submitted to government on 30 April 2018 and will now be subject to an independent examination by a Planning Inspector. This followed the last consultation which ran from January to February 2018. The Planning Inspector's task is to consider the soundness of the submitted plan, based on the criteria within paragraph 182 of the National Planning Policy Framework. The inspector will also consider whether the plan has been prepared in accordance with the duty to co-operate and meets the legal and procedural requirements. CBC officers submitted additional evidence to the Inspectors on 15 May 2020, to address the concerns raised in their letter of 30 September.~~

3. ~~CBC~~The Local Plan is the key strategic planning document for Central Bedfordshire and ~~will~~guides and ~~support~~s the delivery of new infrastructure, homes and jobs. It sets out the long-term vision and objectives for the area, what is going to happen, where, and how this will be achieved and delivered over the next 20 years. It is important to note that all policies within the local plan will apply to all development where appropriate. Appendix 3 summarises the key policies of the Local Plan.
6.

~~Chapter 4 provides a short summary of our overall vision and strategic objectives. Chapter 5 sets out how CBC propose growth should be distributed across Central Bedfordshire. Chapter 6 provides a general overview of the proposed large-scale growth locations. Chapter 7 is concerned with implementation and delivery and how the overall plan targets are calculated.~~

~~The chapters that follow are then themed by topic area.~~

7. ~~Until the new Local Plan is finally adopted, a retained policy the North Local Development Framework, covers the north area of Central Bedfordshire, formerly the area covered by Mid Bedfordshire District Council. It is currently the adopted local plan for this area. It includes the Core Strategy and Development Management Policies Development Plan Document, the Site Allocations Document and the Proposals Maps. There are also a number of saved polices from the Mid Bedfordshire Local Plan 2005.~~
8. ~~In addition to general policy~~In addition to the Local Plan, the Minerals and Waste Local Plan: Strategic Sites and Policies (MWLP: SSP) was adopted by the full council of all three councils in Bedfordshire (Central Bedfordshire Council, Bedford Borough Council & Luton Borough Council) in January 2014. Waste and Mineral planning had been a function of the county council before it was abolished in 2009, being replaced by the three unitary councils.

4.

—The MWLP: SSP sets out the strategic allocations for mineral extraction and for waste management development in the Plan area together with strategic policies which will guide the ongoing supply of minerals and development of waste management facilities. Some of these policies supersede those set out in the Bedfordshire and Luton Minerals and Waste Local Plan adopted 2005.

5. FTC will also be consulted on mineral and waste applications.

6. The CBC Design Guide sets out the key principles and standards to ensure all new development is of the highest quality. It was published in September 2014 and is supported by other guidance on specific areas such as:

- Sustainable Drainage Systems
- Local Transport Plans and Strategies
- Landscape Character Guidance

9.—It sets out the key principles and standards to ensure that all new development is of the highest quality. Originally published in 2014, it is supported by other guidance on specific area such as:

7. —

- layout
- street developments
- parking provision
- home dimensions

• ~~Sustainable Drainage Systems~~

- ~~Local Transport Plans and Strategies~~
- ~~Landscape Character Guidance~~

~~It sets out the key principles and standards to ensure the delivery of high-quality design in Central Bedfordshire and the Council's expectations in relation to:~~

- ~~layout~~
- ~~street developments~~
- ~~parking provision~~
- ~~home dimensions~~

It is a material consideration in the determination of planning applications and should be used to guide all types of new development in Central Bedfordshire.

8. ~~It is in 10 parts, with 1~~ One core document and 9 accompanying themed supplements.

- Placemaking in Central Bedfordshire
- Green Infrastructure, Climate Change Adaptation and Sustainable Buildings
- The Historic Environment
- Public Realm
- Residential Development
- Accommodating Specific Housing Needs
- Householder Alterations and Extensions
- Larger Footprint Buildings
- Town Centre Vitality
- Highways Construction Standards & Specifications Guide

~~10.9.~~ Central Bedfordshire Council provides considerable information about making a planning application on its website, where applications can also be tracked, and decisions found. This also

links to the [Planning Portal](#) which is the UK Government's online planning and building regulations resource for England and Wales. CBC produce a weekly list of new applications which is made available to FTC. CBC offer pre-application advice to applicants, however in most cases this is a chargeable service.

~~11.~~ 10. CBC's [online register of planning applications](#) allows the public to:

- View and monitor the progress of planning applications online
- Submit representations about planning applications made to the council
- See whether an appeal has been lodged and the result
- View weekly and monthly lists of applications and decisions
- Set up search profiles and be automatically notified by e-mail
- View registers of formal enforcement action taken by the council

~~12. Planning decisions are made through a quasi-judicial process.~~ The majority of applications are dealt with under 'delegated powers'. This means that the case officer for the application makes a recommendation to the Head of Planning Delivery and planning managers who have the authority to make the decision on the application. All other decisions are made at [CBC's](#) Development Management Committee which is made up of elected members and is held once a month at the Priory House offices. The committee is open to all members of the public to attend and speak.

11.

