

KEMPSTON TOWN COUNCIL

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

Thursday 5 November 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 10 November 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 13 October 2020, as Appendix A (see pages 2 – 5)
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 6 - 7)
5. **Planning Applications** as Appendix C (see page 8)
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 8 December 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 13 October 2020 commencing at 6.30pm

Present:

Councillor Blacklaws
Councillor Bowman (Chair for the meeting)
Councillor T Conway
Councillor Oliver
Mrs C Urwin – Town Clerk
1 member of the public

25.20 To Receive Apologies for Absence

Apologies for absence were received from Cllrs Burley, Masud and Nawaz.

26.20 Minutes

The minutes of the meeting held 8 September 2020 were confirmed and signed as a correct and accurate record.

27.20 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.

28.20 Planning Results were noted as follows:-

		<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	Refer to Arboricultural Officer	Consent granted

	to 2.5m. ID 2 – Silver Birch – Dismantle to ground level and grind stump.		
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	No meeting held due to coronavirus	LPA (Local Planning Authority) failed to give notice of its decision within the appropriate period

	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.		(usually 8 weeks) on an application for permission or approval. Appeal made to Secretary of State – APP/K0235/W/20/3257894
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29.20 Planning Applications

		KTC
1.	20/02007/FUL – 9 Canterbury Close, Kempston, Bedford MK42 8TU. First floor side and rear extension.	No objection
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.	No objection
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.	No objection
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.	No objection
5.	20/02098/FUL – 26 Durler Avenue, Kempston, Bedford MK42 7DG. Single storey rear extension.	No objection
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	Objection – overdevelopment of site, inappropriate access and not enough parking
7.	20/02182/FUL – 111 Elstow Road, Kempston, Bedford MK42 8HH. Erection of detached garage.	No objection
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.	No objection
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.	No objection
10.	20/02111/FUL – 97 Woburn Road, Kempston, Bedford MK42 7QR. Garage conversion to form granny annexe.	No objection
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.	No objection
12.	20/02291/FUL – 18 Egglestone Close, Kempston, Bedford MK42 8QE. Single storey rear extension and first floor side extension.	No objection
13.	20/01885/FUL – Grange Academy, Halsey Road, Kempston, Bedford MK42 8AU. Proposed two storey standalone building.	No objection
14.	20/02302/FUL – 25 Huntingdon Road, Kempston, Bedford MK42 7EX. Single storey rear extension.	No objection

15.	20/02312/FUL – 41 Park Road, Kempston, Bedford MK42 8NY. One and two storey rear/side extension.	No objection
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24.20 Date of Next Meeting

The next virtual meeting of the Planning Committee will be held on 10 November 2020 at 6.30pm.

The meeting closed at 6.53pm.

APPENDIX B

Planning Results:-

		<u>KTC</u>	<u>BBC</u>
1.	20/01896/FUL- 26 Harter Road, Kempston, Bedford MK42 7EY. Proposed single storey extension and level threshold ramp.	No objection	Permission granted
2.	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.	No objection	Permission granted
3.	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	Permission refused – Extension is not considered to be of highest quality design, respect the local context or enhance the character & identity of the area.
4.	20/01691/FUL – 34 Church Walk, Kempston, Bedford MK42 7BH. Single and 2 storey front side and rear extensions and alterations with new security railing to front wall, height to match existing gates.	Objection - Overdevelopment, increase danger of flooding in an area which is already high risk, overbearing and out of character with other properties in the conservation area.	Permission refused – Extensions are not considered to be of highest quality design, respect the local context or enhance the character & identity of the area; overbearing impact on No 35; not demonstrated that the development will not have an adverse impact on flooding.
5.	20/01546/FUL – 53 Hill Rise, Kempston, Bedford MK42 7DN. Demolition of existing bungalow with Educational use class D1 and erection of three new dwellings.	No objection	Permission refused – the three new dwellings would not be able to provide families with suitable gardens; overdevelopment of plot would result in sub-standard level of occupant amenity; out of pattern of development of area; overlooking dwelling to northwest of site.
6.	20/01440/FUL – 8 Egglestone Close, Kempston, Bedford MK42 8QE. Two storey side extension.	Query whether it would affect sight lines on corner.	Permission granted
7.	20/01068/FUL – 16 Harter Road Kempston Bedford Bedfordshire MK42 7EY. Erection of outbuilding in rear garden.	No objection	Permission granted

