

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT
COMMITTEE HELD ON 19TH MAY 2004**

PRESENT

Mrs. Holmes welcomed Ms. Carol Rooker as the new co-opted member to the Town Council.

Mrs. Holmes presided over Mesdames Harrison, Collins and Rooker, Messrs. Mackin, Steeples, Fisher and Leith.

1. APOLOGIES

Mr. Gray.

2. DECLARATION OF INTERESTS

Mr. Fisher declared an interest in Planning Application 04/00829/FULL

3. PLANS FOR CONSIDERATION

04/00810/FULL

Construction of detached house with integral garage.

Land off Midland Close/Ivel Gardens

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

04/00829/FULL

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

Southfields House, Southfields.

No objection: Comment to say the Town Council supports this application.

4. DECISIONS

Notice of Approval of Planning Permission

96/01341/OUT

Residential Development – All Matters Reserved

Shefford Town F C, Ivel Road.

Notice of Approval of Planning Permission

96/01508/FULL

Change of Use from Agricultural Land to Sports Ground.

Land North of Bedford Road.

Notice of Approval of Planning Permission

04/00326/FULL

Two storey and single storey rear extension

34 Queen Elizabeth Close

Notice of Approval of Planning Permission
04/00314/FULL
Single storey rear extension.
20 Churchill Way

Notice of Approval of Details
03/01158/LB
Demolition of Laundry buildings and alterations to Number 10 Northbridge Street including demolition of conservatory.
10 Northbridge Street.

Notice of Approval of Planning Permission
04/00107/FULL
Installation of external low level lighting for pedestrians – retrospective.
The Indian Chef, South Bridge Street.

5. 44 NEW STREET

Letter received from Building Control Department of Mid Beds D C stating that although it was intended to build two detached dwellings on the above site after demolition of the existing building, it may now be that the second building on Plot A may now not take place. Plot B is to be known as 44 New Street and No. 46 New Street should now be deleted from any records.

Town Council to write to the District Council stating their discontent that the matter of this development went so far and that the one new dwelling could have better sited under the circumstances. A request is to be made as to why the development on Plot A is now unlikely to progress.

6. SPEED INDICATION DEVICE

After further information received from Bedfordshire County Council's Road Safety Unit, it was decided not to progress with the hiring of a Speed Indication Device. As any information gleaned from this equipment is passed on to the police in order that they could make a decision, it was felt to be unsuitable for achieving the member's requirements on remedying speeding matters.

7. 10 – 12 CLIFTON ROAD/1vel ROAD

Letter received from Building Control Department of Mid Beds D C regarding the 'naming' of the above development. The developer suggested 'The Malthouse' or 'Malthouse Mews'. The Town Council has already informed the District Council that they do not want the word 'malt' in any suggested names and still stand by their own suggestions of 'Coopers Way' or Old Brewery Way'.

The Council are to inform the District Council that the proposed access is inappropriate. A letter is to be written to the County Council's Highways Department to see if a yellow 'junction box' can be marked outside the fire station as the area already suffers from parked vehicles obstructing the access for emergency vehicles.

8. APPLICATION FOR TRANSFER-ESSO SNACK & SHOP

A letter from Lockett & Co, Licensing Consultants, informing the Council that the above proposed transfer has been adjourned until the next transfer sessions.

9. PROTECTION / ACQUISITION of 'OWNERLESS' COMMON LAND

Legal Topic Notes 3 and 7 received from NALC regarding the above. Clerk to peruse documents to see if any action is required by the Council.

10. ANY OTHER BUSINESS

Further concerns raised about debris collecting under the bridge supports in South Bridge Street. Another letter is to be sent to the Environment Agency requesting that they take action and further inform them that as the debris has collected in that area from some distance away it should not be classed as the responsibility of the riparian owner. For a more immediate response, information is also to be sought from the Emergency Flood Officer at the Environment Agency.

Mr. Leith has received literature from a seminar on how to improve the member's representation in attending Planning Committee meetings.

Mrs. Harrison informed members of the salient points concerning a Mid Beds D C's Consultation Draft Supplementary Planning Guidance on Affordable Housing.

It has been noted that the flats in Pine Mead that were designated for the elderly, have now been categorised in a different way and hence deemed unsuitable for elderly residents. Information is to be sought as to how this can be possible, as consultation on the Town Plan states that there are now more elderly people in the town than previously.

Mrs. Holmes gave a brief report on the details of the first new Planning Act for more than a decade which was granted Royal Assent this week. The Planning and Compulsory Purchase Act will enable Communities to play a more active role in creating better places to live and work, as well as making the planning system faster, fairer and more efficient- ensuring the right developments. The Planning Minister Mr. Keith Hill welcomed the Royal Assent.

A suggestion that a filing system for documents, journals and guidance notes should be set up. It was felt that as documents received were listed in the full Council meetings Minutes and journals were filed and stored in date order, there was possibly only a need for guidance notes to be filed within an actual filing system. The Clerk will install this.

The meeting closed at 8.10 p.m.
