

FLITTON AND GREENFIELD PARISH COUNCIL

Minutes of the Planning Sub Committee held at the Church Hall, Flitton on Wednesday 17 October 2018 at 19.30h

Present: Cllr M Gates (Acting Chairman), N Thompson, T King, G Ellis, P Woodland, M Lowe, B Rishton, J Fisher and D Lawson (Clerk)

There were 20 Members of the public and residents present, although not all signed in on the attendance sheet.

There were three visitors

Simon Andrews and Mike Lake (DLA) and Sam Franklin (Team Landscape)

PUBLIC SESSION

Cllr Gates welcomed members of the public and visitors to the meeting and outlined the proposal to deal with comments and the associated planning proposals.

96 Greenfield Road Flitton

Simon Andrews and Mike Lake (DLA) were asked to make a short presentation about their planning application at 96 Greenfield Road Flitton and they did this using a large-scale plan of the proposed layout.

There were questions and answers relating to

- Size and quantity of dwelling mix
- Social housing arrangements
- Management of amenity areas and drainage
- Adoption of the roads
- Visitors car parking and adequate parking for residents
- Possible links to the Playing Field and fencing of a separate play area
- Possible links to a private orchard
- Drainage and flooding problems and future management
- Traffic movements and problems on the highway
- Lack of footpath on this side of the road. any street lighting and safety of children walking or waiting to be bussed to school
- Lack of any local facilities and problems with the school and health services capacity
- Possible viability of a much smaller development with the same housing mix
- Despite the layout being shown as indicative, it is still at outline stage and final details are still to be agreed and the scheme could be amended to take comments into account. Indeed, the developer said that this would happen and a further set of plans would be made available
- Potential noise from the Village Hall and the need for a noise survey to make potential residents aware of its proximity and frequency of events.
- Restrictions on lorries being able to turn into the site
- No cycle way provision
- Proximity to the access point(s) at the development opposite
- Strategic concerns relating to the Local and Neighbourhood Plan

Everyone was thanked for their contribution and comments had been noted to take into account when the application was considered later in the meeting.

Land off Greenfield Road Flitton

Revised plans had been submitted for this site which showed two entrances instead of the three at last application and the one shown at Appeal decision.

There was discussion about the accesses to this site in conjunction with the site above and concern about safety in this part of the village at peak times with traffic movement and school children in the vicinity. It was welcomed that the hedge appeared to remain on the revised plans, but there was still concern about possible need for a culvert.

Views were expressed about egress from the site with the difference in land levels and the need to edge forward towards the footpath to get a sufficient view and how dangerous this could be to pedestrians, especially if two egress/access points. Many of the same points made for the preceding application were also repeated for this one, although it was accepted that the decision to allow 24 houses on this site had already been made.

98a Greenfield Road Flitton

The applicant outlined his application and noted that he had consulted his neighbour(s) who raised no objection initially, but had since changed their view. He showed Cllrs the work which had been done on assessing any differences in the light levels to the neighbouring properties and how this had been carefully drawn for minimum impact. He was thanked for his comments.

1. APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST

Cllr N Arthur and CBC Cllr J Jamieson sent apologies.
Cllr Lowe declared an interest in the planning application at Fairview, Flitton Hill and did not take part in the discussion.

2. MINUTES

The previous minutes had been presented to the Council meeting in September

3. CONSIDERATION OF CURRENT PLANNING APPLICATIONS

To consider current planning application

- 18 School Lane, Greenfield, MK45 5DE - agreed no objection, but to add comment about listed building approval of paint colour
- 98a Greenfield Road, Flitton, MK45 5DR – following discussion (as above) with the applicant) it was agreed no objection, but to add comment relating to technical issues of light transmission being satisfactory to the CBC planning team
- 96 Greenfield Road, Flitton, MK45 5DR 38 dwellings – this application had been discussed in considerable detail during the public open session with residents’ views predominantly in objection. The Developers presentation was taken into account in consideration of the application. Cllrs commented about the strategic issues, drainage and flooding of the site, layout, parking and visitors parking, traffic movement and highway safety, lack of local facilities to cater for the population increase (including a notice at the Health Surgery in Flitwick declining any new registrations) and the Planning Statement showing examples which were not relevant to Flitton as a small settlement of 250 dwellings. The application could potentially increase this by over 15% and coupled with the Appeal decision for 24 dwellings opposite the site this would be an increase of nearly 25% which was not wanted or required in the village. For the reasons above and any other discussion in the open public session, it was agreed to object to the application.
- Fairview Flitton Hill MK45 5EA - following discussion it was agreed no objection, but to add comment relating to perceived inadequate car parking spaces and manoeuvrability on site.
- 39 High Street Flitton MK45 5DY – full and listed building applications - following discussion it was agreed no objection, but to add comment relating to adequate car parking provision being made within the boundary so that vehicles do not need to park on the highway. Also, to ensure that the listed nature within the conservation area was fully considered by the CBC Conservation Officer.
- Land off Greenfield Road Flitton – MK45 5DR for 24 dwellings - following discussion it was agreed to object to this revised application which was still showing two access points and the previous objection had been based on it being reduced to just one. Cllrs were still very much opposed to the two access points for all the previous reasons submitted on the earlier application. They wanted to see only one access and the three dwellings serviced by the second access to be a spur off the main access

<p>point. It is felt this will be safer for pedestrians on the footpath and easier in terms of vehicular access to this much smaller road and especially refuse collection. They also wonder if Highways could do a survey to ensure that the different levels between the field and the highway will not mean that vehicles will have to edge up to and over the footpath to see clearly enough to pull out.</p> <p>In addition, there was concern about how refuse vehicles may access the secondary entrance and an objection to any wheelie bins being placed adjacent to the main road on the footpath.</p> <p>Members were pleased that the hedge was shown to be retained, although wondered whether the ditch would still need to be culverted to build up bridges to take vehicular weight.</p> <p>Members still felt that there should be a S106 payment towards local leisure and playing field provision, especially as the original (Appeal decision) outline plans were not being adhered to with the two entrances which is contrary to the original Inspector's report.</p>	
Agreed that the responses as outlined be lodged with CBC	DL
4. PLANNING APPEALS and DECISIONS	
There were none to note	
5.NEIGHBOURHOOD PLAN	
The Steering Group was meeting next week and had engaged the consultant to help with a final draft. A grant application to help cover costs had been successful and the monies paid to the banker (Pulloxhill PC).	
6. AOB	
There was a query relating to the need for planning approval for a temporary building at the playing field and this would be discussed by the Playing Field sub committee	NA

The meeting ended at 21.45h