

KEMPSTON TOWN COUNCIL

Council Offices
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Thursday 3 September 2026

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 8 September 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 11 August 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 13 October 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 8 September 2026

1.	26/01462/FUL – 26 Grasmere Close Kempston Bedford MK42 8JG. Single storey side/rear extension.
2.	26/01536/TPO – 6 Cryselco Close Kempston Bedford MK42 7TJ. London Plane tree – 2 metre crown reduction.
3.	26/01441/FUL – Pod 7 Interchange Retail Park Race Meadows Way Kempston Bedford – Installation of A/C units, extraction and external seating area.
4.	26/01442/ADV – Pod 7 Interchange Retail Park Race Meadows Way Kempston Bedford – Installation of 3 internally illuminated fascia signs.
5.	26/01553/FUL – 9 Beech Walk Kempston Bedford – Single storey rear infill extension.
6.	26/01568/FUL – 7 Duncombe Street Kempston Bedford MK42 8ED. Single storey rear extension.
7.	26/01343/DC3 – 80 Bunyan Road Kempston Bedford MK42 8EX. Refurbishment of building, to include provision of accommodation suitable for wheelchair users, replacement of 2 external staircases, erection of link structure between main building and outbuilding, replacement of all windows and principle door, landscaping works to provide step-free, wheelchair-accessible routes throughout the site, Installation of a new vehicular entrance gate, new metal railing fixed to the existing front boundary walls, new rear garden decking and provision of two external bin stores.
8.	26/01574/S73 - 2 Birchdale Avenue Kempston Bedford Bedfordshire MK42 8NU. Demolition of single detached garage and erection of double detached garage. Single storey rear extension following the demolition of existing conservatory, including variation of approved plans condition 2 attached to 25/02353/FUL, to allow for new drawings to be submitted with alternative roof design to improve internal headroom and for ease of construction.
9.	26/01605/FUL – 34 Wyatt Road, Kempston, Bedford MK42 7EW. One and two storey front, side and rear extension.
10.	26/01484/M73 – Former Hazlewood Foods Ltd Site, Dallas Road, Kempston Bedford. Major S73 Variation of Condition - Application for full planning permission consisting of 341 dwellings (Use Class C3) to include townhouses, duplexes and apartments in a series of separate buildings varying from 3 to up to 7 storeys, with associated car parking, servicing and plant, on site open space, pedestrian and vehicle access, landscaping and all associated works, including variation of approved plans condition 1 attached to 19/02247/MAF (as amended by permission 25/01667/NMA) to allow for Amendment to Block F to relocate and redesign to avoid the easement associated with the culvert, which cannot be built over, as well as associated landscaping amendments. In addition, to include minor amendments to Blocks B, C, D and H, alterations to roofs, change of glass balustrades to metal balustrades and the addition of doors to improve fire safety (as varied by permission 25/00268/M73), amendment to the height of Block C (as varied by permission 25/00849/M73), and alterations to Blocks A and E (as varied by permission 25/02212/M73 through allowed appeal 6005524)
11.	26/01639/LDE - 27 Whitbread Avenue Bedford Bedfordshire MK42 9DY Certificate to confirm existing use of the property as a five-bedroom House in Multiple Occupation (HMO), Use Class C4, accommodating no more than six unrelated occupiers sharing communal facilities.

12.	26/00735/COU – 40 Fearnley Crescent, Kempston, Bedford MK42 8NL. Change of Use Application Change of Use from Dwellinghouse (Class C3) to Small House in Multiple Occupation (Class C4). Amended/Additional Plans
13.	26/01648/FUL – 20 Marlborough Park Kempston Bedford MK42 8AN. One and two storey side and rear extensions and demolition of existing outbuildings (Revised scheme).

Helen White
September 2026