



Flitwick Town Council

Senior Role Applications 2024-2025

Town Mayor

John Roberts

I have really enjoyed serving as Deputy Town Mayor for the 2023/2024 Civic Year and I would now like to be considered for the role of FTC Town Mayor.

Since joining FTC as a Councillor 9 years ago, I have Chaired the Business Improvement and Development Board and have been Deputy Chair of the Corporate Services Committee for a number of years. During the last year as FTC Deputy Town Mayor I have represented the Council at a large number of Civic and Ceremonial functions, Chaired one of the Town Council meetings when the Mayor was on holiday and helped support the Mayor, and Officers, where possible.

I feel this experience will help me represent the Council at the large number of Civic and Ceremonial events the Mayor is invited to in the coming year. With the introduction of the new positions of Leader and Deputy Leader of the council I am keen work with these new roles so we can build on the fantastic achievements of the current Mayor and Council of the last few years.

Serving our Council as Town Mayor would be a huge honour and I hope you will consider giving me your support.

Deputy Town Mayor

Fraser Patterson

By taking on the role of Deputy Mayor, I will be able increase my knowledge of council processes and integrate with the local community so that I may better support the council and serve the people of Flitwick.

Martin Platt

No wording was submitted.

Leader

Andy Snape

No wording submitted.

Deputy Leader

Ian Blazeby

Having served as a Committee Chair for the last 7 years I believe that I have a good knowledge of the how the council process works and have a good working relationship with all of the Senior Officers. I believe that I am a good candidate to support the work of the Leader of the Council to co-ordinate the key activities and objectives of the council in a timely and effective manner. Having previously overseen the development of the current Town Council Strategy I'm well placed to help shape its imminent refresh.

Business Improvement & Development Board Chair

Ian Blazeby

I have recently chaired the Business Panel and would welcome the opportunity to continue as it's Chair in order to progress the many current initiatives that are underway. I believe that providing continuity in what is shaping up to be a busy year would ensure efficient delivery of the multiple projects that are in train.

Community Services Committee Chair

Clare Thompson

I have enjoyed chairing community services committee for the last year and am excited for the projects we're delivering (Nature Park, Proud AF, delivery of the events calendar, etc). I would be delighted to continue in the role and continue working with the committee and officers to do great work.

HR Committee Chair

Andy Snape

Appeals Committee Chair

Vacancy

Finance Scrutiny Working Group Chair

Tim Parsons

I am a qualified accountant, and Chief Financial Officer of a UK based, international business with complex operations. I believe I can assist Officers and Councillors with both the operational side of how the finance team operates, and provide greater insight and visibility to the financial information presented to Councillors. I think there has

already been a lot of work done by the Officers to improve the presentation of financial information and I would like to continue to assist in this process as Chair.

Planning Improvement Working Group Chair

Vacancy

Environmental Working Group Chair

Dan Toinko

Having completed climate awareness training I wish to progress with environmental improvements to our town including community-led wildflower and gardening projects, and have been engaging with residents to this end.



Flitwick Town Council

Committee Choices 2024-2025

Members' preferences for Committee Choices and other roles for 2024-2025 are as follows:

Committee	Members
Business Improvement & Development Board (6 Members) VOTE REQUIRED for Cllrs Patterson, Parsons and Roberts (this Committee is not their 1 st choice)	<ol style="list-style-type: none">1. Ian Blazeby (1st choice)2. Howard Hodges (1st choice)3. Andy Snape (1st choice)4. Toby Harald (1st choice)5. Fraser Patterson6. Tim Parsons7. John Roberts
Community Services Committee (8 Members) VOTE REQUIRED for all members as each requested this Committee as their 1 st choice.	<ol style="list-style-type: none">1. James Gleave (1st choice)2. Fraser Patterson (1st choice)3. Tina Connell (1st choice)4. Sue Livens (1st choice)5. Robert Wilsmore (1st choice)6. Clare Thompson (1st choice)7. Clare Copleston (1st choice)8. Dan Toinko (1st choice)9. Martin Platt (1st choice)
HR Committee (5 Members)	<ol style="list-style-type: none">1. John Roberts (1st choice)2. Tim Parsons3. Andy Snape4. Clare Copleston5. Ian Blazeby
Appeals Committee	<ol style="list-style-type: none">1. James Gleave2. Robert Wilsmore3. Clare Thompson4. Toby Harald5. Dan Toinko
Finance Scrutiny Working Group	<ol style="list-style-type: none">1. Tim Parsons (1st choice)2. Ian Blazeby3. Andy Snape4. John Roberts5. Toby Harald