12. CBC councillors have the right to "call an application in," this means that an application that would normally be delegated to officers would instead go before a committee.

13. Should an application be refused, the applicant has a right to appeal the judgment of the planning authority to the Government's Planning Inspectorate. The process to be used depends upon the nature of the application, but the majority of smaller applications are dealt with through written representations. This is where the applicant and CBC submit their case in writing, and the Inspectorate decides whether to overturn the refusal, or to dismiss the appeal. If the Town Council submitted a response to the application, it will be invited to submit further evidence should it wish to do so.

~~— Appeals for more significant applications may take place in person. This follows a formal, quasi-legal process in which both the applicant and the planning authority present their case, and have the ability to cross-examine the case of the other in front of a government-appointed inspector. If the Town Council submitted a response to the application, it will be invited to participate in the examination should it wish to do so.~~

~~— During the Covid 19 emergency, Development Management Committee has been suspended and decisions taken by the Chief Executive under emergency powers, on advice from 3 panel members.~~

14.

Process at Flitwick TC

~~13.~~ Individual planning applications, reserved matters and Tree Preservation Orders are received from CBC via email. These are then input onto the planning package on the computer.

~~14.~~ Hard copies of all plans may be obtained from CBC if necessary, but they are normally received

~~15.~~ electronically. Any member of the public asking to view them are referred to CBC planning portal.

15.

16. Applications are forwarded by email to all Councillors on the Planning Improvement Group where they are able to access details online via CBC website. Councillors are asked to email the relevant delegated Officer or a Planning Response specific email address with any observations they want to make about specific applications, within 7 working days. Officers can also review the planning applications on the weekly list and make any observation within their sphere of responsibility.

17. Staff will compile all observations received and:

- Where no observations are received, advise CBC that the Town Council does not wish to make any comments.
- Where the consensus view is to support, to forward that view to CBC, along with any planning justifications expressed.
- Where the consensus view is to reject, to forward this view to CBC along with material planning reasons. Sometimes the Environmental Services Manager may need to contact the Lead on the Planning Improvement Group for further clarification about reasons for objection.
- Where a clear view cannot be determined from replies, strongly opposing views are expressed, opposition is received by the public are received, or a Councillor requests the matter is referred to the Planning Improvement Group, the application will be referred to an online meeting of the Planning Improvement Group to agree direction.
- Where CBC ask the Council to reconsider their comments, Members will be re-consulted by email. This will result in either the same view, or a revised view being sent to CBC, or a Planning Improvement Group meeting being arranged.

~~16. The Planning Committee meet every three weeks and have delegated authority to make observations to the Planning Authority. The Amenities Officer compiles the agenda and includes all applications received since the last meeting, except for particularly large or controversial applications which are place on the next full Council meeting.~~

~~17. All relevant plans will be available for members to view as required, by being projected onto a screen during the Planning Committee meeting, although it is expected that members will be able to view the plans for themselves through CBC's online portal.~~

18.

~~Major planning applications will be considered at Town Council.~~

19.

~~18-20.~~ Where views are expressed by the public, applicants or lobbyists, they should be drawn to the attention of the Town Council Committee who should be encouraged to consider them but balance them against possible alternatives. The Town Council should encourage the views of interested parties by making known in Newsletters and on the Web site, how people can have written information brought to the attention of Councillors or the Town Council Planning Committee and about their rights to speak.

~~19-21.~~ Requests to speak at Planning Committee Town Council are to be dealt with in accordance with the public participation rules in the Standing Orders

~~20-22.~~ The Town Council Committee make their recommendations on each application, which are recorded in the Minutes. Because the local planning authority work to statutory deadlines, it is important that the Minutes are written within 2 days and a report of decisions emailed to the CBC. Planning Committee Town Council minutes are taken to be formally noted by Council in the normal way.

~~21-23.~~ It is open to any Town Councillor, either directly or through the TC, to approach a relevant Central Bedfordshire Councillor and suggest that an application listed for delegation, should be

called in and referred to the CBC Development management Committee, where it is considered necessary to get Member input to the decision. Central Bedfordshire Councillors only have 10 days from receipt of notice of the application to call it in and will need to give valid planning reasons to do so.

~~22.~~ On rare occasions, members of FTC's ~~Planning Committee~~ will request a site visit. ~~Remember,~~
~~_____~~ Town Councillors have no right onto a site without the permission of the owner, applicant, or agent
~~_____~~ and this should be sought in advance, by the officer, otherwise the visit should be conducted from
~~_____~~ off-site. Information may be sought from the applicant, but the merits of the application must not be
~~_____~~ discussed, nor opinions stated. There should always be an officer present. Occasionally, Members
~~_____~~ will be invited by Central Bedfordshire Council to attend a site visit arranged by them. This will be
~~24.~~ ~~_____~~ emailed to all councillors, but relevant Ward Councillors will get priority, if numbers are limited.

~~23.~~ Both new appeals, and determined appeals are notified to the Council ~~and these are reported to the Planning Committee~~. Where appeals are notified, the ~~Committee Planning Improvement Group or Town Council~~ may ask an officer or a
~~_____~~ Councillor, or an appointed consultant to appear and give evidence at a public inquiry or make
~~_____~~ written representation. In such cases, careful preparation is essential, and the advice of a
Planning

~~25.~~ ~~_____~~ Consultant may be sought.

