

KEMPSTON TOWN COUNCIL

Council Offices
104 Bedford Road
Kempston
Bedford MK42 8BG
Tel: 851005
Email: clerk@kempston-tc.gov.uk

Thursday 3 September 2020

To: Members of the Council

You are hereby summoned to attend a virtual meeting of the Planning Committee of Kempston Town Council at 6.30pm on Tuesday 8 September 2020 for the purpose of transacting the following business:



C A Urwin

Clerk to the Council

AGENDA

1. **To receive any apologies for absence.**
2. **To confirm the Minutes of the meeting held on 10 March 2020**, 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 13 October 2020 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 March 2020 commencing at 6.30pm

Present:

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

13.20 To Receive Apologies for Absence

An apology for absence was received from Cllr Bowman.

14.20 Minutes

The minutes of the meeting held 11 February 2020 were confirmed and signed as a correct and accurate record.

15.20 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.

16.20 Planning Results were noted as follows:-

		<u>KTC</u>	<u>BBC</u>
1.	19/01139/FUL – 92 The Silver Birches, Kempston, Bedford MK42 7TT. Single storey rear/side extension.	Support. No comment	Permission granted
2.	19/01429/FUL – 76-78 High Street, Kempston, Bedford MK42 7AR (Pledgers). Proposed development involving the conversion of the existing building at 76 & 78 High Street to create 3 self-contained apartments and erection of 3 dwellings to the rear of the existing building, including landscaping	Suggest a site visit for Borough cllrs. Objection – concerns with loss of light to 23a and 23b Greenview Close. Concerns with regards to access and egress to the site.	Proposed design, scale, layout and massing of the proposed development are harmful to the character of the area, Kempston Conservation Area, amenity of future and nearby residential occupiers and

	and ancillary works.	Note the archaeology report. Loss of privacy.	highway safety, access and parking.
3.	19/02485/FUL – 83 Elstow Road, Kempston, Bedford MK42 8HH. Two storey side/rear extension.	No objection	Permission granted
4.	20/00048/FUL – 13 Hartwell Drive, Kempston, Bedford MK42 8US. Single storey rear extension.	No objection	Permission granted
5.	20/00187/FUL – 328 Bedford Road, Kempston, Bedford MK42 8PS. Demolition of prefabricated garage and existing rear single storey extension and erection of a two storey and single storey rear extension.	No objection	Permission granted
6.	20/00312/LDP – 54 Durler Avenue, Kempston, Bedford MK42 7DH. Certificate to confirm details submitted do not require planning permission. (Loft conversion with side hip to gable, rear dormer and rooflights to front roofslope). No papers.		Certificate Approved

17.20 Planning Applications

		KTC
1.	20/00113/FUL – Carwash Dallas Road, Kempston, Bedford MK42 9EJ. Erection of 8 dwellings and all ancillary works, following demolition of existing structures.	Not enough parking
2.	20/00278/MAF- Bedfordshire Police Headquarters Woburn Road Kempston Bedford Bedfordshire MK43 9AX. Erection of a permanent custody suite (sui generis) building with ancillary office space, alterations to internal vehicular circulation and car parking and creation of new vehicular access onto Woburn Road, plus ancillary infrastructure and hard and soft landscaping.	No objection
3.	20/00382/FUL – 9 Gilbert Close, Kempston, Bedford MK42 8RN. Single storey rear extension.	No objection
4.	20/00378/FUL – 58 Durler Avenue, Kempston, Bedford MK42 7DH. Single storey side and rear extension and replacement of existing garage roof.	No objection
5.	20/00439/FUL – 37 Springfield Avenue, Kempston, Bedford MK42 8JB. Single storey rear/side extension.	No objection
6.	20/00432/FUL – 31 Beatrice Street, Kempston, Bedford MK42 8AF. Erection of single and two storey rear/side extension.	No objection
7.	20/00417/S73A – 48 St Johns Street, Kempston, Bedford MK42 8ES. Conversion of a dwelling house into 2 flats (development already carried out).	Objection Overdevelopment and no parking
8.	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 build development to create 12 apartments, including associated parking, bin store and cycle parking and Outline	Objection Overdevelopment, restricted access including for emergency vehicles, not enough

	application with all matters reserved except access for the erection of 1 three bedroom dormer bungalow. Amended/Additional Plans.	parking, not enough cycle spaces and bin stores
9.	20/00453/DC3 – Land Between Ampthill Road and Elstow Road, Elstow Bypass, Elstow. Erection of a new foot/cyclebridge to the west of existing railway underbridge on the A6 Ampthill Road. Bedford Borough Council request comments from Kempston Town Council as it is adjoining the parish.	No objection
10.	20/00522/FUL – 16 Ryswick Road, Kempston, Bedford MK42 8SN. Single storey front/side extension	No objection
11.	20/00525/FUL – 6 Fowler Close, Kempston, Bedford MK42 8RJ. Erection of a single storey rear extension and internal ground floor reconfiguration	No objection

18.20 Date of Next Meeting

The next meeting of the Planning Committee will be held on 14 April 2020 at 6.30pm.

