

## Flitwick Town Council

Minutes of the 263rd Meeting of the Planning Committee held on 17th September 2015  
at the Rufus Centre

### Open Forum

There were no items.

The Chairman requested to move Item 6 - to consider a proposal for a care home in  
Amphill Rd, to Item 1 which was agreed by Members.

Committee Members Present :- Councillor P Feerick  
Councillor A Larkins  
Councillor M Platt (Chairman)  
Councillor J Roberts

Also in Attendance :- Publicity/Community Services Officer

### 2178 To consider a proposal for a care home in Amphill Rd

- i) Gill Ellis (Planning Consultant) and Mike Mansell from Frontier - a property development company - introduced themselves and advised they were carrying out public consultation for a proposed Care Home at the former 101 garage site in Amphill Road, Flitwick. Members were handed copies of the presentation which showed the plans in detail.
- ii) The site had been secured by Frontier as the previous dealership had sold its premises. Consultations had taken place via leaflet drops to local residents, with potential operators once the site was constructed, with the Unitary Authority and now with the Town Council.
- iii) Feedback from local residents showed that the main concerns were the already contentious issue of parking in the area since the Football Centre was developed and potential for traffic congestion. Members reiterated these concerns and asked what would be put in place to alleviate them. Mr Mansell explained that they had allocated 30 parking spaces which more than corresponded with Council standards (minimum of 20) and the developers were looking at ways to make the car park secure for users of the Care Home only. The entrance point would be as far away from the roundabout as possible to ensure the traffic flow was affected as little as possible to the already busy Amphill Road.
- iv) Ms Ellis informed Members that there would be 75 bedrooms, 30 car parking spaces and a garden - all top of the range in standards. This Care Home would be of the higher end quality due to research undertaken for the area's demand. Three interested operators were currently keen to run the building.
- v) Mr Mansell advised that the land was technically green belt however it did not look this way currently. The new development would reinstate some greenery through landscaping at the front of the property which would visually enhance the street scene.
- vi) Cllr Feerick questioned what would be put in place to separate the Care Home from the nearby businesses and petrol station. Mr Mansell advised that the two small business owners renting properties close by would be relocating (which Frontier had agreed deals with) and a buffer would be installed to separate the Home from the petrol station.
- vii) Cllr Roberts explained that the road was very busy, particularly during peak hours and reiterated the Town Council's concern regarding car parking. Mr Mansell advised that not many of the elderly people would have vehicles and that the car park would mainly be for deliveries and staff. With the staff working shifts, this meant that the car park would not be at capacity at all times and Ms Ellis showed Members were deliveries would be taken. Ms Ellis advised that cycle storage was included in the development and there would be encouragement for alternative transport.
- viii) Mr Mansell gave car parking statistics; 1 space per 4 bedrooms and 1 space per 2 staff.
- ix) Members questioned whether any supermarket chains had been interested in the site and were informed that they had been but were obviously unsuccessful in their bids due to Frontier progressing with the Care Home application.
- x) Members were pleased with the attractiveness/traditional style of the Care Home proposal and felt that it was in keeping with the area. It was also felt that the building being set back with its highest point at the rear of the property was good as it reduced the impact on the street scene. Cllr Feerick questioned whether the presentation handouts were representative of the final product and Mr Mansell advised that Frontier had produced accurate artist impressions to bring the application to life.
- xi) Members thanked Ms Ellis and Mr Mansell for their presentation and were in agreement that the application should be supported as long as the planning application received reflected the adequate 30 parking spaces etc.

[Ms Ellis and Mr Mansell left the meeting at this time.]

**2179 To note Declaration of Interest on Agenda Items**

There were no Declarations of Interest.

**2180 To Accept Apologies for Absence**

Apologies were received and accepted from Cllrs Quantrill and Sheehan. Cllrs Bonner and Mitchell did not submit apologies for absence.

**2181 Chairman's Announcements**

The Chairman advised he had attended the High Sheriff's Garden Party which was very pleasant.

**2182 Planning applications for consideration**

2182- 1 15/03122/FUL Plot Ref :- Type :- FULL  
Applicant Name :- O'Shaughnessy Date Received :- 01/09/2015  
Location :- 16 The Meadows Date Returned :- 17/09/2015  
The Meadows  
Flitwick  
MK45 1XQ  
Proposal : Full:- Single Storey Rear Extension and Front Porch.  
Observations : FTC - Support.

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2182- 2 15/03132/FUL Plot Ref :- Type :- FULL  
Applicant Name :- Kendrick, Mr & Mrs Date Received :- 01/09/2015  
Location :- 32 High Street Date Returned :- 17/09/2015  
High Street  
Flitwick  
MK45 1DU  
Proposal : Full:- Demolition and replacement of existing garage with residential annexe.  
Observations : FTC - Support.

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2182- 3 15/03198/FUL Plot Ref :- Type :- FULL  
Applicant Name :- Dolling, Mr & Mrs Date Received :- 01/09/2015  
Location :- 92 Townfield Road Date Returned :- 17/09/2015  
Townfield Road  
Flitwick  
MK45 1JG  
Proposal : Full:- First floor rear extension.  
Observations : FTC - Support.

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**2183 To receive any additional planning applications**

2183- 1 15/03309/DEM Plot Ref :- Type :-  
Applicant Name :- Central Bedfordshire Council Date Received :- 03/09/2015  
Location :- 10 Steppingley Rd +Units A/B/C Date Returned :- 17/09/2015  
Steppingley Rd, 10 A/B/C  
Flitwick  
MK45 1AJ  
Proposal : Demolition of 3 Units and 1 bungalow.  
Observations : FTC - Support.

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2183- 2 15/03396/FUL

Plot Ref :-

Type :- FULL

Applicant Name :- Fox Mr N

Date Received :- 14/09/2015

Location :- 39 Station Road  
Station Road 39  
Flitwick  
MK45 1JT

Date Returned :- 17/09/2015

Proposal : Demolition of detached garage and erection of front extension and side extension.

Observations : FTC - Support.

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**2184 To note planning decisions from Central Bedfordshire**

- i) Planning decisions from Central Bedfordshire Council (CBC) were noted.
- ii) Cllr Feerick questioned whether the application for the land adjacent to Flitwick filling station in the High Street (15/02248/FULL) had been decided by CBC. Members were advised that this application was still registered as being in the consultation period on the CBC website as of that afternoon.

**2185 Correspondence received**

There was no correspondence.

**2186 Questions**

- i) Cllr Feerick asked for the latest information regarding the mobile home in the garden of an Easton Road property as reported to the previous Planning Committee meeting. As Cllr Feerick had not attended the Town Council meeting that week he had not been updated this. This had been investigated and it was found out that planning permission was not required on this occasion as the caravan was used as a 'play den' for the house owner's children and for occasional guests staying overnight.
- ii) Members of the Planning Committee were not satisfied with this explanation and requested CBC be contacted to find out what the rules were for mobile homes on private properties. Members did not have an issue with the original reason for having the caravan - for a Carer to reside to give 24 hour care to an ill person - but Members wanted to check what the current situation was. Members believed agreeing to this would set a dangerous precedent for other home owners in the area.

The Meeting closed at : 9:07pm

Signed :

Chairman

Date:

20/10/15

On behalf of :-

Flitwick Town Council