

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT
COMMITTEE HELD ON 2ND JUNE 2004**

PRESENT

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

1. TO ELECT A CHAIRMAN

Proposed Mrs. Collins, seconded Mr. Steeples and agreed unanimously that Mr. Gray be elected Chairman.

2. TO ELECT A VICE CHAIR

Proposed Mrs. Collins, seconded Mrs. Harrison and agreed unanimously that Mrs. Holmes be elected Vice Chair.

3. APOLOGIES

None.

4. DECLARATIONS OF INTEREST

Mr Mackin expressed an interest in Planning Application number 04/00957/FULL
Mrs. Harrison expressed an interest in item 15 – Shefford P3 Group.

5. PLANS FOR CONSIDERATION

04/01005/FULL

Erection of four bedroom detached dwelling and detached double garage.
Land to rear of 8 Bedford Road.

Objection:- Inappropriate access over public right of way and footpath, over-development of site, will block light from existing building, site location plan inaccurate and out of date.

04/00954/FULL

Single storey rear extension.
23 Tippett drive

No objection.

04/00957/FULL

Single storey entrance porch
5 Mallard Close

No objection.

04/01009/FULL

Two storey and first floor front/side extension
11 Tippett Drive

No objection.

BC/CC/2004/26
Multi-purpose Sports Hall
Robert Bloomfield Middle School

No objection. The Town Council supports this scheme.

6. DECISIONS

Notice of Approval of Planning Permission
03/02192/FULL
Erection of two, two storey semi-detached dwellings with one detached double garage.
34a High Street and land at rear of 32 High Street.

Notice of Approval of Reserved Matters
04/00069/RM
Erection of four detached dwellings (external appearance, landscaping and design) pursuant to Outline Planning Permission ref: 02/01472/OUT dated 13.01.03 and erection of garage to serve 126 Ampthill Road.
Land to the rear of 122-126 Ampthill Road.

Notice of Approval of Planning Permission
04/00397/FULL
Single storey rear extension
30 The Hollies

Notice of Approval of Planning Permission
04/00432/FULL
Two storey side extension and single storey porch, detached double garage and workshop.
61/63 New Street.

Notice of Approval of Planning Permission
04/00562/FULL
Single storey extensions to side, front and rear.
70 Ampthill Road

Notice of Approval of Planning Permission
04/00563/FULL
Detached double garage
70 Ampthill Road

Notice of Approval of Planning Permission
04/00650/FULL
First floor side extension, ground floor extension to front.
24 Eisenhower Road

Notice of Refusal of Planning Permission
04/00498/FULL
Two storey and first floor front/side extension
11 Tippett drive

7. RESIDENT'S LETTER RE PLANNING APPLICATION 04/00560/FULL

A letter from a resident informing the Planning Committee of his concerns about the above Planning Application. Clerk to check on the history of the application and reply to the resident accordingly.

8. APPLICATION FOR TRANSFER – ESSO SNACK AND SHOP

Letter from Lockett & Co., Retail and Licensing Consultants informing the committee that the Application is now to be in the name of one person only. The second name will be put forward as soon as possible.

9. NOTICE OF APPLICATION – MATTHEW CLARK WHOLESALE LTD

A letter from Burges Salmon informing the Committee that the Notice of Application for a new off licence is simply to allow Matthew Clark to sell alcohol in quantities less than wholesale to it's existing account holders in order to maintain flexibility in it's trading operation. The Clerk to reply that they are satisfied with the arrangement providing it is account holders only and that cash sales are not permitted.

10. SHEFFORD SAINTS F C (Juniors)

A plan from the Shefford Saints F C of the intended works on the Millenium Green has been received. It is to be explained to the Saints that under the terms of the Restrictive Covenant from the Transferee that the land is transferred on the basis that the following applies. The Transferor will not 'erect or construct or permit to be erected or constructed upon the land any erection or structure (whether permanent or temporary) except in connection with the provision of a football pitch or pitches and associated changing rooms and parking facilities play areas and ancillary landscaping'.

11. ROUNDABOUT SPONSORSHIP – BEDS C C

An enquiry has been received from the County Council regarding the progress of the Town Council in obtaining sponsorship for the town's roundabouts. It is thought that there are unlikely to be any sponsors at the present time as the roundabouts are in an appalling state. It was also thought unlikely that any potential sponsor would want to take on an existing planting plan but would probably prefer to use their own.

12. CONCERN RE DOGS ATTACKING DUCKS

A resident has expressed his concern about a dog that is let off it's lead in the park area adjacent to North Bridge Street and then proceeds to chase the Muscovy ducks. The Dog Warden has already been contacted but as the situation is still on-going, the resident has applied to the Town Council to see if there is anything they can do. The Dog Warden and P C Battams are to be contacted for advice.

13. GRASS CUTTING

It has been noted that the quality of the grass cutting in certain areas is not acceptable and in some cases the cuttings are strewn across the pavements causing a hazard. The contractor is to be informed that the Council is monitoring his work. The grass-cutting contract is to be reviewed at the next Planning and Environment Committee meeting 16th June.

14. SHEFFORD P3 GROUP

The land at Shefford Business Park, Clifton Road has been sold for residential development. As a result of this a request has been received from the P3 group asking the Town Council if they would support a move by writing to the District Council suggesting that consideration be given to refurbishment of the bridge (known as the Swingbridge) when Planning Gain is negotiated. It was stated that the bridge is an asset to the area, linking two footpaths across the River Hit and is a vital part of the Rights of Way network and also leads on to give access to the Millenium Green. The Committee agreed to support this request.

15. ANY OTHER BUSINESS

A question was asked about the weight limit of vehicles entering the town and the rights of those vehicles passing through as opposed to those loading or unloading. It was noted that some vehicles do pass through the town rather than use the by-pass.

A request for a weed killing operation to be carried out on footpath three (South Bridge Street to Millenium Green). The schedule and map regarding grass cutting in the town is to be discussed at the next meeting of the Planning and Environment Committee.

Report of water leak in Ampthill Road. Anglian water to be requested to carry out an immediate repair as they have an environmental obligation not to waste a natural resource.

The Robert Lucas Trust has been approached to see if they have any accommodation that could be used as 'Starter Business Units'. They have stated that this is not in their remit. Mid Beds Council is to be pressed to see if they are prepared to implement an initiative to offer serviced office space for people currently working at home. The Princes Trust is to be approached in a similar manner.

The meeting closed at 9.00 p.m.