Planning Improvement Working Group	<ol style="list-style-type: none"> 1. James Gleave 2. Howard Hodges 3. Robert Wilsmore 4. Toby Harald 5. Martin Platt 6. Vacancy
Environmental Working Group	<ol style="list-style-type: none"> 1. Dan Toinko 2. Robert Wilsmore 3. Vacancy 4. Vacancy 5. Vacancy 6. Vacancy 7. Vacancy 8. Vacancy

Representatives on Outside Bodies

Outside Body	Members
Flitwick Village Hall Management Committee	Ian Blazeby
Patient Group Representative at Flitwick Surgery	Vacancy
Planning Improvement Representative (To attend CBC DMC Meetings)	James Gleave
Police Priority Setting Representative VOTE REQUIRED (1 Member / 1 Sub)	Fraser Patterson / Robert Wilsmore



FLITWICK TOWN COUNCIL

DRAFT Minutes of the Flitwick Town Council meeting held on Tuesday 16th April 2024 at the Rufus Centre at 7:45pm

Present:

Cllr A Snape (Chairman)
Cllr C Thompson
Cllr J Gleave
Cllr S Livens
Cllr R Wilsmore
Cllr H Hodges
Cllr T Parsons
Cllr J Roberts
Cllr F Patterson
Cllr M Platt
Cllr D Toinko
Cllr T Connell
Cllr C Copleston

Also present:

Stacie Lockey – Town Clerk & Chief Executive
Stephanie Stanley – Deputy Town Clerk & RFO
Susan Eldred – Community Services & Amenities Manager
Mat Earles – Business & Facilities Manager (via virtual access)

5612 Apologies for Absence

Apologies were received and accepted for Cllrs Blazeby (family commitment) and Harald (holiday).

5613 Declarations of Interest

To receive Statutory Declarations of Interests from Members in relation to:

- (a) Disclosable Pecuniary interests in any agenda item – none.
- (b) Non-Pecuniary interests in any agenda item – none.

5614 Town Mayor's Announcements

The Town Mayor thanked everyone for their support over the past year and advised that this would be his final meeting as the Chairman.

The Town Mayor attended the Sandy and Houghton Regis Town Councils' Civic Service ceremonies in the past month.

Members were informed that agenda item 15c—Land at Steppingley Road—would not be discussed that evening as the report had not been received in time.

5615 Councillor Co-Option

The Chairman had previously circulated co-option notes for Clare Copleston who wished to stand as a Councillor. There were no questions from Members.

It was **resolved** to co-opt Clare Copleston into the Office of Councillor.

Cllr Copleston read and signed her Declaration of Acceptance of Office.

5615 Reports from Ward Members

Members noted that Cllr Adams was not in attendance due to a family bereavement. There was no report provided by the Ward Members.

5616 PUBLIC OPEN SESSION

No items.

5617 INVITED SPEAKER

No invited speaker.

5618 MEMBERS QUESTIONS

Cllr Livens asked for clarification on the next steps for reporting her and Cllr Wilsmore's discussions with a resident regarding the provision of benches in the East Ward of Flitwick. Cllr Thompson stated that Cllr Livens had agreed to contact Cllr Adams, Central Beds Council (CBC) Ward Member, to provide him with an update about the discussions with the resident and following this, it would be a matter to raise formally at a future meeting. The Town Clerk would discuss this with CBC Officers and report back with findings. It was agreed that this item should be included in the following Community Services agenda.

