

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT  
COMMITTEE HELD ON 7<sup>th</sup> JULY**

**PRESENT**

Mr. Gray presided over Mesdames Harrison, Holmes, Collins, Messrs. Mackin, Leith and Fisher.

**1. APOLOGIES**

Mr. Steeples.

**2. DECLARATIONS OF INTEREST**

Mrs. Harrison and Mrs. Holmes declared an interest in Planning Application Number 04/01099/FULL.

**3. PLANS FOR CONSIDERATION**

04/00134/FULL

Alterations and extensions to existing barns and farm buildings to form 7 dwellings; erection of 6 bay carport; change of use of land to form 6 paddocks and change of use to agricultural land to garden land.  
Speeds Farm, Beadlow, Shefford.

Not in Shefford Town's jurisdiction.

04/00705/FULL

Single storey rear extension  
27 George Street

No objection.

04/00940/FULL

Replacement shop front and internal alterations  
15A North Bridge Street

No objection.

04/01001/FULL

Conservatory to rear  
66 Kingfisher Road

No objection

04/01099/FULL

Erection of 8 two bedroom flats following demolition of existing bungalow and garage  
3 New Street

Objection:- over development of site, inappropriate access, insufficient parking. The developer's drawing does not show trees that are currently growing in New Street. Six letters received from residents registering their objections to the Application.

04/01140/FULL

Erection of two bedroom bungalow following demolition of existing prefab bungalow.  
9 Southfields

No objection.

04/01141/FULL

Variation of condition 1 (duration of consent) attached to planning permission ref. 42/99/360 dated 30.11.99 for the erection of nine detached dwellings with double garages, parking and landscaping and additional off-site highway works.

No objection.

04/01142/FULL

Re-positioning of boundary fence and erection of gates.  
15 Swallow Close

No objection:- comment to say 'providing it matches with existing environment'

04/01160/TPO

Reduce canopy of Ash tree by 25-30% all round  
1 Penfold Close

No objection

04/01208/FULL

Erection of 4 semi-detached houses with car parking  
54-56 High Street

Objection:- over development of site, on flood plain, cutting out of light.

04/01045/FULL

First floor side and single storey front extension  
13 Oakwood Road

The description of the proposal/location has been amended. No revised plans have been received.

No objection providing it doesn't detract from neighbour's light.

#### **4. DECISIONS**

Notice of Approval of Planning Permission

04/00829/FULL

Single storey front extension to existing kitchen/common room. Access ramp and covered buggy area.

Southfields House, Southfields.

Withdrawal of Application

04/00811/FULL

Replacement 3 bed detached bungalow following demolition of existing bungalow  
5 Southfields

Application Number: 04/01037/CC  
County Council Application Number: BC/CC/2004/26/MJ  
Multi purpose sports hall  
Robert Bloomfield Middle School  
Confirmation from Mid Beds D C informing the Town Council that they have no objection to the above proposal.

#### **5. PROPOSED MEDICAL CENTRE – Brackley Primary Health Care Property**

Letter and plan received from Brackley P H C P. The plan highlights the playing field and hall at the STMA and enquires if the Town Council (or their agent) would consider disposing of the site freehold, or offer it on a long lease to them as the preferred development partner. They are to be informed that the playing field is an essential amenity to the residents of the town.

#### **6. SPEED CHECKS – BEDFORD ROAD**

AN e:mail from Bedfordshire Police stated that speed checks had been carried out in Bedford Road on three separate occasions. Eight offenders had been dealt with and the highest recorded speed was 39 mph.

#### **7. BEDFORDSHIRE SUSTAINABILITY TICKLIST**

The Town Council has received a Developer's Guide (Consultation Draft). It has been produced through the Bedfordshire Local Authority Design Forum to help those proposing development to consider the extent to which their proposal is sustainable. Members discussed the guide in general and Mrs. Holmes is to prepare a reply that will be perused by the Planning Committee before being forwarded on to the Design Forum. Final discussion on the 'Ticklist' was adjourned until after the presentation from the Bedfordshire Heartlands NHS Primary Care Trust.

#### **8. MID BEDS LOCAL PLAN FIRST REVIEW DEPOSIT DRAFT**

The draft is to be read by Mrs. Harrison who will report back on the content at the next meeting of the Planning and Environmental Committee.

#### **9. LICENCE FOR PUBLIC ENTERTAINMENT – BRIDGE HOTEL**

A licence for Public Entertainment has been received from the Licensing and Enforcement Officer at Mid Beds District Council. No objections raised but comment to be made that noise should be reduced and doors kept shut which had not always been the case.

#### **10. SPONSORSHIP OF ROUNDABOUTS**

A letter has been received from the Landscape and Enhancement Officer at Bedfordshire County Council regarding the sponsorship of roundabouts. Mr. Mackin is to study the content of the letter and inform members of his comments but initially he stated that he was in complete disagreement with the Officer that the Esso roundabout was in good condition.

**11. WAITING RESTRICTIONS – IVEL ROAD**

A letter has been received from the Senior Engineer (Traffic Management) at Mid Beds District Council in reply to the Town Council's letter requesting a yellow junction box to be sited outside the Fire Station in Ivel Way. The letter informed members that such box junctions are normally used on heavily trafficked roads, a situation that does not normally exist in Ivel Road. However, if there are regular instances of vehicles waiting to emerge from Ivel Road into Clifton Road queuing back and blocking the fire station exit then consideration could be given to 'keep clear' markings.

**12. TREES – RE UNIT 1, 44 NEW STREET**

A reply has been received from the Tree Officer at Mid Beds D C regarding an enquiry that the Town Council made as to the category of tree that had been removed at the above address. The reply stated that one tree was a Goat Willow and the other was a multi-stemmed Ash tree. It was thought that both trees were 'self set' and that there was insufficient space at the site for replacement trees to be planted.

**13. SHEFFORD SAINTS F C (JUNIORS)**

An e:mail has been received from the Chairman of the Saints F C (who was present at the meeting) requesting a copy of the Restrictive Covenant on the Bellcote Meadow and informing members' that their need for a regular football pitch was now for 15 years and not 10 as originally stated. It was explained to the Chairman that the Restrictive Covenant was a private document and did not allow any buildings, either temporary or permanent, to be erected on the Meadow. The Saint's Chairman is to provide further information to the members' which hopefully will be discussed at an extraordinary meeting of the Finance and Policy committee in due course.

**14. ANY OTHER BUSINESS**

A note that debris was still accumulating under the bridge in South Bridge Street.

Information sent to Mr. Leith from C P R E is to be placed on the agenda for the Finance and Policy meeting on 21<sup>st</sup> July.

At this point the members' received a presentation from representatives of the Bedfordshire Heartlands NHS Primary Care Trust. The presentation was both informative and interesting with assorted literature being distributed to those present. The representatives were thanked for their attendance after which they left.

Further discussion then took place on the Bedfordshire Sustainability Ticklist.

The meeting closed at 9.40 p.m.

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