

KEMPSTON TOWN COUNCIL

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

Thursday 6 February 2025

To: Members of the Council

You are hereby summoned to attend a meeting of the Planning Committee of Kempston Town Council at 6.30pm on **Tuesday 11 February 2025** for the purpose of transacting the following business:



H White Clerk to the Council

AGENDA

1. **To receive any apologies for absence.**
2. **To confirm the Minutes of the meeting held on 14 January 2025**, 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 page 5)
5. **Planning Applications** as Appendix C (see page 6)
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 11 March 2025 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 on Tuesday 14 January 2025 commencing at 6.30pm

Present:

Councillor S Bowman
Councillor S Conway
Councillor T Conway
Councillor M Nawaz
Councillor S Oliver
Councillor White
Mrs H White – Town Clerk

01.25 To Receive Apologies for Absence

Cllr Meader

02.25 Minutes

The minutes of the meeting held on 10 December 2024 were confirmed and signed as a correct and accurate record.

03.25 Disclosure of Members Interests

None

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.

04.25 Planning Results were noted as follows:-

		<u>KTC</u>	<u>BBC</u>
1.	24/02177/FUL – 15 King William Road Kempston Bedford MK42 7AT. Single storey rear extension	No objection	Application permitted.
2.	24/02165/FUL – 37 Spruce Walk Kempston Bedford MK42 7LS. One and two storey rear extension.	No objection	Application refused.
3.	24/02128/FUL – 39 Stuart Road Kempston Bedford MK42 8HS Single storey rear extension and part garage conversion	No objection	Application permitted
4.	24/02080/FUL – 45 Ditmas Avenue Kempston Bedford MK42 7DR .	No objection	Application permitted

	Single storey rear extension following the demolition of existing conservatory.		
5.	24/01974/FUL – 5 Wyatt Road Kempston Bedford MK42 7EH. Garage conversion and part single storey front extension.	No objection	Application refused.
6.	24/00969/FUL – Carwash Centre Dallas Road Bedford MK42 9EJ. Demolition of existing three units (Sui Generis) and erection of one new industrial unit (Comprising B2 industrial)	No objection	Application refused.
7.	24/00543/COU – 2C Cleveland Street, Kempston, Bedford MK42 8DN. Change of use from Nail Salon (Sui-Generis) to Residential Flat (C3).		Appeal made to Secretary of State – APP/K0235/W/24/3357208

05.25 Planning Applications

1.	24/02400/FUL – 25 Ripon Close Kempston Bedford MK42 8UZ. First floor side extension and associated alteration works.	No objection
2.	24/02419/TPO. Land at Martell Drive Kempston Bedford MK42 7FG – T1 Lime – Removal of 6m inc. clearing streetlight, remove deadwood & sever/strip ivy to 1m. T2 Lime – Removal to 4m, remove deadwood and sever/strip ivy to 1m. T3 Lime – Removal to 6m, remove deadwood & sever/strip ivy to 1m. decay and cavity present on main stem at approx. 10m agl, aerial inspection required to assess extent of decay. T4 Lime – Removal to 6m & remove deadwood. T5 Lime – Removal to 6m, remove deadwood & sever/strip ivy. T6 Lime – Removal to 6m, crown lift over driveway to 5m and sever/strip ivy. T7 Lime – Removal, remove deadwood & crown lift to 5m over driveway.	Defer to arboriculturalist
3.	24/02428/FUL . Land Fronting Allotment Gardens Ridge Road Kempston Bedford – Construction and operation of a micro energy storage project, surrounding fence and soft landscaping.	No objection
4.	24/02458/FUL – Unit F2 Interchange Retail Park, Race Meadows Way, Kempston Bedford. Proposed external air conditioning condensing unit to rear service yard.	No objection
5.	24/02444/FUL – 10 Barnard Avenue, Kempston, Bedford MK42 7DE. Single storey side extension, loft conversion with rear dormer to habitable room with en suite, alterations to front driveway and new front porch.	No objection
6.	25/00021/TPO – 1 The Alders, Kempston,	Defer to arboriculturalist

	Bedford MK42 7JR. T1 - Large Oak in front garden - Extensive basal decay - Fell.	
--	--	--