Action: Town Clerk

The Chairman asked about match funding for benches. The Town Clerk advised that this funding had been made available via the Rural Match Funding scheme. Efforts had been made to speak to the relevant CBC Officer regarding this, but the original Officer involved no longer worked at CBC, so the team were looking into it. The Town Clerk agreed to follow up on this.

Action: Town Clerk

Cllr Toinko explained that CBC was due to consider a motion on 18th April regarding carbon investments and the Beds Local Government Pension Scheme. He asked if the Council should follow suit and if there was a representative for FTC on the board. The Chairman advised that FTC did not have representation on the board and that seats were split between CBC, Luton Borough Council and Bedford Borough Council. The Chairman explained that it was a 'pulled pension' so he was unsure how much control Beds Pension Fund would have regardless.

Cllr Thompson asked for an update on sorting the distribution issues for Flitwick Papers. Members were informed that the Comms & Marketing Manager had sought quotes for alternative distribution companies and would be looking to change suppliers once the current contract ended.

5619 MINUTES AND RECOMMENDATIONS OF MEETINGS

a. For Members to approve the minutes of the Town Council meeting held on Tuesday 19th March 2024 at the Rufus Centre

It was **resolved** to adopt the minutes of the Town Council meeting held on Tuesday 19th March 2024 at the Rufus Centre as a true record.

5620 MATTERS ARISING

- a.** Minutes of the Town Council Meeting held on **Tuesday 19th March 2024** – no items.
- b.** Members to receive any updates from Officers – The Town Clerk reminded Members to submit suggested areas for the ‘No Mow May’ scheme to the Amenities Officer before the deadline of 18th April. Members could suggest both FTC and CBC areas. Cllr Toinko advised that he would send some suggested areas from the Environmental Working Group.

5621 OUTSIDE BODIES

No items.

5622 ITEMS FOR CONSIDERATION

a. Community/Commercial Events

The Town Clerk stated that this item was to enable Members to have an initial discussion about what should be classed as commercial and community events. Officers wanted clarity on rates and other internal charges for using the Rufus Centre space. Informal talks had been held at both Community Services and the Business Improvement & Development Board (BIDB). The Town Clerk wanted a steer from all Members on the direction for this matter because it was confusing operationally.

Members were informed that the Community Officer Team were currently reviewing their events/activities. This review was scheduled to be considered by Members at the July Community Services meeting. The review would contain Officer Recommendations about which events and activities should continue and which should be withdrawn from the programme.

The Town Clerk stated that it was unfortunate that Cllr Blazeby, the Chairman of the BIDB, could not be present as he had some valid insight on this from a business perspective. Cllr Thompson, Chairman of the Community Services Committee, was asked to start the discussion from her perspective.

Cllr Thompson gave an overview of the following:

- How the Council had historically talked openly and proudly about the Rufus Centre being a space for the community's benefit, whether that be engagement or activity.
- There were inconsistencies with decision-making regarding events and activities and where they should be held. She wanted definitions established.
- Profitability was not the central aim for community events and activities – it was about community value.
- Recent changes in profit and loss for events – e.g. full charge for catering costs, means expenditure relating to community activities was higher, and there were limitations on service delivery with this.
- The Officers' review would examine costs, staff time and community value.
- The Community Services Committee wanted to understand the Council's steer from the business point of view. If profit was the main focus, this would affect community event decisions, e.g. where the event is held.
- She asked if there could be several events of a specific nature that were permitted to make a loss and stated that there was a risk of stopping positive activities.

- She asked if the best way forward was for representatives from community and business to work through ideas.