The meeting closed at 7.16pm.

APPENDIX B

Planning Results:-

		<u>KTC</u>	<u>BBC</u>
1.	20/01477/FUL – Land adjacent to Units A, B, C And D Postley Road Kempston Bedfordshire. Construction and operation of a 6MW (3 x 2MW) Flexible Energy Facility and associated equipment.	No objection	Application withdrawn
2.	18/02113/MDC3 – Land Adj Balliol Lower School, Balliol Road, Kempston, Bedford. Development of land to provide 13 dwellings and associated works. Amended/Additional Plans.	No objection in using the land for housing but have concerns about the design of the blocks of flats which seem out of character with the rest of the area.	Permission granted subject to a Planning Obligation and CIL
3.	20/01224/FUL – 41 Park Road, Kempston, Bedford MK42 8NY. One and two storey rear/side extension.	No meeting held due to coronavirus – no comments made	Permission refused - Would result in an enclosing, overshadowing and overbearing impact on No. 39; incongruous & out of place.
4.	20/01266/TPO – 152 Spring Road, Kempston, Bedford MK42 8NB. Removal of Horse Chestnut.	Refer to Arboricultural Officer – is there no replacement plan?	Consent granted
5.	20/01270/TPO – 152 Spring Road, Kempston, Bedford MK42 8NB. 2 x Pines – Thin out canopy of both trees by 20-30% to reduce ‘sail’ effect due to historic crown lifting leaving the trees top heavy.	Refer to Arboricultural Officer	Consent granted
6.	20/01290/FUL – 47 Deacon Avenue, Kempston, Bedford MK42 7DU. One and two storey front, side and rear extension.	Objection – overdevelopment; reduced parking; no access to rear; out of character; possible loss of privacy for neighbours	Permission refused – proposed extensions are not of highest design quality, respect the local context or enhance character of area; reduces gap between detached dwellings; impact on light & overbearing to neighbours.
7.	20/01338/FUL – 5 Beatrice Street, Kempston, Bedford MK42 8AF. Subdivision of existing dwelling to form 2 one bedroom flats (revised scheme).	Have parking issues been considered?	Permission granted

8.	20/01350/TPO – 4 Diemer Croft, Kempston, Bedford MK42 7LY. White Willow (T8): Pollard three willows with a maximum height reduction of 30%.	Refer to Arboricultural Officer	Consent granted
9.	20/01464/FUL - 82 Park Road, Kempston, Bedford MK42 8NZ. Single storey rear/side extension.	No meeting held due to coronavirus – no comments made	Permission granted
10.	20/01524/FUL – 30 Ditmas Avenue Kempston Bedford Bedfordshire MK42 7DP. First floor side and rear extension.	No objection	Permission granted
11.	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. Appeal made to Secretary of State
12.	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.		Appeal made to Secretary of State - APP/K0235/W/19/3233873 Appeal Allowed
13.	19/00852/FUL – Land Adj to Unit A Postley Road, Kempston, Bedford MK42 7BU. Erection of an industrial unit (Class B8 – Storage and Distribution), to include ancillary trade counter area.		Appeal made to Secretary of State - APP/K0235/W/19/3237148 Appeal Dismissed

APPENDIX C

Planning Applications:-

1.	20/01743/FUL – 15A Hill Rise, Kempston, Bedford MK42 7DJ. One and two storey rear extension, alteration to front dormers and external alterations.
2.	20/01754/ADV – 28-30 High Street, Kempston, Bedford MK42 7AR. Installation of 1 internally illuminated fascia sign and one internally illuminated projecting sign.
3.	20/01707/MAF – Finsbury Designs, Stuart Road, Kempston, Bedford MK42 8HS. Demolition of shop/flat buildings and conversion of main factory building to create 6 flats and erection of 4 flats over garages and bin store.
4.	20/01801/FUL – 91 Margetts Road, Kempston, Bedford MK42 8DU. One and two storey side extension and front porch following the demolition of existing single storey extension and porch.
5.	20/01874/FUL – 9 Wenlock Road, Kempston, Bedford MK42 7DY. Single storey side/rear extension.
6.	20/01896/FUL- 26 Harter Road, Kempston, Bedford MK42 7EY. Proposed single storey extension and level threshold ramp.
7.	20/01579/DC3 – 2 Railton Road, Kempston, Bedford MK42 7PN. Removal of existing metal roof sheeting and installation of new insulated pantile effect roof sheeting.