



**FLITWICK TOWN COUNCIL**  
**Minutes of the Flitwick Town Council meeting held on**  
**Tuesday 16<sup>th</sup> September 2025 at the Rufus Centre at 7:45pm**

Present:

Cllr J Roberts (Chairman)  
Cllr I Blazeby  
Cllr A Crawford  
Cllr R Wilsmore  
Cllr F Patterson  
Cllr L Bandy  
Cllr H Hodges  
Cllr T Harald  
Cllr M Platt  
Cllr D Toinko  
Cllr L Hart

Also present:

Cllr I Adams – Central Beds Council (CBC) Ward Member  
Stacie Lockey – Town Clerk & Chief Executive  
Stephanie Stanley – Deputy Town Clerk & RFO  
0 Members of the public

**5877. APOLOGIES FOR ABSENCE**

It was **resolved** to accept apologies for absence from Cllr Parsons and Cllr Snape (work) and Cllr Earles (holiday).

**5878. DECLARATIONS OF INTEREST**

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

- (a) Disclosable Pecuniary interests in any agenda item – none.
- (b) Non-Pecuniary interests in any agenda item – none.

**5879. Co-Option**

It was **resolved** to co-opt Leigh Hart into the Office of Councillor.

Cllr Hart read aloud her Declaration of Acceptance of Office.

**5880. TOWN MAYOR'S ANNOUNCEMENTS**

The Town Mayor welcomed Cllr Hart to the Council.

Since the previous meeting, the Town Mayor had visited Newport Pagnell for their 40<sup>th</sup> anniversary event and given a talk to the Mid Beds Widows Group.

The Deputy Town Mayor, Cllr Platt, had attended a presentation event at The Swan, organised by the Royal British Legion, to thank the Landlady for her support and decorations for Remembrance.

**5881. Leader Update**

No update.

**5882. REPORTS FROM WARD MEMBERS**

Cllr Adams provided the following update on the appeal for the Steppingley Road field planning application:

- The appeal was in the form of an enquiry.
- There was no start date yet – the Inspectorate would decide this.
- Regulation 6 allowed interested parties, like the Town Council and Ward Members, to provide written statements to respond.
- All residents could respond via the portal.
- CBC still needed to decide what it was doing in terms of defending the appeal. This would be an Officer decision in consultation with the Leader and Chairman of the Development Management Committee (Cllr Mackey), although this responsibility could move to Cllr Whittaker.
- After they receive the Barrister's opinion, CBC would decide if the appeal should be defended. Cllr Adams had written to outline his position that he believed the appeal should be upheld, given the value of the land and the residents' level of interest against the development.
- Cllr Adams believed it was appropriate for the Town Council to lobby elected Members on this to support defending the appeal.
- Members were informed that the process was expensive and, therefore, CBC might decide not to defend the appeal; however, there was still a significant public interest in the site.
- Cllr Adams would continue to keep the Town Council informed, and he stated that Flitwick Local Action Group would advise on updates via social media.

**Questions**

Cllr Harald asked if there was a basis for the appeal. Cllr Adams explained that there were three grounds:

1. Transport concerns - particularly the level of traffic at the Tesco roundabout
2. The impact on Flitwick Wood and the lack of mitigation for this
3. The impact on the open countryside in the area

These three aspects were the only points that the Inspectorate would consider. The Action Group had surveyed Flitwick Wood, and black wire strips were on Windmill Road, Steppingley Road and near the French Horn for this reason. Information from these would inform the case to defend the appeal.

Cllr Wilsmore asked if Cllr Adams knew what the Action Group were planning to do if CBC decided not to uphold the appeal. Members were advised that the Group would pursue this, and so would Cllr Adams, if that happened; however, it would be a disadvantage if CBC did not defend the appeal. Cllr Adams was encouraging his colleagues to ask CBC Officers to defend it.

The Chairman asked about the Universal Studios development's impact on Flitwick, particularly for parking in the town to get the train. He commented that although it was

early, the Council needed to start thinking about its position on this. The Chairman asked how much the fare would be.

Cllr Adams advised that the parking charge would be £35 as stated in the documents. There would be a free shuttle bus from Wixams to the entry gate, and therefore, residents of Wixams were concerned. There was less parking planned at Wixams than at Flitwick Station. Cllr Adams stated that the Chairman was correct to flag this issue as Universal Studios should have included matters like this in their Impact Statement. The A421 was currently the only road flagged as an area of concern. Cllr Adams commented that most Members were in support of the proposal; however, thought was required on the fact that nearby towns should not need to pay for the impact of it. Universal Studios was required to mitigate these issues or pay for the cost of it, in particular for the effect at Junction 13 of the M1.