The Chairman mentioned that he had been part of the BIDB (formerly Business Services Committee) for five consecutive years. He believed there had always been a healthy level of conflict between business and community. He mentioned the following points:

- The strategy highlighted the Rufus Centre as a centre for everyone.
- The Business & Facilities Manager (BFM) was asked to generate the biggest surplus possible and that there were Council projects for which this money was needed.
- Some events were highly profitable, e.g. the Drag Night. Cllr Thompson commented that perhaps for events like this, it was a commercial activity which could be tagged with a community ambition.
- The opportunity cost was key when community events were held at the Rufus Centre, and the loss of revenue was attributed to whether a commercial booking had the space.
- BIDB wanted to increase the occupancy of the Rufus Centre and that community groups should use the space more.
- The conflict comes with utilising the Lockyer Suite for community activities; the best example is Lunch Club. Lunch Club uses this flagship space for a day a month. Rooms were booked for morning and afternoon slots. It was quieter in the school holidays. This needed a balanced and flexible view for Officers to work to.

An extended discussion was held about questions on if the profit and loss analysis of events could ignore room hire charges (internally) and if this was to come from event budgets or not.

The Community Services & Amenities Manager (CSAM) mentioned that the current profit and loss analysis for Lunch Club shows a significant loss, but if the room hire charge was not included, it would not be so significant.

Cllr Roberts asked if Officers knew about any 'double booking' data for community events (e.g., Lunch Club). The Chairman stated that this could be asked for. The Town Clerk commented that Officers would not have this data retrospectively but could gather it going forward.

Action: Town Clerk/BFM

Members discussed the possibility of having clarity for no community bookings on a Saturday evening.

The Town Clerk reminded Members that room hire charges, staff and catering costs, and activities such as Lunch Club had an impact on the café. The Chairman commented that some community events, e.g., Movie Days, positively impacted the café.

Cllr Parsons suggested agreeing on a number for community events and using internal profit and loss analysis as a guide. He also mentioned agreeing on a cross-charge for room hire, which could be reviewed, and looking at profit and loss for these annually.

Cllr Toinko stated that, based on data and trends, 'red' and 'green' sessions could be allocated each year.

The Chairman stated that there were still many questions about this matter but that staff needed to be empowered. He commented that the performance-related bonus of the BFM was also to be considered in relation to this. He added that the BIDB and the BFM needed to work on 'red' and 'green' weeks.

The CSAM suggested that the BFM undertake a similar review task for the business.

The Chairman commented that when the strategy is revisited in July/August/September of this year, community use of the Rufus Centre would remain an aim of the Council and that principle needed to be kept.

b. Standing Orders

It was **resolved** to adopt the Standing Orders as presented.

c. Nature Park

The Town Clerk notified Members that the total cost presented had increased to £23,672.50, which had changed since the report was circulated.

Cllr Thompson explained that planning permission was required if the Council wanted to formalise the Nature Park. This is related to the path creation, formal signage, etc. Grants were available to pay for various infrastructure items, but there were no grants for planning permission. She supported the Officer's recommendation. Additional funding would be required for the car park, and all the tree work was covered already.

The Town Clerk advised that the preferred location of the car park was originally at the bottom end of the site but the planning authority had confirmed this would not be possible and that Option B was viable. Option B was more expensive and it could mean that a junction would need to be installed based on informal advice received to date. Members were reminded that the current scheme was very different from what was considered part of the original planning application.

Cllr Gleave asked if there had been any indication that CBC would object to the plans. The Town Clerk advised that this was not the case; all Officers, including the archaeological team, were on board at CBC.

It was **resolved** to progress with Option 1 presented in the circulated report – to apply for planning permission and all subsequent documents to formalise the Nature Park at a cost of £23,672.50. This expenditure would be taken from the Projects Fund.

d. Flitwick Town Mayors Charity

i) Members were asked to authorise the transfer of funds for the Town Mayor's Charities (Civic Year 2024-25) to the Flitwick Town Mayor's Charity CIO.

The Chairman advised that the final steps were being taken to set up the bank account, which had been a long process. Once the account was sorted, he wanted to have secured permission from the Council to transfer funds raised to date.

It was **resolved** for the RFO to transfer the funds raised for the Town Mayor's Charities (Civic Year 2024-25) to the Flitwick Town Mayor's Charity CIO once the bank account was set up.

Action: RFO

ii) Members were asked to consider making an annual grant to the charity of £102 to cover the £8.50 monthly account fee. This would be funded from the sundries budget 4059/101.

