

KEMPSTON TOWN COUNCIL

Council Offices
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Thursday 5 February 2025

To: Members of the Public

You are hereby invited to attend a meeting of the Planning Committee of Kempston Town Council in Centenary Hall at 6.30pm on **Tuesday 10 February 2026** 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 13 January 2026**
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**
5. **Planning Applications**
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 March 2026 in the Council Chamber, 104 Bedford Road, Kempston at 6.30pm, or as the Committee decides.

PLANNING APPLICATIONS

To be considered at the Planning Committee meeting
of Kempston Town Council at 6.30pm on Tuesday 10 February 2026

1.	26/00043/MAF – Former Robert Bruce Middle School Bedford Road Kempston – Residential development of 105 dwellings (C3), alongside altered access from Bedford Road, new access from Hillgrounds Road, pedestrian and cycle access from Manor Drive, open space, play area, hard and soft landscaping, and all engineering, ancillary and associated works including new foul pumping station, new electrical substation, retaining walls, SuDS basins, and demolition of all existing structures and hard surfaces.
2.	26/00052/FUL – 14 Beatrice Street Kempston Bedford MK42 8AE. Ground floor roof alterations and first floor rear extension.
3.	25/02207/FUL – 13A Spring Road Kempston Bedford MK42 8LS. Placement of a metal cycle locker in front garden.
4.	25/02528/COU – 230 Saxon Centre Bedford Road Kempston Bedford MK42 8PP . Change of use from offices to a gym
5.	26/00003/TPO – 70 Walcourt Road Kempston Bedford MK42 8TQ. Eucalyptus – remove low lying branch over fence at rear of property.
6.	26/00137/FUL – 40 Elstow Road Kempston Bedford MK42 8HB. Garage/outbuilding conversion and extensions to form new dwelling, with associated alterations, vehicle parking, bins store and cycle storage (Revised Scheme)
7.	26/00153/FUL – 50 Mortimer Road, Kempston Bedford MK42 8RE. Single storey side extension to existing bungalow.
8	26/00068/FUL – 1 The Alders Kempston Bedford MK42 7JR. Proposed annex in rear garden.
9	24/01096/FUL – Former Hazlewood Foods Ltd Site Dallas Road Bedford. Erection of a substation compound and ancillary works. Amended/Additional Plans
10	25/02436/FUL 33 Kempston Road Bedford MK42 9DX – Conversion of single dwelling to form 8no. 1 Bedroom Flats with associated car parking, cycle parking and bins store. To include part one and part two storey rear extension and hip to gable loft conversion.
11.	26/00189/ADV – Unit K2 Interchange Retail Park Race Meadows Way Kempston Bedford, Installation of internally illuminated flex face sign plus individual internally illuminated letters on front of retail park unit.

Helen White
February 2026