

## FLITTON AND GREENFIELD PARISH COUNCIL

Minutes of the Planning Sub Committee held on Wednesday 17th August 2016

**Present:** Cllrs N Arthur (Chairman) J Fisher and N Thompson

**Also Present** D Lawson (Clerk)

Mick O'Rourke and Tracey & Ian Martin

### **1. APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST**

Cllrs P Woodland, T King, G Ellis and M Lowe sent apologies.

### **2. MINUTES**

The minutes of the last Sub Committee had been agreed at the previous Council meeting.

### **3. CONSIDERATION OF CURRENT PLANNING APPLICATIONS**

**Application Number CB/16/03254/OUT Land off Flitton Road, Greenfield, Bedford, MK45 5DJ - Planning application for the residential development of up to 15 dwellings**

Resident 1

Spoke about his objection to the application both now and for the previous two applications. He said that he had lived in the village for 21 years and currently has the most beautiful view of the orchard and fields around and this would be ruined by any development. He was concerned about the field between the orchard and the current application at the builder's yard and how this may lead to even more development linking the villages together and spoiling the pleasant rural life which residents had chosen.

Mick also raised concern about the ditches at the front of the site which have flooded in the past. These were all deemed to be reasons to object and include in any response back to the Planning Authority

Resident 2&3

Have recently moved to Greenfield because it is a small rural village after an extensive house hunt and most disappointed that an application has been re submitted for the orchard. Already made objection, but happy to help rally more support

**Agreed** that the response should be an objection on the grounds noted above

**DL**

**Application Number CB/16/03232/FULL \_54 Mill Lane, Greenfield Subdivision of the existing plot to erect a detached dwelling and associated curtilage.**

The Council had already objected on grounds of the proposed dwelling being too far behind the building line and not in keeping with existing dwellings. It was agreed that a similar response should be submitted to this application

**Agreed** that the response should be a comment expressing concern about the building line

**DL**

**Application Number CB/16/03090/PAAD Land and building adj. to Holly Farm, Flitton Hill, Prior Approval: Change of use of agricultural building to a dwelling house**

This application was noted as it is an agricultural prior approval

**Application Number CB/16/03185/FULL Land North of Clayhill Farm off Greenfield Road, Bedford, MK45 1JL Gas fuelled capacity mechanism embedded generation plant to support the National Grid. Erection of security fencing**

There was concern about this application on the following grounds

1 Environmental impact of this large scale gas power station located in the green belt next to a water course and the main footpath linking Greenfield with Westoning.

2 Within 1 km of Greenfield village which, given the prevailing wind is from the south west, will receive the bulk of the emissions coming from the 20 very large engines. There is insufficient information to understand how much the power station will increase NOx levels in the local area. But given that we live in a rural area any increase is unwelcome.

3. There are no chimneys or stacks for the exhausts which means that emissions will not always be dispersed from the immediate vicinity. Users of the footpath may encounter high concentrations of emissions.

4. Proposed site is adjacent to a water course. There are risks of oil leakage from the frequent oil changes demanded by the type of engine use.

5. Visual impact will be significant. This will be an unsightly blot on the green belt and impact the view from the footpath.

6. Applicant claims that the power station is low carbon but this is nonsense. This is a

<p>below average efficiency gas power station and if installed will increase the carbon factor for grid electricity. This puts it in conflict with CBC Core Strategy Policy 13. There are other more environmentally acceptable ways of providing back up power. These include energy storage as already being deployed by the local District Network Operator at Leighton Buzzard.</p> <p>In summary we do not accept that the applicant has provided sufficient information to allay our concerns about the environmental impact of this installation which we believe are significant, nor have they made a sufficient argument about the environmental benefits. We ask that a full Environmental Impact Assessment is provided. Normally this is only required for a gas power station of over 50 MW output. However given that the output of this proposal is very close to this, that it is located in the green belt and given our concerns about local impact outlined above we ask that an Impact Assessment be required. At the very least we request that more details are provided on the impacts of the issues we have raised.</p> <p>If the Council is minded to approve the application we ask that conditions be considered:</p>	
<p><b>Agreed</b> that the response should be an objection</p>	<p><b>DL</b></p>
<p><b>4. PLANNING APPEALS and DECISIONS</b></p>	
<p>The list of decisions was noted along with the most recent decisions to grant consent at 48 High St and 74 Mill Lane Greenfield. The Planning Appeal at Land off Greenfield Road Flitton was also mentioned and unless there was any new information the Councils original objection would be left as our written representation</p>	
<p><b>5.NEIGHBOURHOOD PLAN</b></p>	
<p>Cllr Arthur mentioned that the Group had heard today that their grant application had been successful so the questionnaire and environmental report to be written by the Greensands Trust would now proceed. It was noted that the Group was taking a stall at the Gala</p>	
<p>The meeting ended at 21.00h</p>	