



**Minutes of a meeting held at St Mark's Church, Calder Rise on Thursday 5<sup>th</sup> February 2015 commencing at 6.30pm**

**Present:** Cllrs Blakeman, Chrusciak and Wilkins.

1. Apologies for Absence:

Cllr Reeve.

2. Declarations of Interest:

None.

3. Public Open Session (10 mins):

None.

4. Minutes of the last meeting:

The minutes of the meeting held on 8<sup>th</sup> January were signed as a true record of the meeting.

5. To Review and Comment on the following Planning Applications:

i) **14/03127/TPO 118 Kimbolton Road, Bedford, MK41 9DN.**

Oak – prune to give 1.5m clearance from house & crown lift to 4m. No objections.

ii) **15/00005/FUL 11 Westrope Way, Bedford, MK41 7YX.**

Single storey side extension including link to front porch. No objections.

iii) **15/00096/OUT Land adjacent to 176 Kimbolton Road, MK41 8DW.**

Outline application for the erection of one dwelling following demolition of garage with all matters reserved. Whilst not objecting in principle, the PC are concerned that any new building should respect the urban gain and rhythm that adds to the character of the street scene on this side of Kimbolton Road.

We would ask that a restrictive condition be placed on any outline consent granted to prevent any development exceeding 2.5 metres in height within 1.5 metres of either side boundary, and preventing any built form to be placed with 1 metre of each side boundary. This is to preserve a spacious and open setting to any new building and prevent the new dwelling converging visually with those existing dwellings on either side.

It is also requested that a condition be placed on the size of the proposed dwelling such that the footprint of the proposed dwelling is no bigger in size than the existing garage which is to be demolished.

iv) **15/00121/S73A 280 Kimbolton Road, MK41 8AD.**

New boundary wall (development already carried out). The Parish Council wish to

object to this application. The wall previously approved incorporated recessed bays between brick piers within which there were either open railings or close boarded panels set back from the front face of the brickwork. These bays introduced relief and were visually regressive to the eye limiting the impact of the wall. The wall as built is both higher than that approved and has also significantly reduced the number of bays. This has led to a long expanse of unbroken, stark brickwork set right up to the back edge of the footway.

The combination of these factors means that the wall, as built, has an overbearing impact on users of the footpath and has a negative visual impact on the character of the street scene.

Given the prominence of this wall from both Kimbolton Road and Tamar Road, together with its overbearing impact on the adjacent footway it is considered to be both in the public interest and expedient for the Borough Council to refuse this application and pursue enforcement.

- v) **15/00110/FUL 25 Moriston Road, MK41 7UQ.** Single storey side/rear extension. No objections.
6. To receive a list of planning decisions from the Borough received since the last meeting:
- 14/02776/LDP 141 Brickhill Drive, MK41 7QQ.**  
Loft conversion with dormer, extensions to sides. Permitted.
- 14/2694/COU Land to rear of 56 Hamble Road, MK41 7XW.**  
Change of use of part of common land to garden land. Permitted.
7. To Review and Comment on Late Planning Applications:
- 14/03124/FUL 25 Brickhill Drive, MK41 7QA.**  
Single storey rear extension to form orangery. No objections.
8. Applications Withdrawn:
- 14/03094/FUL 18 Beaufort Way, MK41 7XQ.**  
Single storey front/side extension following demolition of existing garage

Signed by Chairman  
5<sup>th</sup> March 2015