~~24.~~ ~~The~~A Planning Authority (CBC) may enter into an agreement (Section 106 Planning obligations)
~~_____~~ with any potential developer for the purpose of restricting or regulating the development or use
of
~~_____~~ the land either permanently or during such period prescribed in the agreement.

~~26.~~ ~~_____~~ Types of obligation may include:

- restricting the development or use of the land
- requiring specified operations or activities to be carried out
- requiring the land to be used in any specified way
- requiring a payment to the authority

~~27.~~ A Section 106 Agreement is enforceable as a contract. A payment is usually to offset a negative impact of the proposed development and the money is ring fenced for that specific purpose. For example:

- to provide a play area of other facilities for new houses
- to provide a financial contribution to expanding local schools or doctors surgeries
- to provide new bus services, cycle tracks, or other improvements to local roads

~~28.~~ It is legitimate for FTC to request CBC to ring fence Section 106 for specific purposes related to its own activities, so long as they are related to the development. Such obligations may also be offered by the developer to CBC following conversations with FTC.

- ~~restricting the development or use of the land~~
- ~~requiring specified operations or activities to be carried out~~
- ~~requiring the land to be used in any specified way~~
- ~~requiring a payment to the authority~~

~~_____~~ A Section 106 Agreement is enforceable as a contract. A payment is usually to offset a negative
~~_____~~ impact of the proposed development and the money is ring fenced for that specific purpose. For
~~_____~~ example.

~~_____~~ to improve a road junction to negate the impact of increased local traffic.
~~_____~~ to provide a play area or other facility for new houses.

It is legitimate for the FTC to request CBC to “ring fence” Section 106 money for a specific purpose such as implementing part of the Town Centre re-development.

25. Section 206 of ~~the Planning Act 2008~~the Planning Act 2008 gives ‘charging authorities’ (local planning authority) the power ~~r~~ to charge ~~at the~~ the Community Infrastructure Levy (CIL). It is a charge that local authorities can choose to impose on new developments to fund local infrastructure. This could

~~include infrastructure such as: tTransport schemes, sSchools, hHospitals, gGreen spaces, and; Leisure~~

~~centres etc~~centres.

29. Central Bedfordshire currently charges no CIL for new developments.

~~The levy is charged by square metre of floor space of a development. It can be charged on any new dwelling or any other development that has 100 square metres or more gross internal floor space. Once planning permission is granted, collecting authorities will issue applicants with a levy liability notice which becomes due when development commences.~~

~~Where there is a neighbourhood plan in place that has been accepted in a referendum, town councils will be given 25% of the levy when planning permission for a development is approved.~~

~~This money will be available to spend on infrastructure from an approved list, including improvements such as to re-roof a village hall, refurbish a municipal pool or take over a community pub. Where there is no neighbourhood plan in place, communities will receive 15% of the levy.~~

~~FTC have not currently produced a Neighbourhood Plan. CBC have consulted on a CIL Scheme but have not so far adopted one.~~

27. The Town Council will provide as necessary training on all aspects of planning including the Local Plan

~~Plan,~~ Development Control, material consideration, enforcement. and urban design, to help members

30. ~~members~~ in making the best decisions.

28. FTC will respond to the consultation on each part of the Local Plan, of particular importance will be the

~~the~~ Core Strategy and Site Allocations. The Town Council will also respond to consultation on other aspects

31. ~~aspects~~ of planning such as Supplementary Planning Guidance or Design Briefs.

Making the Best Decisions

29. It is essential to know the policies contained in the local plan. The Town Council may well

32. ~~have no objections and recommend approval.~~ The presumption of the planning system is in favour of sustainable development.

33. Where the Council has concerns about a development, it should first consider whether those objections can be overcome by way of a planning condition that it recommends to CBC. These conditions can relate to any aspect of the development, such as highways or design. Any condition must be necessary, relevant to planning, relevant to the development itself, enforceable, be precise and otherwise reasonable.

34. Alternatively, the Council may recommend refusal of the application. The Council must state the grounds on which that refusal is given, and the refusal must be based on sound planning reasons that are well-evidenced.

~~Alternatively, it may recommend refusal and state the grounds on which that decision should be based. (see **Appendix 1** Introduction to the Planning System and Appendix 2 Planning Use Classes) or may support the application subject to CBC imposing conditions to make it acceptable.~~

Material Considerations

30. The Town Council's recommendations will only carry weight if its recommendations are

backed up by reasons based on these. In determining a planning application, the planning authority

31. must have regard to the Local Plan, national policies and material considerations.

35.

32.

The law has always made a clear distinction between whether something is a material consideration and

and the weight it should be given. The former is a question of law. The latter is a question of planning

planning judgement which is entirely a matter for the planning authority. Provided the planning authority

authority has regard to all material considerations; it is at liberty (within the test of "reasonableness) to

36. to give whatever weight the planning authority thinks fit, or no weight at all.