The Chairman explained that the charity did not qualify for a free community bank account.

It was **resolved** to grant £102 annually from the Council's sundries budget (4059/101) to cover the Flitwick Town Mayor's Charity CIO bank charges.

e. Burial Ground Wall

Members commented on the comprehensive and informative report circulated and asked for this feedback to be given to the Amenities Officer.

Action: Town Clerk

Cllr Wilsmore was unsure whether the wall mentioned in the report was the most in need of repair at the site. He mentioned that the missing coping stones were caused by the neighbouring resident's shed. He also commented that he had witnessed this resident attempting to put a large cage structure over the wall into their garden.

The Town Clerk stated that the wall that required the work was the one on the left as you enter the site and that coping stones were missing for the length of the wall structure. She added that three separate builders had commented that this work was necessary and that the Council needed to listen to the expertise given. Cllr Patterson commented that one of the descriptions presented vividly mentioned that the wall was in need of repair.

Cllr Toinko also questioned the wall's location. At this time, the Town Clerk agreed to contact the Amenities Officer to establish whether the wall on the left of the site was the structure that required the work. The Chairman suggested reconvening this conversation later once this information had been confirmed.

f. Civic Protocol

Amendments had been made to the draft Civic Protocol document to include information on the Civic Service.

It was **resolved** that the Civic Protocol document be accepted as circulated.

5623 ITEMS FOR INFORMATION

a. Projects Fund

The Projects Fund Summary was noted.

5624 PUBLIC OPEN SESSION

No items.

5625 EXEMPT ITEMS

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

a. Confidential Reports – noted.

b. Scheme of Delegations Decision

Members noted that the specialist partner had been appointed for the 3 Station Road refurbishment project. The partner would complete the design and planning elements of the project. Their role would include managing the project's delivery to completion.

This decision was made using delegated authority under the Scheme of Delegations.

c. Land at Steppingley Road – noted.

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolve** to exclude the public and press by reason of the confidential nature of the business about to be transacted.

It was **resolved** to re-enter the public section of the meeting.

5623a cont.

Projects Fund

Cllr Livens asked about the £8,000 match associated with the Hinksley Road play equipment project listed in the summary document circulated. Officers advised that this match funding had been allocated for a grant application with CBC, but the application had been unsuccessful. Therefore, the funds were being put back into the Projects Fund.

The RFO explained that there was another round for the Community Grants Scheme with CBC, so there was a potential opportunity to re-apply; however, the CSAM explained that she intended to apply via this scheme for a different project.

Cllr Thompson advised that a review was being undertaken for the town's play equipment.

The Chairman explained the Projects Fund Summary for the benefit of the new Members. Cllr Thompson gave the example that the newly approved Nature Park Planning Permission expenditure would appear on next month's document as a new project.

There were no finance papers at the meeting because it was year end and the accounts had not been closed.

Item 5622e cont.

Burial Ground Wall

The Town Clerk had now received confirmation that the wall being discussed for the works was the structure to the left adjacent to the roadway in the burial ground.

Cllr Hodges stated that the wall was the Council's property and would only become more of an issue if it were left.

The Chairman asked Officers to contact any residents whose 'property' was overlapping the wall (e.g., sheds, etc.) as this could be making the damage worse.

Action: Amenities Officer

It was **resolved** to proceed with the Officer's recommendation presented using Builder Quote 2 for £16,126.58.

Action: Amenities Officer

The meeting closed at 20:47pm.



Recommendations and Resolutions of the HR Committee held on 17th April 2024:-

The Town Council are asked to **note** the **Resolutions** and **consider** the **Recommendations** of the Personnel Committee:

6a. Minutes

It was **resolved** to adopt the minutes of the HR Meeting held on Monday 11th January 2024 at the Rufus Centre as a true record.

9a. Volunteer Policy

It was **resolved** to adopt the volunteer policy.

10c. Business & Facilities Manager Bonus Scheme

It was **resolved** to delegate the production of a bonus framework to the Town Clerk which will be adopted after a meeting with the Business & Facilities Manager.