Cllr Hodges commented that some Planning Officers from CBC had spoken to members of the Planning Improvement Working Group, and they had advised that the Government were looking to fund Junction 13 improvements.

Cllr Hodges stated that the influx of development with Steppingley Field (if this went ahead), Universal Studios and the planned housing for Marston Moretaine, would make it difficult to move in the area. He commented that the Universal Studios application could make the Steppingley Field proposal seem comparatively insignificant due to the size difference, and due to this, the Town Council needed to think about its position carefully.

Cllr Adams clarified that interested parties did not need to appoint a Kings Council so that costs could be kept down.

Cllr Hart questioned whether the applicant for Steppingley Field had been dishonest in their approach, as the Environmental Survey was in fact a Soil Survey, and the day that this was done was so warm that all the dogs would have been inside. Cllr Hart asked if there was any recourse for situations like this.

Cllr Adams explained that the Town Council was entitled to include this in their statement and highlighted that pushing on technical issues was sometimes preferred in cases like these because it was direct evidence. Cllr Hart commented that GDPR had not been followed appropriately.

Cllr Adams had asked CBC about the Environmental Dig and he was informed that they were asked to do this during the consultation stage but CBC had chosen to do this early. Cllr Hart stated that the Town Council would have to prove this was outside the bounds of the Archaeological Study.

Cllr Adams left the meeting at 20:08.

**5882. PUBLIC OPEN SESSION**

No items.

**5884. INVITED SPEAKER**

No items.

**5885. MEMBERS QUESTIONS**

Cllr Hodges commented that the next Patient Participation Group meeting was next week and if Members had any points to raise about Flitwick Surgery, to forward these to him

before 23<sup>rd</sup> September. The Chairman advised that he would send some feedback and relevant information from the Widows Group.

**5886. MINUTES AND RECOMMENDATIONS OF MEETINGS**

- a. For Members to approve the minutes of the Town Council Meeting held, on **Tuesday 19th August 2025**, this meeting was held at the Rufus Centre.

It was **resolved** to accept the minutes of the Town Council meeting held on Tuesday, 19th August 2025, as an accurate record of the meeting with one amendment: add that the Deputy Town Mayor had attended VJ Day Celebrations and the Flitwick Car Show event as part of his civic engagements that month.

- b. For Members to receive and consider the resolutions and recommendations of the Community Services Committee meeting, held on **Tuesday 5<sup>th</sup> August 2025**, this meeting was held at The Rufus Centre.

The resolutions and recommendations of the Community Services Committee meeting held on Tuesday 5<sup>th</sup> August 2025 at the Rufus Centre were noted.

- c. For Members to receive and consider the resolutions and recommendations of the Business Improvement & Development Board meeting, held on **Tuesday 11<sup>th</sup> September 2025**, this meeting was held at the Rufus Centre.

It was **resolved** to accept the BIDB recommendation to refurbish Room 21 and allocate £6,444.42 from the Ops Reserve.

**5887. MATTERS ARISING**

- a. Minutes of the Town Council Meeting held on **Tuesday 19<sup>th</sup> August 2025**.

Cllr Hodges noted that Jim Snook, the organiser of Flitwick Car Show, had attended the meeting online, and he asked if there was a particular reason that he was there. The points that Cllr Hodges had previously raised about community safety for future events had been discussed. The Town Clerk advised that Jim Snook had attended the latest Community Services Committee meeting in person, and the Committee had approved the event for 2026 on the agreement that the safety issues raised would be implemented.

- b. Members to receive any updates from Officers

No items.

**5888. OUTSIDE BODIES**

No items.

**5889. ITEMS FOR CONSIDERATION**

- a. [Consultation : Defining the High Street Areas for High Street Rental Auctions \(HSRAs\)](#)

Members were asked to consider responding to the Central Bedfordshire Council consultation to define high street areas for rental auction powers.

Cllr Blazeby commented that some areas in the town centre had not been included in the map, for example, D&G Shorts, the garages beside the train line and Flitwick Motorcycles. He asked why the denoted area did not include these commercial retail spaces.

The Chairman asked for the area to be clarified and requested information about why the additional businesses mentioned were not included in the consultation. The Town Clerk would action this and report back.

*Action: Town Clerk*

**5890. ITEMS FOR INFORMATION**

**a. Finance Reports**

Members are asked to note the following finance reports:

- i) Balance Sheet – noted.
- ii) Projects Fund – noted.

**5891. PUBLIC OPEN SESSION**

No items.

**5892. 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.

**a. Confidential Report** – noted.

**b. 3 Station Road** – noted.

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.

The meeting closed at 20:22.