06.25 Late Planning Applications

7.	24/02459/ADV – Unit F2 Interchange Retail Park Race Meadows Way Kempston Bedford. Proposed internally illuminated fascia, above door and projecting signage.	No objection
8.	24/02088/FUL – Land at Rear of 2 St Johns Avenue Kempston Bedford MK42 8JL. Erection of a block of 2 flats.	Objection – overdevelopment. There is a lack of parking and a danger for exiting and entering plot. There is a high traffic flow and there is already significant parking issues on this road. There is no amenity space. The bin storage does not appear to be adequate. We would query if this development meets minimum space standard?
9.	25/00028/LBC – 5 Church Walk Kempston Bedford MK42 7BL. To remove and replace the lath and lime plaster from the rear west facing wall of Russet Cottage.	No objection - subject to conservation officer approval.
10.	25/00034/FUL – 47 Springfield Avenue, Kempston, Bedford MK42 8JB. Single storey side/rear extension following demolition of existing attached garage and erection of detached garage.	No objection

07.25 Date of Next Meeting

The next meeting of the Planning Committee will be held on Tuesday 11 February 2025 at 6.30pm, in the Council Chamber, 104 Bedford Road, Kempston, Bedford. MK42 8BG.

The meeting closed at 18.53.

APPENDIX B

Planning Results:-

		<u>KTC</u>	<u>BBC</u>
1.	24/02400/FUL – 25 Ripon Close Kempston Bedford MK42 8UZ. First floor side extension and associated alteration works.	No objection	Application permitted
2.	24/02311/ADV – Unit K Interchange Retail Park Race Meadows Way Kempston Bedford MK42 7AZ. Retention of 2 internally illuminated fascia signs and 1 goal post lighting.	No objection	Granted Consent
3.	24/02287/TPO – The Foundry 86 Bunyan Road Kempston Bedford MK42 8EX. T1 – Lime – Crown Reduce removing up to 1.5m. T2 – Lime – Crown reduce removing up to 1.5m T3 Lime Crown Reduce removing up to 1.5m T4 – Rowan – Crown Lift to approx. 2.5m. T5 – Laurel – Reduce & Reform/Hedge Trim. T6 – Birch – Crown lift to approx. 2.5m and reduce lateral branches to provide approx. 2m clearance to property. T7 – Birch – Crown Lift to approx. 2.5m and reduce lateral branches to provide approx. 1m clearance to property. T8 – Ash – Crown Reduce removing up to 1.5m.	Refer to Arboriculturalist	Granted Consent
4.	24/02268/FUL – 40 Elstow Road Kempston Bedford MK42 8HB. Single storey rear extension to existing garage/outbuilding.	No objection	Application permitted
5.	24/02232/FUL – 47 Hill Rise, Kempston, Bedford MK42 7DN. Single storey rear and side infill extension.	No objection	Application permitted
6.	24/02204/FUL – 58 St Johns Street Kempston Bedford MK42 8ES. Alterations and extension to existing store in rear garden to form annexe.	No objection	Permitted (CIL Liable)
7.	24/02083/S73A – 62 Chantry Avenue Kempston Bedford MK42 7RR. RETROSPECTIVE APPLICATION Installation of air-conditioning unit (Development already carried out)	No objection	Application Refused

8.	24/01985/FUL. 71 Margetts Road Kempston Bedford MK42 8DT – Erection of six foot tall fence between garage and gate. Installation of a 6 foot tall gate and build up existing outside wall to align with gate (Re submission)	Objection. The 6ft fence would be overbearing for the house behind and creates an issue with safety with exiting the driveway. The neighbour has suggested moving the fence from the perimeter of their boundary to the opposite side of the garage to meet the treeline. The committee also believe this will change the street scene and compromises the sightlines for the immediate neighbour.	Application permitted
9.	24/00409/FUL – Interchange Retail Park Race Meadows Way Kempston Bedford MK42 7AZ . Works to service yard to include replacement vehicular and pedestrian gates to the entrance of the service yard with taller swing gates, replacement fencing with taller metal fence, replacement of existing inner set of double vehicular gates to the north west corner of the service yard with new security rated metal bi parting sliding gates, introduction of crossing points and demarcated footpath (with line marking) along the service road, CCTV, replacement lighting and line marking additional vehicle parking spaces on the access road surface (to the north-west of the service yard)	No objection	Application permitted
10.	25/00033/LDP – 47 Springfield Avenue, Kempston, Bedford MK42 8JB. Loft conversion/extension with rear dormer/front roof windows and erection of detached outbuilding. Certificate to confirm details submitted do not require planning permission. (No papers)		Certificate Approved
11.	25/00023/TELLN – O/S 36 Galloway Close, Kempston, Bedford MK42 7DX. Notice of intention to install Fixed Line Broadband Apparatus – 1 x 9m wooden pole. (No papers)		This is a notification only to the Local Authority who has no determining powers.
12.	24/02159/SPN – Kempston Swimming Pool, 288 Hillgrounds Road, Kempston, Bedford MK42 8SZ. Prior notification for installation, alteration or replacement of non-domestic properties of (a) micro-		Refused Prior Notification

