



**Minutes of a meeting of the Planning Committee held at St Mark's Church, Calder Rise on Thursday 3<sup>rd</sup> October 2019 commencing at 6.30pm**

**Present:** Cllr Blakeman, Retout, Bailes, Green, 4 representatives from Quod, AF Blakemore & Sons and Barwood Capital and Sue Bottoms (Clerk).

- 1) **Apologies for Absence:** None.
- 2) **Declaration of Interest in items on the agenda:** None.
- 3) **Presentation by T Rainbird (Quod) and representatives of AF Blakemore & Son and UMC on 19/01860/MAF:** The team presented the details of their application and left copies with the Parish Clerk.
- 4) **Public Open Session (10 mins):** None.
- 5) **Minutes of the last meeting:** The minutes of the meeting held on the 5<sup>th</sup> Sep 2019 were agreed and signed as a true record of the meeting.
- 6) **To Review and Comment on the following Planning Applications:**
  - i) **19/01860/MAF Reservoir Site, Manton Lane.** Erection of commercial building (Classes B2 and B8) along with access and servicing arrangements, car parking, landscaping and associated works including substation, sprinkler tanks and pump house. The Planning Committee did not object to the application but expressed concern about HGV traffic potentially using already heavily congested local routes especially Brickhill Drive. The Planning Committee considered the LTP 3 freight strategy and would ask if it is possible to agree that a condition be placed on the routes used to avoid peak times. There was concern that the 18.25m height is double the height of the neighbouring buildings and to make the problem worse the whole area is on one of the highest points in the region. Could steps be made to improve the visual aspect of the building.
  - ii) **19/01424/FUL 37 Curlew Crescent, MK41 7HX.** Removal of garage and erection of single storey side/rear extension, two storey front extension and alternations to roof (Amended/Additional Plans). The Planning Committee agreed it has no objections.
  - iii) **19/01896/FUL 65 Pipit Rise, MK41 7JU.** Single storey rear/side extension and garage conversion. The Planning Committee agreed it had no objections.
  - iv) **19/01899/FUL 63 Waveney Avenue, MK41 7ED.** Extension and conversion of double garage to create Annexe for use in conjunction with main dwelling. The Planning Committee agreed but need to rebuild the wall and remove the divider. Condition in the future cannot revert to a separate dwelling. The Planning Committee agreed it had no objections.
  - v) **19/01297/ADV Bedford School Sites at De Parys Avenue, MK40 2TU and Brickhill Drive.** Rationalisation and replacement of non-illuminated school signage boards to the perimeter of the school estate. Amended/Additional Plans. The Planning Committee agreed it had no objections.
- 7) **To Receive a List of Planning Decisions from the Borough Received since the Last Meeting:**
  - i) **19/01715/FUL 27 Linnet Way, MK41 7HN.** Single storey rear/side extension. Permitted.
  - ii) **19/01685/FUL 13 Ribble Way, MK41 7TY.** Single storey side and rear extension incorporating garage. Permitted.

- iii) 19/01567/COV Suite B2 Emerald Court, Pilgrim Centre, MK41 7PZ. Change of use from Use Class B1 “Business” to Use Class D1 “Non Residential Institution”. Permitted.
- iv) 19/01554/FUL 48 Windrush Avenue, MK41 7BL. Re-tile and cladding of existing dwellings. Permitted.
- v) 19/01472/FUL 19 Lune Walk, MK41 7BG. Single storey rear extension with roof lights and single storey front extension. Permitted.
- vi) 19/00423/FUL 289 Kimbolton Road, MK41 8AQ. Extension, part demolition and alterations to remodel existing dwelling, including raising roof height and front and rear dormers. Erection of car port and cycle shed. Subdivision of site and erection of new detached dwellinghouse and cycle shed. New front boundary wall and gates to serve both dwellings. Permitted (CIL Liable).

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**Signed by Chairman** 7<sup>th</sup> November 2019