37. Examples of material considerations include the following. In many of these cases, other statutory stakeholders may provide more detailed comments on the application that the Council may wish to refer to (these are usually provided on the CBC online portal).

<u>Material</u>	<u>Generally not material</u>
<ul style="list-style-type: none">• <u>Local Plan policies</u>• <u>Minerals and Waste Planning Policy</u>• <u>National Planning Policy Framework</u>• <u>Neighbourhood Plan policies</u>• <u>The design of the development, especially its accordance with local design guidance</u>• <u>Privacy and whether the development is overbearing</u>• <u>Noise and air pollution</u>• <u>Impact on local highways in terms of traffic and safety</u>• <u>Impacts on ecology, including designated and vulnerable sites</u>• <u>Impacts on protected species</u>• <u>Impact on crime and public safety</u>• <u>Impact on the local economy, including jobs</u>• <u>The planning history of the site, i.e. has the principle of the development on that site been established by a previous planning consent?</u>• <u>The cumulative impact of the development</u>	<ul style="list-style-type: none">• <u>Who the applicant is</u>• <u>Any private rights, such as restricted access</u>• <u>Any impacts of the development on property values</u>• <u>Impact on competition in the local economy</u>• <u>Impact on any sightlines and views, unless otherwise restricted by design guidance</u>• <u>Whether the site can be used for another purpose or any other plans for the site that are outside of the planning process</u>• <u>Any future potential uses of the site that are not contained within the application</u>• <u>Any moral issues associated with the development</u>

Three main type of material consideration:

Policy — natural, regional, local

Views of consultees

Factors on the ground

Material

Not Material

— design — the applicant
— visual impact — land ownership
— privacy/overbearing — private rights (e.g. access)

day light sun light	restrictive covenants
noise, smell, pollution	property value
access/traffic	competition
health & safety	loss of view
ecology, landscape	moral issues
crime (and fear of)	better site or use*
economic impact	change from previous scheme
planning history/related decisions	
cumulative impact	*"Need" is material in some circumstances

~~33-38.~~ A quick check list of key issues to apply to each application is:

- Amount - size of development (ha) or size of building (sq m), and number of units
- Layout - where is it, space about dwellings, parking, turning areas etc
- Scale - overall size and scale, is it designed to reflect that of neighbouring properties does it respect the existing building line & heights of other buildings
- Landscaping- what landscaping is proposed, green areas etc. Are existing trees or hedges disturbed
- Appearance- has building been designed to minimise overall impact. Are materials in keeping?
- Access - how will traffic & pedestrians get in and out? Is it a significant generator of additional vehicle movement? Is public transport available?

~~34-39.~~ CBC may grant permission subject to conditions. The Town Council may therefore prefer to recommend approval subject to conditions such as:

- Colour & style of bricks or roof tiles
- Positioning of windows & doors
- Need for landscaping or tree preservation order (TPO)
- Times of the day when operations are permitted
- Need to re-route rights of way
- The requirement for the developer to contribute to a community facility such as a play area, or to a road improvement.

~~Remember — if suggesting conditions on permissions, they must be:~~

- ~~relevant to planning~~
- ~~relevant to the development~~
- ~~reasonable~~
- ~~necessary~~
- ~~precise~~
- ~~enforceable~~

~~35. Urban design is the art of making places for people. It is therefore concerned with how they function, not just how they look. It covers the connections between people and places, movement and urban form, nature and the built fabric and the processes for ensuring successful places are delivered and maintained.~~

~~Good urban design is essential if we are to produce attractive, high-quality, sustainable places in which people will want to live, work and relax. It is fundamental to our objective of urban renaissance.~~

~~Urban design involves the design of buildings, groups of buildings, spaces and landscapes and the establishment of frameworks and processes that facilitate successful development. Criteria for assessing Urban Design should be found in **Appendix 3**.~~

~~36. Even though the Town Council is not the final decision maker, Councillors, either in the Planning Improvement Group or at Town Council, must at the Planning Committee meeting, declare any interest in an application and comply fully with the Members Code~~

of Conduct. Planning is a sensitive and high-profile service and an individual's actions can easily be misread by the public. Where applications do not go to [Planning Committee](#) [Town Council](#), Members should declare an ordinary or disclosable pecuniary interest in their response to the weekly list. If it is a disclosable pecuniary interest they should refrain from expressing any opinion. Any interest will be recorded and if it is a disclosable pecuniary interest, which is not on the register, the councillor must ensure it is notified to the monitoring officer.

