

KEMPSTON TOWN COUNCIL

Council Offices
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Thursday 3 October 2019

To: Members of the Council

You are hereby summoned to attend a meeting of the Planning Committee of Kempston Town Council at 6.30pm in the Council Chamber on Tuesday 8 October 2019 for the purpose of transacting the following business:



C A Urwin

Clerk to the Council

AGENDA

The reading of the Fire precautions (on the inside of the cover page) by those present should be carried out prior to the commencement of the business.

- 1. To receive any apologies for absence.**
- 2. To confirm the Minutes of the meeting held on 10 September 2019, as Appendix A (see pages 2 – 4)**
- 3. Disclosures of interest in items on the agenda.**

Members are reminded that they must disclose both the existence and the nature of any personal and/or prejudicial interest that they have in any matter to be considered at this meeting in accordance with the Council's Code of Conduct.

Standard Minute: 'That consideration of responses to Borough Council consultations on planning applications, is on the basis that any members of the Town Council who will or may determine the application at Borough Council level, express their views on a preliminary basis, and without prejudice to fully considering the reports and all other material considerations when the matter is determined by the Local Planning Authority.'

- 4. Planning Results** as Appendix B (see pages 5 - 6)
- 5. Planning Applications** as Appendix C (see page 7)
- 6. Late Planning Applications** – to review any late planning applications from Bedford Borough Council which otherwise could not be commented upon.
- 7. Date of next Meeting** – The next meeting will take place on 12 November 2019 in the Council Chamber, 104 Bedford Road, Kempston at 6.30pm, or as the Committee decides.

APPENDIX A

KEMPSTON TOWN COUNCIL

Minutes of a meeting of the Planning Committee held in the Council Chamber, 104 Bedford Road, Kempston on Tuesday 10 September 2019 commencing at 6.30pm

Present:

Councillor Blacklaws
Councillor Bowman
Councillor Burley
Councillor T Conway
Councillor Masud
Councillor Nawaz
Mrs C Urwin – Town Clerk

51.19 To Receive Apologies for Absence

Apologies for absence were received from Cllr Oliver.

52.19 Minutes

The minutes of the meeting held 13 August 2019 were confirmed and signed as a correct and accurate record.

53.19 Disclosure of Members Interests

None disclosed.

Standard Minute That consideration of responses to Bedford Borough Council consultations on planning applications, is on the basis that any members of the Town Council who will or may determine the application at Borough Council level, express their views on a preliminary basis, and without prejudice to fully considering the reports and all other material considerations when the matter is determined by the Local Planning Authority was read by those present.

54.19 Planning Results were noted as follows: -

		<u>KTC</u>	<u>BBC</u>
1.	19/00932/FUL – 2 Wyatt Road, Kempston, Bedford MK42 7EH. Demolition of existing rear extension and external alterations to existing dwelling. Erection of new dwelling to side.	Support. No comment.	Permission refused – cramped & overdeveloped form of development with inadequate rear gardens & a frontage dominated by car parking which would be harmful to visual amenity; detrimental impact on Nos 75 & 75A High Street due to loss of light & overbearing impacts on

			their rear amenity area.
2.	19/01143/FUL – Unit A Interchange Park, Race Meadows Way, Kempston, Bedford. Replacement sprinkler tank and associated works.	Support. No comment.	Permission granted.
3.	19/01012/FUL – 43 Foster Road, Kempston, Bedford MK42 8BT. Loft conversion with rear dormer, single storey side/rear extension and garage conversion.	Support. No comment.	Permission granted.
4.	19/01453/FUL – 8 Durler Avenue, Kempston, Bedford MK42 7DG. Single storey rear extension.	Support. No comment.	Permission granted.
5.	19/01617/HPN – 56 King Street, Kempston, Bedford MK42 8BN. Single storey rear extension. Prior notification for single storey rear extension(s) between 3 and 6 metres depth. This is not a planning application because it relates to development that is permitted by Government Regulation. (No papers)		Confirmed Prior Approval Not Required
6.	19/01462/TPO – 12 Fearnley Crescent, Kempston, Bedford MK42 8NL. T4 – Oak. Remove deadwood and 8m crown lift.	Refer to Arboriculturalist	Consent Granted
7.	19/01816/TELLN – 385-387 Bedford Road, Kempston, Bedford MK42 8PX. Installation of fixed line broadband electronic communications apparatus. (No papers)		This is a notification only to the Local Authority who has no determining powers.
8.	19/01618/HPN – 3 Butler Way, Kempston, Bedford MK42 8TR. Single storey rear extension. Prior notification for single storey rear extension(s) between 3 and 6 metres depth. This is not a planning application because it relates to development that is permitted by Government Regulation. (No papers)		Confirmed Prior Approval Not Required
9.	19/01553/LDP – 30 Gilbert Close, Kempston, Bedford MK42 8RN. Proposed garage conversion. Certificate to confirm details submitted do not require planning permission. (No papers)		Confirmed Do Not Require Planning Permission.

