

KEMPSTON TOWN COUNCIL

Council Offices
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Thursday 8 October 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 13 October 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 8 September 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 10 November 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 virtual meeting of the Planning Committee held on Tuesday 10 March 2020 commencing at 6.30pm

Present:

Councillor Blacklaws
Councillor Bowman
Councillor Burley
Councillor T Conway
Councillor Nawaz
Councillor Oliver
Mrs C Urwin – Town Clerk
Francis Caldwell – Aragon Land & Planning

19.20 To Receive Apologies for Absence

An apology for absence was received from Cllr Masud

20.20 Minutes

The minutes of the meeting held 10 March 2020 were confirmed and signed as a correct and accurate record.

21.20 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.

22.20 Planning Results were noted as follows:-

		<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,	No objection in using the land for housing	Permission granted subject to a Planning Obligation and

	Kempston, Bedford. Development of land to provide 13 dwellings and associated works. Amended/Additional Plans.	but have concerns about the design of the blocks of flats which seem out of character with the rest of the area.	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 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

23.20 Planning Applications

		KTC
1.	20/01743/FUL – 15A Hill Rise, Kempston, Bedford MK42 7DJ. One and two storey rear extension, alteration to front dormers and external alterations.	No objection
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.	No objection
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.	Objection Overdevelopment of site, inappropriate access and not enough parking
4.	20/01801/FUL – 91 Margetts Road, Kempston, Bedford MK42 8DU. One and two storey side extension and front porch following demolition of existing single storey extension and porch.	No objection
5.	20/01874/FUL – 9 Wenlock Road, Kempston, Bedford MK42 7DY. Single storey side/rear extension.	No objection
6.	20/01896/FUL- 26 Harter Road, Kempston, Bedford MK42 7EY. Proposed single storey extension and level threshold ramp.	No objection
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.	No objection

24.20 Date of Next Meeting

The next virtual meeting of the Planning Committee will be held on 13 October 2020 at 6.30pm.

The meeting closed at 7.07pm.

APPENDIX B

Planning Results:-

		<u>KTC</u>	<u>BBC</u>
1.	20/01462/FUL – 20 Mortimer Road Kempston Bedford Bedfordshire MK42 8RE. Single storey rear extension.	No objection	Permission granted
2.	20/01401/FUL – 8 Birchdale Avenue, Kempston, Bedford MK42 8NU. Single storey side and rear extension.	Concerns about loss of drive and garage for parking	Permission granted
3.	20/01395/TPO – 18 The Links, Kempston, Bedford MK42 7LB. ID 1 – Silver Birch – Reduce crown back to secondary growth points by 1.5m to 2.5m. ID 2 – Silver Birch – Dismantle to ground level and grind stump.	Refer to Arboricultural Officer	Consent granted
4.	20/01548/FUL – 18 Lovat Walk, Kempston, Bedford MK42 7LX. Single storey side extension with side entrance porch and associated store.	No objection	Permission granted
5.	20/01556/FUL – 33 Eaton Road, Kempston, Bedford MK42 7RP. Demolition of existing garage and erection of single storey side and rear extension.	No objection	Permission granted
6.	20/01590/FUL – 98 Bunyan Road, Kempston, Bedford MK42 8EX. Single storey rear extension.	No objection although concern that it might be overdevelopment	Permission granted
7.	20/01662/FUL – 26 Highfield Road, Kempston, Bedford MK42 7JH. Single storey rear extension and new roof to existing rear extension.	No objection	Permission granted
8.	19/02645/FUL – 2A King Street, Kempston, Bedford MK42 8BN – Erection of 1.5 storey side extensions to existing dwelling to form 2 additional dwellings.	No plans received. Objection – out of character. Insufficient parking in an area of already high congestion; increased traffic; dangerous access and egress because of reserved doctors spaces & the number of children in the vicinity due to nearby school.	Deferred for a site visit.
9.	20/01929/TCA – 120 High Street, Kempston, Bedford MK42 7BN. T1 Thuja - Fell– T2 Thuja – Fell. (No papers)		Determined not to make a Tree Preservation Order

10.	20/01528/LDP – 37 Orchard Street, Kempston, Bedford MK42 7JD. Erection of detached garage/store. Certificate to confirm the details do not require planning permission. (No papers)		Planning permission not required
11.	20/01458/PRM – Land at Singer Way, Kempston, Bedford. Notification of intention to install upgraded telecommunications apparatus electronic communications. (No papers)		Notification placed on the Public Register.
12.	20/00316/REM – 187B Bedford Road, Kempston, Bedford MK42 8DG. Reserved matters application for appearance, landscaping, layout and scale pursuant to Outline permission 18/01709/OUT for the demolition of existing Liberal Club (D2) for residential development of 0.2 hectares of land to form five dwellings.	No meeting held due to coronavirus	LPA (Local Planning Authority) failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. Appeal made to Secretary of State – APP/K0235/W/20/3257894

APPENDIX C

Planning Applications:-

1.	20/02007/FUL – 9 Canterbury Close, Kempston, Bedford MK42 8TU. First floor side and rear extension.
2.	20/01881/FUL – Unit 3, 4 And 5 Interchange Retail Park, 3 Polo Field Way, Kempston, Bedford. Amalgamation of Unit 3 and Unit 4/5 (to create a new unit for The Range) and the use of the adjoining open land as an outdoor garden centre (330 sq.m) and plant area (125 sq.m), along with the provision of two sprinkler tanks and fence enclosure.
3.	20/02084/FUL – Land Adjacent to 86 Spring Road, Kempston, Bedford MK42 8LR. Demolition of garage and erection of attached 2 bedroom residential dwelling.
4.	20/02044/FUL – 2 Martell Drive, Kempston, Bedford MK42 7FJ. Roof extension to raise height of existing garage block and formation of new first floor games room with rooflights to sides and windows front and rear.
5.	20/02098/FUL – 26 Durler Avenue, Kempston, Bedford MK42 7DG. Single storey rear extension.
6.	20/01707/MAF – Warehouse to rear of 1 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. Amended/Additional Plans
7.	20/02182/FUL – 111 Elstow Road, Kempston, Bedford MK42 8HH. Erection of detached garage.
8.	20/02168/ADV – Unit H Interchange Retail Park, Race Meadows Way, Kempston, Bedford. Installation of one non-illuminated fascia sign and graphic posters to front.
9.	20/02191/FUL – 9 Harris Close, Kempston, Bedford MK42 8HT. Single storey side/rear extension and external alterations following the demolition of existing garden room and garage.
10.	20/02111/FUL – 97 Woburn Road, Kempston, Bedford MK42 7QR. Garage conversion to form granny annexe.
11.	20/02172/ADV – Unit A Interchange Retail Park, Race Meadows Way, Kempston, Bedford. Installation of 4 internally illuminated fascia sign and one internally illuminated projecting sign.