

FLITTON AND GREENFIELD PARISH COUNCIL	
<p>Minutes of an Extraordinary Parish Council Meeting held at the Church Hall, Flitton, on Wednesday 14th June 2017</p> <p>Present: Councillors M Gates (Chair), N Thompson, N. Arthur, R Stokes, J Fisher, G. Ellis, T King,</p> <p>Also Present: D Lawson (Clerk) John and Sue Rickatson, David Catlin</p>	
2655 APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST	
Apologies: Councillors P Woodland and M Lowe Cllr N Mackie was not in attendance	
Declarations of Interest: There were no declarations of interest	
2656 ANNUAL STATEMENT	
The Annual Governance Statement, as part of the Annual Return for the External Auditors was discussed and approved by Members of the Council	
RESOLVED	
That the Annual Governance Statement be approved and returned to the External Auditor	DL
2657 INTERNAL AUDIT	
The successful completion of the Internal Audit was noted by Members	
RESOLVED	
The Internal Audit approval be noted	
2658 ACCOUNTING STATEMENT	
Members approved the Accounting Statement as set out	
RESOLVED	
The Accounting Statement, be approved and returned to the External Auditor	DL
The Chairman adjourned the meeting to allow for public comment to be made	
<p>Residents/landowners of Flitton Hill addressed Members about the erection of 5 Holiday Lets with all ancillary works application at Hollington House, Flitton Hill, Flitton.</p> <p>They explained the reasons for their objection to the application, especially based on</p> <ul style="list-style-type: none"> • Highway Safety grounds • Flooding as to be built on the flood plain of the river • Waste water/sewer management as no mains available <p>Neighbours were also aggrieved not to have been consulted on the application when a former house demolished years ago was on the consultation list, so it is very much out of date.</p> <p>The point was also raised about the potential failure of the business and what status the holiday lets would then have residentially or what the status of the land may be, although no-one could provide any confirmation on this. It would be mentioned in the PC's comments.</p> <p>The Chairman thanked residents' for their comments and noted that the matter would be discussed later on the agenda.</p>	
2659 PLANNING ISSUES	
<p>Neighbourhood Plan</p> <p>Cllr Arthur mentioned that</p> <ul style="list-style-type: none"> • The public meeting in Pulloxhill had been held and attracted a good number of Flitton and Greenfield residents which was good • A meeting has been held with Clophill PC to look at any shared transport links and this will be followed up 	GE

<ul style="list-style-type: none"> • Progress on the document is very slow and it is feared that the deadline for the first draft may be missed, this is due to the volume of work required • The group may explore the possibility of employing someone to help write the Plan as Clophill has done and contacts will be made once funding is clarified 	<p>NA</p>
<p>The following current Planning Applications were considered and the response agreed</p>	
<ul style="list-style-type: none"> • Fairview, Flitton Hill, Flitton MK45 5EA – Existing Timber clad barn/fenced storage area to be demolished. Proposed timber clad garage to be erected. Garage to provide a secure extra 2 spaces for the property No Objection • Hollington House, Flitton Hill, MK45 2BE - Erection of 5 Holiday Lets with all ancillary works The discussion focussed on the points made by local residents <ul style="list-style-type: none"> ○ Volume of traffic on Flitton Hill or onto the A507 is not the major problem, the poor visibility on this narrow and sharp bend is a major concern as the visibility splay is so limited ○ There have been accidents in the vicinity despite what the Transport Consultants working on the application state ○ How could the Council differentiate in future between holiday lets and residential properties and a condition to be attached relating to the business and its viability ○ Commercial justification for the business to ensure that it is viable ○ Suggest condition about non residential use to limit renting period to holiday use only ○ Building the holiday lets on the flood plain when it is known that the River Flit floods here and has done so recently (including flooding at Hollington House cellar) ○ There is no connected sewer at the existing property and the statement about connecting to the Mains is therefore not relevant unless a new sewer is installed. ○ If a cess pit is used it cannot be installed above the level of the River and this must be monitored closely to avoid any pollution or contamination overflowing into the River or surrounding ditches Objection based on the above • Petit Courege, 22 High Street, Flitton, MK45 5DU - Front and Rear Dormers No Objection • 5 High Street, Flitton, Bedford, MK45 5DU - Single storey rear extension, alteration to front entrance porch, replacement of external windows/internal alterations No Objection but would like to see conditions relating to construction traffic parking on the highway to prevent congestion and poor visibility whilst work is underway. Recent experience at a neighbouring property raised many complaints locally as vans were left on the road making driving conditions difficult • 4 Church Lane, Flitton, Bedford, MK45 5EL - Proposed rear dormer extension, part conversion of garage, alterations to windows and doors, alteration of driveway 	