APPENDIX 1. INTRODUCTION TO THE PLANNING SYSTEM

Why Planning Matters

- Balancing economic needs and environmental concerns

- Homes where people want them v social exclusion
- Balancing long term strategies and today's pressures
- Balancing maximising brownfield development against town cramming
- Retail "market forces" v viability of town centres
- Balancing individual interest against public interest

Purpose of Planning System

- Making suitable land available for development in line with economic, social & environmental objectives to improve peoples' quality of life
- Contributing to improve peoples' quality of life
- Protecting and enhancing the natural and historic environment, the quality and character of countryside and existing communities
- Ensuring high quality development through good design and the efficient use of resources
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable and mixed communities with good access to jobs and key services for all members of the community

Legislative & Policy Framework

- Primary legislation (Acts of Parliament)-sets framework, rarely changes. e.g. The Town and Country Planning Act 1990 – key act including definition of development and parish council right to be notified of and power to respond to planning applications.
- Secondary Legislation (Regulations & Orders, approved by Ministers)-crucial regulators of the Planning system. e.g., The Use Classes Order, Statutory Instrument 1987 No. 764 – defines use Classes for development of land.
- The National Planning Policy Framework ~~was published on 27 March 2012. This~~ is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
- The Framework does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. The Framework should be read in conjunction with the government's planning policy for traveller sites.
- There are no specific policies for nationally significant infrastructure projects in the Framework. The Secretary of State determines these in accordance with the Planning Act 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are considered both important and relevant (which may include the Framework).
- Court decisions-about definitions, interpretations, procedures etc.
- Local Policies including Central Bedfordshire Local Plan 2015-2035 and retained policies.

Statutory Consultees include:

- Highways
- Highways Agency for Trunk Roads (can direct refusal/conditions)
- Environmental Agency for flood risk
- Health & Safety Executive for toxic substances etc.

APPENDIX 2: PLANNING USE CLASSES

The following classes of use are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** – Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
- **A2 Financial and professional services** – Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** – For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafés.
- **A4 Drinking establishments** – Public houses, wine bars or other drinking establishments (but not a night clubs).
- **A5 Hot food takeaways** – For the sale of hot food for consumption off the premises.
- **B1 Business** – Offices, research and development, light industry appropriate in a residential area.
- **B2 – General industrial**
- **B3-B7 Special industrial groups** – See 'Use Classes Schedule'.
- **B8 – Storage or distribution** – This class includes open air storage.
- **C1 Hotels** – Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** – Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential institutions** – Use for a provision of secure residential accommodation, including use as a prison, young offenders' institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** – Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
- **D1 Non-residential institutions** – Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** – Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
- **Sui Generis** – Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol Filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, dry cleaners, taxi businesses, amusement centres. Casinos.

CHANGE BETWEEN USE CLASSES

The following changes of use are permitted without the need for planning permission:

These changes are permitted only in the direction shown.

FROM	TO
A1 Shop (see <u>Definition</u> below)	Mixed use within A1 and as a single flat (ie over the shop)
A1 Shop and Single Flat above in mixed use	A1 Shop
A2 Financial & Professional Services	A1 Shop – where premises have a display window at ground level
A2 and single flat above in mixed use	A1 – where premises have a display window at ground level
A2 and single flat above in mixed use	A2
A2 Financial & Professional Services And any other services (including a betting shop) deemed to be appropriate to a shopping area	Mixed use within A2 and as a single flat
A3 Restaurants & Cafes Where food and drink are consumed on the premises	A1 Shops
A3 Restaurants & Cafes	A2 Financial & Professional Services
A4 Drinking Establishments Public House, Wine Bar and other drinking establishments	A1, A2 or A3
A5 Hot Food Takeaways The sale of hot food for consumption off the premises	A1, A2 or A3
B1 Business Permission limited to 235sq.m of floorspace in the building	B8 Storage & Distribution
B2 General Industrial A general industrial process not falling within B1	B1 Business
B2 General Industrial Limited to 235sq.m of floorspace	B8 Storage & Distribution
B8 Storage or Distribution Permission limited to 235 square metres of floor space in the building	B1 Business

SHOP – Definition

Retail sale of goods other than hot food

Post Office

Sale of Tickets/use as a travel agency

Sale of sandwiches and cold food for consumption off the premises

Hair Dressing

Funeral Directors

Display of goods for sale

Hiring out of personal and domestic goods

Washing or cleaning of clothes on the premises

Reception of goods to be washed, repaired where the sale is to visiting members of the public