10f. Employee Handbook

It was **resolved** to adopt the employee handbook with suggested changes.

Planning Improvement Working Group

Monday 18th March 2024 19.30

In attendance:

James Gleave – Chair

Cllr Hodges

Cllr Wilsmore

Cllr Harrold

Amenities Officer – Note taker

Kimberley Brown – Pigeon Consultants

Steve Coates

Janice Beal

Jo Connew

Nick Dugard

Bryn Timlin

Judy Martin

Liz Jackson

Presentation from Pigeon:

Kimberley Brown from Pigeon presented to make PIWG aware that they will shortly be putting in a request for some pre-application advice from Central Bedfordshire to understand their view on them bringing forward a proposal.

- Pigeon is a Property & Investment Development Company.
- Working together with all for good planning outcomes.
- Claire Norris - Comms Manager couldn't be in attendance today. Kimberley started with Pigeon in September 2023.
- The site has history and was promoted for development as part of the previous Local Plan.
- The site location is land to the east of Maulden Road, Flitwick. The site location plan is currently in two ownerships. Pigeon could not disclose their owners.
- Ops & considerations – Key consideration: Flitwick moor and Folly Wood. Site is currently in Green Belt
- Pigeon's plans are to submit a pre-application for a discount retail store and area of recreation land for Flitwick scout group. Pigeon have already meet with scouts to discuss facilitating an area of space for outdoor activities. Discussion with discount store operators have taken place.
- A discount store would be considered as inappropriate on green belt land, in accordance with national planning policy, unless the developer could demonstrate very special circumstances. Part of the very special circumstances case would be proving there were no other more favourable sites by looking at the town as a whole, need for it, opportunities for jobs and economy.
- It was not disclosed who the discount store was.
- Land for the Flitwick Scout Group – is compatible for greenbelt land.
- All PRoW will be retained as green corridors.
- Pigeon is working to retain an Ecological Enhancement area

- Pigeon has had discussions with Natural England and will also talk place with the Wildlife Trust.
- The second part of the plan would be for approximately 300 residential homes; ranging from starters to large family homes, including 30% affordable housing – from shared ownership schemes to housing association properties.
- Care/sheltered accommodation is indicated on outline and is a concern of the PIWG as so much already in the area.
- Large area of green space to be retained between site and the Moor and a specific dog walking area.
- Pigeon confirmed healthcare provision on the site has been looked at in the form of a Health Hub that the NHS are trying to create to take pressure off hospitals. NHS couldn't support a health hub being delivered there as they couldn't provide commitment for staff etc.
- These conversations took place with NHS in 2018. PIWG would ask that this is looked in to again.
- Access points will be on Maulden Road and Greenfield Road.
- The site is a regularly wet area and there are concerns for contamination from site to Flitwick Moor (SSSI). Specialist hydrology advice has been sought to establish where the water moves from and too and how that's effected with climate change and heavy rainfall. Ensure there is no flow between the two areas. There are complicated water courses in the area.
- Pigeon confirmed they will be submitting a request for pre-app to CBC the discount store and recreation land for the Scouts. If the feedback is positive they will progress with a full planning application and re-visit the PIWG. If it is unadvisable to move forward Pigeon will go back to the drawing board.
- The wider scheme (residential) – will be promoted through the emerging local plan.
- The site was previously submitted in local plan but did not move forward due to it being on Green Belt land.
- PIWG asked what discussions have happened between Highways and Pigeon had confirmed none yet but they have worked closely with their technical department who do not foresee it being problematic. The PIWG suggest the need for traffic calming along Maulden Road.
- Look to incorporate walking and cycling routes – bus routes would need financial support
- Wildlife is extra ordinary – ecologist surveys done on the county wildlife site estimating 55% in biodiversity net gain.
- Pigeon will update once they have received written response from CBC with regards to pre-app.

Local Plan Discussions:

Bryn & Nick updated following attendance at Local Plan discussion group.