8.	20/00581/FUL – Land at Horseshoe Court, Bedford Road and St Johns Street, Kempston, Bedford. Erection of block of 3 apartments.	No meeting - coronavirus	Permission refused – proposed development would result in cramped form which would have detrimental impact upon street scene & character of area; would displace parking to public highway & insufficient information that suitable vehicular access can be achieved; oppressive outlook for residential flats on southern side.
9.	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.	Permission granted – proposal is considered an acceptable form of development that would maintain character & appearance of locality; sufficient off-street parking; neighbour amenity reasonably protected.
10.	20/02013/TCA – 54A High Street, Kempston, Bedford MK42 7AL. T1 Oak – Crown reduce by 2m – 2.5m. (No papers)		Determined not to make a Tree Preservation Order
11.	20/01091/FUL – Unit 1 44-46 Bunyan Road, Kempston, Bedford MK42 8HL. Conversion of part of first-floor level into 1 one-bedroom flat and 1 studio flat.	No objection but concerns that it will cause a loss of office space and lack of parking; solar panels would be beneficial	Permission refused – failed to demonstrate needs in respect of car parking, cycle parking & waste storage; vehicles would be displaced on to streets to detriment of flow of traffic; modest size of flat & outdoor space would result in poor quality living. Appeal made to Secretary of State – APP/K0235/W/20/3260056
12.	20/01707/MAF – Warehouse to the rear of 1 Stuart Road, Kempston, Bedford MK42 8HS. Demolition of shop building 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	Permission refused.

APPENDIX C

Planning Applications:-

1.	20/02190/FUL – Land to the Rear of 100 Bunyan Road, Kempston, Bedford MK42 8EX. Erection of new single storey dwelling.
2.	20/02065/FUL – 16 Martell Drive, Kempston, Bedford MK42 7FJ. Relocation of boundary wall to enclose existing outside space.
3.	20/02325/S73 – 71 Spring Road, Kempston, Bedford MK42 8LT. Change of use from residential dwelling (C3) to residential family assessment centre (C2), including variation of condition 3 attached to 18/01090/COU to amend the maximum number of families to 4 (up to 6 adults and 6 children).
4.	20/02434/TPO – Land Adjacent 21 The Links, Kempston, Bedford MK42 7LD. T1 Honey Locust (Gleditsia sp.). Prune to clear garages by 1m, crown lift to 3m to remove obstruction to footpath and garage entrance.
5.	19/02247/MAF – Former Hazlewood Foods Ltd, Dallas Road, Kempston, Bedford MK42 9EL. Application for full planning permission consisting of 350 dwellings (Use Class C3) to include townhouses, duplexes and apartments in a series of separate buildings varying from 3 to 7 storeys, with associated car parking, servicing and plant, on site open space, pedestrian and vehicle access, landscaping and all associated works. Amended/Additional Plans
6.	20/02315/FUL – Distribution Centre, Marsh Leys Farm, Woburn Road, Kempston, Bedford. Installation of tanks for the Storage of Liquefied Natural Gas and Liquefied Nitrogen. Bedford Borough request comments from Kempston Town Council as the site is adjoining the parish.
7.	20/02322/HAZ – Hazardous Substances Application. Distribution Centre, Marsh Leys Farm, Woburn Road, Kempston, Bedford. Hazardous substances consent for the storage of Liquefied Natural Gas and Liquefied Nitrogen to be used for the filling of distribution vehicles. Bedford Borough request comments from Kempston Town Council as the site is adjoining the parish.
8.	20/02559/FUL – Land Adjacent To Unit A Postley Road Kempston Bedfordshire. Construction and operation of a 6MW (3 x 2MW) Urban Flexible Energy Facility and associated equipment.
9.	20/02585/TPO – 5 Fearnley Crescent Kempston, Bedford MK42 8NL. Beech – reduce all lateral growth back to secondary growth points, 1-2 metres length reduction, remove lower secondary growth up to 5.5m as needed, raising crown to give clearance over roads and path.