An Internet cafe

APPENDIX 3: LIST OF POLICIES IN THE CENTRAL BEDFORDSHIRE LOCAL PLAN AND THE POLICIES MAP

<p><u>Policy SP1a: Partial Review of the Local Plan</u></p> <p><u>Policy SP1: Growth Strategy</u></p> <p><u>Policy SP2: National Planning Policy Framework - Presumption in Favour of Sustainable Development</u></p> <p><u>Policy SP3: Generic Requirements for Strategic Housing Allocations</u></p> <p><u>Policy SA1: North of Luton</u></p> <p><u>Policy SE1: Sundon Rail Freight Interchange (RFI)</u></p> <p><u>Policy SA2: Marston Vale New Villages</u></p> <p><u>Policy SE2: Marston Gate Expansion</u></p> <p><u>Policy SA3: East of Arlesey</u></p> <p><u>Policy SE3: Holme Farm, Biggleswade</u></p> <p><u>Policy SA4: East of Biggleswade Garden Community</u></p> <p><u>Policy HA1: Small and Medium Allocations</u></p> <p><u>Policy SC1: Houghton Regis North Sites 1 and 2 Strategic Commitments</u></p> <p><u>Policy SP4: Development in the Green Belt</u></p> <p><u>Policy SP5: Important Countryside Gaps and Preventing Coalescence</u></p> <p><u>Policy SP7: Windfall Development</u></p> <p><u>Policy SP8: Gypsy and Traveller, and Travelling Showpeople Pitch Requirement</u></p> <p><u>Policy H1: Housing Mix</u></p> <p><u>Policy H2: Housing Standards</u></p> <p><u>Policy H3: Housing for Older People</u></p> <p><u>Policy H4: Affordable Housing</u></p> <p><u>Policy H5: Rural Exception Sites</u></p> <p><u>Policy H6: Self-Build and Custom Housing</u></p> <p><u>Policy H7: Assessing Planning Applications for Gypsy and Traveller Sites</u></p> <p><u>Policy H8: Assessing Planning Applications for Travelling Showpeople Sites</u></p> <p><u>Policy EMP1: Small and Medium Employment Sites</u></p> <p><u>Policy EMP2: Change of Use to Non-Employment Generating Uses</u></p> <p><u>Policy EMP3: Employment Development on Non-Allocated Sites</u></p> <p><u>Policy EMP4: Rural and Visitor Economy</u></p> <p><u>Policy EMP5: Significant Facilities in the Countryside and Green Belt</u></p> <p><u>Policy R1: Ensuring Town Centre Vitality</u></p> <p><u>Policy R2: Retail for Minor Service Centres, Villages and the Rural Economy</u></p> <p><u>Policy R3: Town Centre Development</u></p> <p><u>Policy T1: Mitigation of Transport Impacts on the Network</u></p> <p><u>Policy T2: Highways Safety and Design</u></p> <p><u>Policy T3: Parking</u></p> <p><u>Policy T4: Public Transport Interchanges</u></p> <p><u>Policy T5: Ultra Low Emissions Vehicles</u></p>	<p><u>Policy T6: Movement and Management of Freight</u></p> <p><u>Policy EE1: Green Infrastructure</u></p> <p><u>Policy EE2: Enhancing Biodiversity</u></p> <p><u>Policy EE3: Nature Conservation</u></p> <p><u>Policy EE4: Trees, Woodlands and Hedgerows</u></p> <p><u>Policy EE5: Landscape Character and Value</u></p> <p><u>Policy EE7: The Chilterns Area of Outstanding Natural Beauty</u></p> <p><u>Policy EE8: Greensand Ridge Nature Improvement Area</u></p> <p><u>Policy EE9: Forest of Marston Vale</u></p> <p><u>Policy EE10: The Bedford & Milton Keynes Waterway Park</u></p> <p><u>Policy EE11: The River and Waterway Network</u></p> <p><u>Policy EE12: Public Rights of Way</u></p> <p><u>Policy EE13: Outdoor Sport, Leisure and Open Space</u></p> <p><u>Policy EE14: Minerals and Waste Restoration</u></p> <p><u>Policy CC1: Climate Change and Sustainability</u></p> <p><u>Policy CC2: Sustainable Energy Development</u></p> <p><u>Policy CC3: Flood Risk Management</u></p> <p><u>Policy CC4: Development Close to Watercourses</u></p> <p><u>Policy CC5: Sustainable Drainage</u></p> <p><u>Policy CC6: Water Supply and Sewerage Infrastructure</u></p> <p><u>Policy CC7: Water Quality</u></p> <p><u>Policy CC8: Pollution and Land Instability</u></p> <p><u>Policy HQ1: High Quality Development</u></p> <p><u>Policy HQ2: Developer Contributions</u></p> <p><u>Policy HQ3: Provision for Social and Community Infrastructure</u></p> <p><u>Policy HQ4: Indoor Sport and Leisure Facilities</u></p> <p><u>Policy HQ5: Broadband and Telecommunications Infrastructure</u></p> <p><u>Policy HQ7: Public Art</u></p> <p><u>Policy HQ8: Back-land Development</u></p> <p><u>Policy HQ9: Larger Sites, Development Briefs and Design Codes</u></p> <p><u>Policy HQ10: Small Open Spaces within Towns and Villages</u></p> <p><u>Policy HQ11: Modern Methods of Construction</u></p> <p><u>Policy HE1: Archaeology and Scheduled Monuments</u></p> <p><u>Policy HE2: Historic Parks and Gardens</u></p> <p><u>Policy HE3: Listed Buildings, Conservation Areas and Built Heritage</u></p> <p><u>Policy DC1: Re-use of Buildings in the Countryside</u></p> <p><u>Policy DC2: Replacement Dwellings in the Countryside</u></p> <p><u>Policy DC3: Rural Workers Dwellings</u></p> <p><u>Policy DC4: Equestrian Development</u></p> <p><u>Policy DC5: Agricultural Land</u></p>
---	---

