



Minutes of a Meeting of the Planning Committee held on Thursday 2nd September 2021

Present:

Cllrs Blakeman, Grant, Green and the Clerk (Mrs S Bottoms).

Summary of the meeting: -

Table 1- Minutes

Item	Description
1.	Apologies for Absence: Cllrs Brazier.
2.	Declarations of Interest in items on the agenda: None.
3.	To confirm the minutes of the meeting held on Thursday 5th August 2021: The minutes were adopted as a true record of the meeting.
4.	Public Open Sessions (10 minutes) None.
5.	To Review and Comment on the Following Planning Applications: i) 21/01901/MAR Land at Graze Hill, Ravensden. All reserved matters for the erection of 163 dwellings and an extension to the country park, pursuant to Outline permission 19/00593/MAO. The Planning Committee do not object to the application but would like the Planning Department to take the following comments into account in dealing with this application. Given the national aim of reducing our carbon footprint, the properties with driveways should have electric charging points for electric vehicles. Charging points should also be sited for those properties without driveways. No properties should be connected to gas and the heating systems installed should use renewable energy such as a heat pump. The CCTV proposed to be installed should be linked to the Bedford Borough Council CCTV monitoring system with an agreement for



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	<p>long term monitoring and maintenance. This application will also be considered until item 6 on the main Parish Council agenda for the meeting which immediately follows this meeting. The final submission will reflect the agreement reached at that meeting.</p> <p>ii) 21/01853/FUL 159 Kimbolton Road, MK41 8DS. Replacement Dwelling. The Planning Committee of the Parish Council object to this application on the following grounds. It is overdevelopment and is too close to the neighbouring property on the right hand side. Its positioning close to the front of the boundary does not leave enough room for sufficient parking. The Committee question the need for the removal of so many trees. Should the application be approved, it should include a condition that trees removed are replaced with suitable trees.</p> <p>iii) 21/01927/FUL 40 Hindburn Close MK41 7YJ. Demolition of existing semi-detached bungalow and erection of two new semi-detached houses, creation of parking space at rear and new entrance from Chelmer Close. The Planning Committee of the Parish Council object to this application on the following grounds. The application is overdevelopment of the plot. It encroaches on the boundary of the neighbouring property. It would see the removal of a bungalow which is a style of property in short supply in Brickhill.</p> <p>iv) 21/01559/FUL St Marks Church, Calder Rise, MK41 7UY. Erection of canopy to front entrance. The Planning Committee had no objections.</p> <p>v) 21/02183/FUL 17 Merlin Gardens, MK41 7HJ. Single storey rear extension. The Planning Committee had no objections.</p> <p>vi) 21/02333/FUL 84 Curlew Crescent, MK41 7HZ. Single storey front extension. The Planning Committee had no objections.</p> <p>vii) 21/01801/FUL 34 The Buntings, MK41 7LA. One and two storey side/rear extension and single storey rear extension. Amended/Additional plans. The Planning Committee had no objections.</p> <p>viii) 21/02230/FUL 87 Mallard Hill, MK41 7QU. Single storey side and rear extension. The Planning Committee had no objections.</p>



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	<p>ix) 21/01258/S73 17 Rhineland Way, MK41 7YP. One and two storey side extension including variation of approved plans condition 1 attached to 20/02363/FUL to allow for amendments to reduce the height of the first floor rear extension, reduce the width of the first floor side extension of the boundary, alter the design of the front porch and replace two windows in the front elevation with one bay window. The Planning Committee had no objections.</p> <p>x) 21/02273/FUL Land between Clyde Crescent, Ivel Close and Wye Close. Proposed erection of 2 two-bedroom dwellings with associated parking. The Planning Committee had no objections.</p> <p>xi) 21/02233/TELFUL Land adjacent to 155 Brickhill Drive. Removal of 12.5 column and replacement FG equipment comprising streetpole supporting 3 antennas and 6 remote radio heads at a max height of 20m. The Planning Committee of the Parish Council do not object to the application but ask that it is sited back off the pavement as there is room for this to take place.</p>
6.	<p>To Receive a List of Planning Decisions from the Borough Received since the Last Meeting:</p> <p>i) 21/01605/FUL 76 Rooksmead, MK41 7QY. Single storey front and rear extensions. Permitted.</p> <p>ii) 21/01711/S73A 33 Eagle Gardens Bedford MK41 7FE Erection of Timber Gazebo in rear garden reusing existing patio base (development already carried out). Permitted.</p> <p>iii) 21/01768/S73 18 Eden Way Bedford MK41 7EP Erection of detached outbuilding (Development already carried out). Permitted.</p> <p>iv) 21/01396/FUL 20 Starling Way, MK41 7HW. Demolition of existing rear chimney and lean-to utility room. Erection of single storey rear and side extension with level threshold side access. Permitted.</p> <p>v) 21/01354/FUL 14 Larkway, MK41 7JW. Two storey rear extension and single storey flat roof side extension. Permitted.</p> <p>vi) 21/0073/FUL 10 Lambourn Way, MK41 7TR. Single storey front extension. Permitted.</p>

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	<p>vii) 21/00866/FUL 68 Hamble Road, MK41 7XW. Change of use from scrub land to garden land including erecting close board fencing on new boundaries. Permitted.</p> <p>viii) 21/00906/FUL 60 Waveney Avenue, MK41 7EB. Single storey side extension. Permitted.</p> <p>ix) 21/01913/FUL 25 Conway Crescent, MK41 7BW. Two storey side extension with front elevation canopy and pitched roof over existing outbuilding. Permitted.</p> <p>x) 21/01429/FUL 7 Ribble Way, MK41 7TY. Single storey front extension. Permitted.</p> <p>xi) 21/00482/FUL 62 Hamble Road, MK41 7XW. Change of use of land to residential garden. Permitted.</p>
7.	<p>Date of Next Meeting: Thursday 7th October at 6.30pm</p>

Approved and signed by

Chairman
7th October 2021