	generation solar thermal equipment; (b) micro-generation solar PV equipment or (c) other solar PV equipment on the roof. (No papers)		
13.	24/02074/LDP – Former Hazlewood Foods Ltd, Dallas Road, Bedford. Certificate to confirm lawful implementation of planning permission 19/02247/MAF. (No papers)		Certificate Approved

APPENDIX C

Planning Applications:-

1.	24/02446/FUL – Vanquish House Wolseley Road Kempston Bedford MK42 7EF – Proposed first floor extension to existing office building (Use Class E (g) (i)), with undercroft parking. (EOT requested 15.01.25). edrms.bedford.gov.uk/SearchResults.aspx?appNumber=24/02446/FUL
2.	24/02440/S73A – Unit K1 Interchange Retail Park Race Meadows Way Kempston Bedford – New HVAC Units and palisade fencing to rear of retail unit (development already carried out) (EOT requested 15.01.25) edrms.bedford.gov.uk/SearchResults.aspx?appNumber=24/02440/S73A
3.	25/00086/FUL. 50 Mortimer Road Kempston Bedford MK42 8RE – Demolition of existing conservatory and erection of single storey front, side and rear extensions. edrms.bedford.gov.uk/SearchResults.aspx?appNumber=25/00086/FUL
4.	25/00149/TPO – 1 The Alders Kempston Bedford MK42 7JR. T1 – Oak – Crown reduce by removing up to 1 m from the height and 4m from the lateral spread to create a smaller, well pruned and balanced crown. edrms.bedford.gov.uk/SearchResults.aspx?appNumber=25/00149/TPO
5.	25/00178/TPO – 68 Spring Road Kempston Bedford MK42 8LR. T1 – Ash – Laterally reduce back the side which overhangs the property. Reduce as close to the property line whilst maintaining suitable growth points. edrms.bedford.gov.uk/SearchResults.aspx?appNumber=25/00178/TPO
6.	25/00202/COU – 12 Manor Close Kempston Bedford MK42 7AA. Change of use from Dwelling (C3) to Children’s Care Home (C2) 2 Children aged between 8 and 16. edrms.bedford.gov.uk/SearchResults.aspx?appNumber=25/00202/COU
7.	24/00224/MOF – Land To The North Of Cemetery Road (Behind Pumping Station), Kempston, Bedford. Amended / Additional PLANS and new documents have been received – Hybrid application for (1) Full planning permission for the erection of a community hub for local community uses and meeting rooms (Use Class F2), public worship (Use Class F1), café, creche and staff offices (Use Class E), car and cycle parking, pedestrian and vehicular access, provision of amenity space, landscaping, plant and other associated infrastructure; and (2) Outline planning permission with all matters reserved except access, for up to 79 dwellings (Use Class C3), pedestrian and vehicular access; and associated amenity space, open space, landscaping car and cycle parking, and other associated infrastructure works. edrms.bedford.gov.uk/SearchResults.aspx?appNumber=24/00224/MOF

6. Late Applications:

8.	25/00208/S73A – Stables House 12A Stuart Road Kempston Bedford MK42 8HS. Change of use from Class E-g)(iii) Business, Commercial and Service to Class F1 Learning and Non Residential Institutions (Development already carried out) edrms.bedford.gov.uk/SearchResults.aspx?appNumber=25/00208/S73A
----	---

9.	25-00007/FUL – 18 Durler Avenue Kempston Bedford MK42 7DG. Single storey side and rear extension. edrms.bedford.gov.uk/SearchResults.aspx?appNumber=25/00007/FUL
----	--