KEY

Policy references annotated in square brackets



Central Bedfordshire Local Plan
Policies Map
Published: July 2021

	Unitary Authority Boundary		Chilterns Area of Outstanding Natural Beauty [EE7]
	Area outside Central Bedfordshire		Forest of Marston Vale [EE8]
	Inset Boundary		Greensand Ridge Nature Improvement Area [EE9]
	SA1 Strategic Housing & Mixed Use Allocations [SA1-4]		Bedford - Milton Keynes Waterway [EE10]
	SE1 Strategic Employment Allocations [SE1-3]		Outdoor Sport, Leisure & Open Space Sites [EE13] <small>Sites subject to annual review. For updates refer to www.centralbedfordshire.gov.uk</small>
	SC1 Strategic Commitment [SC1]		Flood Plain [CC3] <small>Source: Environment Agency Indicative Flood Plain maps 2008 (Probability of Flooding 0.1-1.0%) - www.environment-agency.gov.uk</small>
	HAS1 Small & Medium Housing Allocations [HAS1-52]		Scheduled Monuments [HE1] <small>Source: Historic England - www.historicengland.org.uk</small>
	CG1 Important Countryside Gaps [SP5]		Historic Parks & Gardens [HE2] <small>Source: Historic England - www.historicengland.org.uk</small>
	Settlement Envelopes [SP7]		Conservation Areas [HE3]
	SP7 Settlements that are inset from the Green Belt [SP7]	<i>Saved Local Development Framework (North) Policies:</i>	
	EMP1 Portfolio of Employment Sites [EMP1]		EA1 Employment Allocations [EA]
	EMP2 Employment sites considered favourably for alternative use [EMP2]		HA1 Housing Allocations [HA]
	EMP5 Significant Facilities in the Countryside & Green Belt [EMP5]		MA1 Mixed Use Allocations [MA]
	Town Centre Boundaries [R1/R3]	<i>Saved Local Plan (North) Policies:</i>	
	Primary Shopping Areas [R1]		EMP4(1) Employment Allocations [EMP4]
	County Wildlife Sites [EE3] <small>Source: Biodiversity Recording & Monitoring Centre</small>		EMP12 Cranfield Airfield [EMP12]
	Local Geological Sites [EE3]		HO8(1) Housing Allocations [HO8]
	LNR Local Nature Reserves [EE3] <small>Source: Natural England - www.gov.uk/government/organisations/natural-england</small>	<i>Saved Local Plan (South) Policies:</i>	
	NNR National Nature Reserves [EE3] <small>Source: Natural England - www.gov.uk/government/organisations/natural-england</small>		H1(1) Housing Allocations [H1]
	Sites of Special Scientific Interest [EE3] <small>Source: Natural England - www.gov.uk/government/organisations/natural-england</small>		R2 Open Space Proposal [R2-9]
	Ancient Woodland [EE4] <small>Source: Natural England - www.gov.uk/government/organisations/natural-england</small>	<i>National Policies:</i>	
			Green Belt & Green Belt Boundary

Urban Design Criteria	Explanation/ Expectation
Continuity and enclosure – The definition of streets and enclosure of open spaces	Streets and open spaces should be defined and enclosed by building frontages to create well defined public realm. Continuity and enclosure along streets should help to hold space and create views, vistas and improve legibility. (This does not necessarily mean continuous blocks of buildings or very hard street edges are necessary)
Townscape value – Buildings, blocks, streets and squares create the urban form	Buildings should combine together (new and existing) to create street patterns, open spaces, landmarks, vistas and gateways which develop legibility and ease of understanding of the urban environment. (The best traditional historic towns create distinct legible and valued townscapes)
Fronts and backs – Fronts of buildings overlooking the public realm	Fronts of buildings should overlook the public realm and other built frontages. Backs of buildings should adjoin other backs and should not edge the public realm. (Fronts of buildings are vital to generate natural surveillance for the public realm.)
Public and private areas – Clearly delineated and designed	Public spaces should be well defined and clearly delineated from private areas in a development to ensure public areas are well used and private areas are securely designed. (This does not mean creating gated communities)
Urban Design Criteria	Explanation/ Expectation
Plan form and site coverage – efficient layout where development capacity of the site is balanced with amenity and site issues	The layout of development should be efficient and responded appropriately to the potential capacity of the site creating development which is appropriately intense and urban for its context. Retained buildings should be well integrated into the layout where necessary. (Overdevelopment and underdevelopment are often key weaknesses in the layout of development. Whilst this is as much about height, the layout is also fundamental.)
Height and Massing of scheme - considering opportunities for mixed development across different storey heights.	The design should develop opportunities for mixed use development where appropriate within a development across different storeys to make an efficient and effective use of the site. This should include where appropriate activity generating ground floor uses as well as economically active upper floor uses. Good neighbourliness between different uses will be important. (The height and massing of development can help create more efficient layouts and the mixing of uses within developments across the ground floor, but also upper floors can help to generate value added.)