55.19 Planning Applications

		KTC
1.	19/01810/FUL – 37 The Silver Birches, Kempston, Bedford MK42 7TP. Garage conversion with external alterations and extended driveway/hardstanding.	No objection
2.	19/01817/TPO – Chibnall Close, Kempston, Bedford. Oak – T15 Crown lift secondary branches only to max height of 1.5m.	No objection
3.	19/01823/FUL – 9 Gilbert Close, Kempston, Bedford MK42 8RN. Demolition of existing utility room and porch and erection of two storey side and rear extension and new porch.	Objection Overdevelopment and lack of parking
4.	19/01871/FUL – 10 Harris Close, Kempston, Bedford MK42 8HT. Single storey front extension to form garage.	Objection Overdevelopment
5.	19/01876/FUL – 31 Highfield Road, Kempston, Bedford MK42 7JH. First floor side extension with carport under and loft conversion with rear dormer.	No objection
6.	19/01781/MAF – Finsbury Designs, Stuart Road, Kempston, Bedford MK42 8HS. Hybrid application comprising a detailed application for extensions, change of use of existing buildings and new development to create 12 apartments, including associated parking, bin store and cycle parking and Outline application with all matters reserved except access for the erection of 1 three bedroom dormer bungalow.	Objection Overdevelopment. Restricted access including for emergency vehicles, not enough parking, not enough cycle spaces and bin stores. Also issue with tree removal.
7.	18/01738/MAF – Land adjacent to 64 Chantry Avenue, Kempston, Bedford. Demolition of existing buildings and redevelopment to provide 47 residential dwellings and associated works. Amended/Additional Plans.	Objection overdevelopment

56.19 Date of Next Meeting

The next meeting of the Planning Committee will be held on 8 October 2019 at 6.30pm.

The meeting closed at 7.32pm.

APPENDIX B

Planning Results:-

		<u>KTC</u>	<u>BBC</u>
1.	19/01085/FUL – 5 The Larches, Kempston, Bedford MK42 7LP. Two storey front extension with dormer to side, single storey rear/side extension and garage conversion.	Objection – loss of parking; overdevelopment.	Permission granted – the area of extension is relatively modest & not have detrimental impact on character of area; an amended plan received to show with two new parking spaces at front of property on existing area of grass.
2.	19/01220/FUL – Land between 1 and 3 King William Road, Kempston, Bedford. Demolition of existing garages and erection of new dwelling.	Concerned about loss of parking.	Permission granted – the designer can verify dimensional requirements for the length of the driveway, residual frontage could allow for additional on street car parking.
3.	19/01384/FUL – 11 King William Close, Kempston, Bedford MK42 7BA. Single storey side extension and erection of log cabin in rear garden.	Support side extension but have concerns about overbearing nature of log cabin and close proximity to No 17.	Permission granted – design & form of extension & log cabin is considered to be in keeping with the dwelling & not harmful to neighbour amenity.
4.	19/01392/FUL – Interchange Retail Park, Race Meadows Way, Kempston, Bedford MK42 7AZ. New and replacement lighting to highway and access.	Support. No comment.	Permission granted.
5.	19/01494/FUL – Mill House, Riverview Way, Kempston, Bedford MK42 7BB. Replacement of existing conservatory with single storey orangery extension with roof lights.	Support. No comment.	Permission granted.
6.	19/01538/FUL – Unit B and C Ronald Close, Kempston, Bedford MK42 7SH. Erection of steel framed warehouse building.	Support. No comment.	Permission granted.
7.	19/01550/FUL – 47 Chantry Road, Kempston, Bedford MK42 7QU. Proposed single storey rear extension and extension to existing outbuilding to form self contained annexe.	Support.	Permission granted.
8.	19/01592/S73A - 54C Bedford Road, Kempston, Bedford MK42 8BA. Alteration to flat with additional side window. (Development already carried out).	Support.	Permission granted.

9.	19/01607/S73 – 273 Bedford Road, Kempston, Bedford MK42 8QD (King Street Surgery). 14/01680 - Application to vary condition 1 to allow for extension of time for siting of temporary building (09/1552/S73 – Application to vary condition 1 to allow for extension of time for siting of temporary building.)	Support variation as it would seriously affect health care to residents of Kempston if it was not approved.	Permission granted.
10.	19/01627/FUL – 5 Manley Way, Kempston, Bedford MK42 7FU. Loft conversion with pitched roof dormers to front and roof lights to rear.	Support.	Permission granted.
11.	19/01669/FUL – 28 Hartwell Drive, Kempston, Bedford MK42 8UY. Demolition of existing conservatory and erection of single storey rear extension.	Objection – overdevelopment.	Permission granted – considered to be of suitable scale, reflective of the original dwelling & neighbouring properties: in keeping with character of area & not have adverse impact on amenity of neighbouring properties.
12.	19/01665/TCA – 9A Church Walk, Kempston, Bedford MK42 7BL. T1 Conifer – Fell to ground level. (No papers)		Determined not to make a Tree Preservation Order.
13.	18/02740/COU – 80 College Street, Kempston, Bedford MK42 8LU. Change of use from Use Class B1 'Light Industrial' to Use Class D2 'Assembly and Leisure' to allow continued use of building as gym.	No objection but concerned that noise restrictions should be adhered to as near residential area 13/11/18	Temporary Permission granted expiring on 25/02/20. Appeal made to Secretary of State - APP/K0235/W/19/3233873

APPENDIX C

Planning Applications:-

1.	19/1951/FUL – Land Adjacent to 5 Huntingdon Road, Kempston, Bedford MK42 7EX. Demolition of the existing garage and erection of a 3 bed detached house with associated external works and new car parking space to the front of the existing house.
2.	19/01977/FUL – 64 Laurel Walk, Kempston, Bedford MK42 7NT. One and two storey side extension and porch to rear.
3.	19/02026/FUL – 21 Butler Way, Kempston, Bedford MK42 8TR. Two storey rear and side extension and the addition of a porch. Boundary treatments and new driveway surfacing.
4.	19/02069/FUL – 45 Hill Rise, Kempston, Bedford MK42 7DN. Single storey side and rear extension.
5.	19/02065/FUL – 24 Harter Road, Kempston, Bedford MK42 7EY. First floor rear extension and single storey side extension.
6.	19/01940/LBC – Kempston Manor, Manor Drive, Kempston, Bedford. Replacement front entrance door.
7.	19/01799/FUL – 15A White Lodge Close, Kempston, Bedford MK42 7ED. Single storey side extension.