

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT
COMMITTEE HELD ON 1ST SEPTEMBER 2004**

PRESENT

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

1. APOLOGIES

Mrs. Collins.

2. DECLARATIONS OF INTEREST

Mr. Mackin declared an interest in Planning Application number 04/01540/FULL – 10 Victoria Road, Shefford. SG17 5AL

3. PLANS FOR CONSIDERATION

04/01540/FULL

Change of use from residential to day nursery and single storey rear extension.
10 Victoria Road.

Objection :- not in keeping with surrounding area, unacceptable increase in traffic movements, the area is occupied by elderly or retired people, Victoria Road is not a 'through road' and will necessitate vehicles making a 360 degree manoeuvre in order to re-enter Clifton Road.

Several letters of objection have been received from local residents and were passed on to the District Council along with a petition. The Town Council also registered their concerns and objections in an accompanying letter.

04/01287/DC3

Erection of centralised offices for Mid Bedfordshire District Council and ancillary facilities on part of the MOD site at Chicksands, together with access and egress off the A507, provision of associated car parking, landscaping and servicing – revision to previous planning permission ref: 03/00190/DC3
Former MOD Education / Training Facility at Chicksands,

No objection : but request for a safe pedestrian access across Ampthill Road.

04/01575/FULL

Dormer window to loft conversion.
1 Mallard Close.

No objection.

04/00581/FULL

Detached single garage and bay window to front elevation.
7 Bliss Avenue

No objection.

4. DECISIONS

Notice of Approval of Planning Permission

04/01005/FULL

Erection of 4. Bed detached dwelling and detached double garage.
Land To The Rear Of 8 Bedford Road.

Notice of Approval of Planning Permission

04/01297/FULL

Erection of detached two bedroom bungalow with attached garage and erection of detached garage for 128 Clifton Road.
128 Clifton Road.

Notice of Approval to carry out works to protected tree(s)

04/01259/TPO

Clean bole by removing all epicormic growth and small branches up to main fork of Oak tree. Selectively remove low secondary and minor branches to raise crown up to 5.5 metres above road and raise all round to shape and balance.
Iveldale Drive.

Notice of Refusal of Planning Permission

04/01260/FULL

Two detached houses with garages.
Land between 8 and 11 Palmer Close.

Notice of Refusal of Planning Permission

04/00940/FULL

Replacement shop front and internal alterations.
15A North Bridge Street.

5. SHEFFORD SAINTS F C (Juniors)

A letter has been received from Roscoe Capita (Consulting Civil Structural & Geotechnical Engineers) who have been assisting the Saints in regard to pitch safety at Bellcote Meadow. The letter informs the Council that in their opinion the pitch surface is safe and is in an acceptable condition for football to commence.

An e:mail has been received from the Saints requesting the Council to pass on the said letter to the Insurer's. The Council agreed to this request but it was noted that the Insurer's had previously stated that all authority for any remedial 'pitch work' should be implemented by the Town Council only.

A further letter has also been received from Sherrards Solicitors enquiring if the Council gives their consent to the alterations proposed by the Saints. Clerk to inform Sherrards that the Council does not give permission for any such alterations and also to further underline the fact that the Saints have been informed of this on many occasions.

6. REPORT ON CPRE SEMINAR

Briefing notes regarding a seminar and workshop attended by Mr. Leith had been previously distributed to members' of the Planning and Environment Committee. The

content was noted accordingly and it was decided to set up a glossary of planning terminology that could be used when determining a planning application.

1107 : 9/2004

7. GRASS CUTTING

A letter and map has been received from the County Council requesting the Town Council to adopt Bliss Avenue and Elgar Drive with regard to grass cutting. The committee agreed to this request and at the present time is undertaking a survey of all the 'grassed areas' in the town for which they have a responsibility.

8. KINGFISHER WAY PLAY AREA

Two copies of a transfer plan have been received from Taylor Woodrow in respect of their proposals for the adoption of the Kingfisher Way play area. It was decided to wait until Lisa White (Play and Open Space Officer at MBDC) returned from holiday before any further discussions could take place. Taylor Woodrow's letter did not include any details of the proposed commuted sum.

9. ANY OTHER BUSINESS

It was reported that the grass and vegetation at the Campton underpass is in need of urgent attention.

MBDC to be contacted to remove the litter that has accumulated around the Barratt play area.

The Environment Agency and Internal Drainage Board are to be contacted requesting them to deal with fallen trees in the river adjacent to the White Swan public house. The matter has now become extremely urgent.

The meeting closed at 8.30 p.m.