- Useful and views of other town and parishes.
- Looks as though the plan will be scrapped completely and a new one re-written.
- Neighbourhood plans were discussed at event.

Actions from meeting:

- CBC officers to be invited to meet with the PIWG in the future.
- Serious consideration to develop a Neighbourhood Plan.
- Planning a chat to a Cllr in future specifically for Planning.
- Amenities Office to talk to Town Clerk about public release.

Meeting close 20.44

APPLICATION	DATE REC	ADDRESS	DATE RET	FTC DECISION	COMMENTS
CB/24/00029/TRE	06.02.2024	8a Truro Gardens	27.02.2024		
CB/24/00439/FULL	20.02.2024	110 Station Road	19.03.2024	Support	
CB/24/00446/LDCP	19.02.2024	11 Ryder Way		Noted	
CB/23/03595/FULL	26.02.2024	119a Station Road	25.03.2024	Object	<p>FTC - No objection to this application. However, we request that an appropriate planning condition is put in place so as to minimise the impacts of smell on neighbouring properties, particularly in relation to the placement of extractor fans and windows.</p> <p>15/03/2024 - Upon further consideration of this application, we would like to change the position of the Council to that of OBJECT. This is because we consider that the external works and issues concerning parking in this location would be detrimental to the character and setting of the Grade II Listed Building at 117 Station Road. So the development is contrary to Policy HE3 of the Local Plan and paragraph 203 of the National Planning Policy Framework.</p>
CB/24/00492/FULL	27.02.2024	21 Conway Drive	26.03.2024	Support	
CB/24/00549/FULL	29.02.2024	10 Kendal Drive	28.03.2024	Support	
CB/24/00124/LB	29.02.2024	Flitwick Manor	28.02.2024	Support	
CB/24/00566/FULL	01.03.2024	10 Mendip Close	29.03.2024	Support	
CB/24/00123/FULL	01.03.2024	Flitwick Manor	29.03.2024	Support	
CB/21/05484/APPEAL	08.03.2024	77 Ampthill Road		Noted	
CB/24/00534/FULL	07.03.2024	15 Lyall Close	04.04.2024	Support	
CB/24/00623/FULL	06.03.2024	92 Steppingley Road	04.04.2024	Support	
CB/24/00767/FULL	21.03.2024	30 Kings Road	18.04.2024	Support	
CB/23/03937/FULL	28.03.2024	5 Airdale Close	11.04.2024	Support	
CB/24/01217/FULL	09.05.2024	10 Kendal Drive	06.06.2024	Support	

NOTIFICATIONS OF PLANNING DECISIONS FROM Central Bedfordshire Council

Minute Ref

Thu 16 May 2024

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E 23/02907/VOC	Approved	2 High Street
E 23/03259/FUL	Approved	Kings Church
E 23/03937/FUL	Approved	5 airedale close
E 24/00076/FUL	Approved	78C Steppingley Road
E 24/00117/FUL	Approved	14 St Albans Close
E 24/00179/FUL	Approved	5 Windrush Close
E 24/00272/FUL	Approved	18b Chapel Road
E 24/00439/FUL	Approved	110 Station Road
E 24/00446/LDC	Approved	11 Ryder Way
E 24/00492/FUL	Approved	21Conway Drive
E 24/00534/FUL	Approved	15 Lyall Close
E 24/00566/FUL	Approved	10 Mendip Close
E 24/00623/FUL	Approved	92 Steppingley Road

REFUSED PLANNING PERMISSIONS

C 24/00177/FUL	Refused	Flitwick Lodge
District COMMENT CBC - Refused - The proposal would amount to inappropriate development which is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances. The development would not fall within any of the exceptions set out in paragraphs 154 and 155 of the NPPF to inappropriate development in the Green Belt, and therefore would be considered inappropriate development harmful to the South Bedfordshire Green Belt. No Very Special Circumstances have been established in this case, that would clearly outweigh the harm to the Green Belt. The proposal is therefore considered to be contrary to Section 13 of NPPF and Policy SP4 of the Local Plan.		Local COMMENT FTC - No comments