Inclusion of streetscape and public realm – which will be important in locations where open spaces can add value	<p>Development should provide new streets and open spaces where these would be of value to the wider townscape and where these could assist in generating new routes and destinations.</p> <p>(In some cases, an optimum design might not be filling the whole site with development. Open space can add another dimension to a development and provide a stronger sense of place. In residential schemes this can provide local amenity. In mixed use schemes this can provide outdoor rooms.)</p>
Innovation in the design and layout of the development – responding to the challenges of the site through creative design	<p>Innovative and bespoke design and architecture should maximise the development of the site in relation to site constraints and design challenges.</p> <p>(Design challenges often include access, topography, nearby buildings, nearby or new uses, parking or service requirements.)</p>
Urban Design Criteria	Explanation/ Expectation
Identity, character and response to context – through the external appearance of new buildings	<p>New development should have a strong identity and be well integrated within an existing context in terms of any prevailing character, through design and materials.</p> <p>(This does not mean new buildings should copy old buildings. New buildings and contemporary design can work well alongside historic development providing the design and quality is high.)</p>
Design language/Architecture - The design vision for the scheme	<p>New development should be based on a clear vision and create a strong and deliberate design response through its architecture and 'elevation' treatments.</p> <p>(Without wishing to prescribe the style or look of the building/development it is important that a clear designed philosophy underpins the design language of the scheme and that this should be well justified in relation to both context and the design aspirations of the scheme.)</p>
Scale and proportion – articulation of the building facades	<p>Building and development should be well scaled and well-proportioned in themselves and in terms of nearby buildings, but also in terms of the public realm where creating a human scale and strong relationship with the public realm will be important.</p> <p>(The scale and proportions of buildings can create unity, variety and harmony along the street both in terms of architecture but also in terms of the streetscape.)</p>
Materials and detailing – the quality and finish of the scheme (buildings/public realm)	<p>Building and construction materials should be fit for purpose, locally relevant and/or based on a clear design vision for the scheme. Detailing should be related to the design/architecture of the scheme and be well finished.</p> <p>(The use of materials and thorough detailing are vital for success.)</p>

Draft

NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council

Minute Ref

Wed 4 May 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

C 21/04809/REG Approved
District COMMENT Regulation 3 - Granted

Land off Fordfield Road

Local COMMENT FTC - OBJECT to the application based on the following;

1. Unnecessary use of greenbelt land - as the land is good farming land and may lead to development creep for housing.
2. Location not appropriate - Close to old peoples homes / care facilities and a hospital site designated for future development to a health hub.
3. Road junction is dangerous for access - Visibility and access arrangements on a small road not acceptable and requires a major upgrade of the road given current use, and potential further use in the future with known developments in Marston Moretaine and the increase in traffic.
4. Implications for worsening traffic congestion through Flitwick at peak times and motorway diversion route
5. The proposed design of the building - Building has a lot of traditional methods of construction. The building could have less of a visual impact by using green technology (Sedum roofs and impact from screening that would not spoil the countryside view from the surrounding area (Countryside and train etc.)
6. Carbon footprint of the building - Given COP26 and the agreements to reduce the use of Fossil fuels this scheme has not looked at alternatives to gas fired cremation, (using electric, water, Nitrogen methods) all have less emissions. The use of fossil fuels goes against CBC own Sustainability Policy, thereby requiring evidence that the carbon footprint is in line with the sustainability targets with evidence of how it would be offset.
7. Lack of consultation - In the documentation it states that consultation has taken place with parish and town councils. This was done at a very basic level in the first application before it was withdrawn for planning. Since then no consultation has taken place on the new planning application/proposal.
8. No consideration of sites in the west of CBC - alternatives should be considered - no alternative sites reviewed in the west of the County, Position, Access etc.
9. CBC have only considered land in ownership by CBC - need to consider other sites - Industrial land between Ampthill and Bedford for example that is not close to villages etc.
10. Contrary to CBC's own policies including sustainability and use of farming and agricultural land.

It was RECOMMENDED to appoint a Planning Consultant to assist with the Council's objection to the application. Members agreed expenditure up to £5,000 from 601/4506 (Professional Fees).

NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council

Minute Ref

Wed 4 May 2022

District Ref

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

Page No : 2

GRANTED PLANNING PERMISSIONS

E 21/05417/FUL	Approved	24 Trafalgar Drive
E 22/00129/FUL	Approved	Frogmore
E 22/00596/FUL	Approved	1 Wellington Close
E 22/00658/FUL	Approved	9 & 11 Townfield Road
E 22/00667/FUL	Approved	18 Ampthill Road
E 22/00840/FUL	Approved	79 Ampthill Road
E 22/00854/FUL	Approved	49 Ampthill Road

REFUSED PLANNING PERMISSIONS

C 22/00693/FUL	Refused	47 Station Road
District COMMENT CBC - Refused		Local COMMENT FTC - Support
1) The proposed development, by reason of its scale, footprint, height, depth along boundaries and appearance, will appear out of keeping with the residential character of the area and disproportionate to the scale of the existing dwellinghouse, and will result in an unacceptable overbearing impact on adjoining occupiers. The proposed development does not therefore represent high quality development appropriate to the setting and is contrary to policy HQ1 of the Central Bedfordshire Local Plan (2021), section 12 of the National Planning Policy Framework (2021) and the Central Bedfordshire Council Design Guide (2014).		