

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 17TH NOVEMBER 2004

PRESENT

Mrs. Holmes presided over Mrs. Harrison, Messrs. Mackin, Fisher and Steeples.

1. APOLOGIES

Mr. Gray and Mr. Leith.

2. DECLARATIONS OF INTEREST

Mrs. Harrison declared an interest in Planning Application Numbers 04/02007/FULL (Shefford Health Centre) and 04/202001/FULL (Relocation of playground equipment at the STMA)

Mr. Mackin declared an interest in Planning Application number 04/02007/FULL (Shefford Health Centre).

At this point Mrs. Holmes welcomed Mr Stephen Sleight from the Bedfordshire Rural Charities Commission who came to give a talk on 'Escape to Xscape'. This is a project whereby youths aged between 13 and 17 years of age have access to a dedicated bus schedule that runs between Amphill, Flitwick and Maulden and transports the youths to The Xscape in Milton Keynes. Measures are in place to ensure the safety of the youths and parents are required to sign an appropriate consent form. The project does not include Shefford at the present time but it is hoped that this may change in May 2005 when more funding will be required to widen the scope. Documentation is to be sent to the Town Council to enable them to make a formal application for funding as well as a survey of requirements.

3. PLANS FOR CONSIDERATION

04/00906/RM

Erection of 39 dwellings and ancillary works (siting, appearance, means of access and design) pursuant to outline permission ref: 03/00617/OUT dated 19.04.04.
Clifton Nurseries, Shefford Road.

Objection: Over-development of site, inappropriate access, too close to school, strays on to flood plain. Re-aligned roadway doesn't make it more suitable or safer.

04/02022/FULL

Single storey side extension.
52 High Street.

No objection.

04/02005/FULL

Pitched roof to existing showroom, insertion of windows, rooflights and new door.
44 High Street.

No objection.

04/02001/FULL

Relocation of playground. Existing swings to remain on existing site.
Shefford Town Memorial Association.

No objection.

04/02008/TPO

Remove lowest branch of Lime tree and remove dead part of branch overhanging public path.
Digswell Park, Hitchin Road.

No objection.

04/02007/full

Erection of two storey medical centre with associated retail pharmacy, car parking and access.
Land on the East Side of Hitchin Road.

Objection : Supported in principle but the traffic survey is inaccurate and misleading, buses should be re-routed passed site. A new health centre would be supported if it was in the development area of Shefford. The Town Plan notes that the Shefford Business Centre would be the preferred site and a suggestion that the District Council should issue a Compulsory Purchase Order to that effect.

4. DECISIONS

Notice of Approval of Listed Building Consent

04/00654/LB

Internal alterations and external alterations including new door to kitchen with porch, two new windows to front elevation and velux windows to front/side.

Speedsdairy Farm, Beadlow.

Notice of Approval of Planning Permission

99/00498/FULL

Variation of condition 4 (restricting delivery hours) attached to planning permission ref: 42/97/384 dated 22/07/97 to allow deliveries between 7am to 8pm Monday to Saturday and not at all on Sunday.
Somerfield Store, St. Francis Way.

5. ENVIRONMENT AGENCY – FLOOD AWARENESS CAMPAIGN 2004/5

A letter has been received from the Environment Agency informing members that their campaign will focus on targeting older people who they have identified as especially at risk in times of flooding. The letter also stated that they are working with Help the Aged and have produced a leaflet and poster which will be distributed throughout England and Wales. The information enclosed is to be passed on to members of the Over 60's Coffee Club as well as the town's 'Flood Group'.

6. SHEFFORD HEALTH CENTRE

A letter has been received from the Bedfordshire Heartlands NHS Primary Care Trust informing members that they had recently had a very constructive meeting with the GP Practice. As a result of this meeting it was stated that the Practice will continue to register new patients living in all parts of its catchment area in the New Year and foreseeable future. The PCT assured the Practice that they have now agreed to improvements in the use of the existing building and some minor internal building works to create additional clinical rooms. They gave further assurances that they will bring in these changes as soon as possible, so that the Practice can continue registering new patients in and around Shefford.

7. PLANNING AND ENVIRONMENT COMMITTEE PRECEPT – 2005/6

A precept for the above committee was discussed and agreed prior to ratification by the Finance and Policy Committee next month.

8. LICENCE – STMA

Documentation has been received from the STMA informing members of names of the two people that will be applying for a liquor licence on Wednesday 8th December at the Justices Licensing Sessions.

9. MILTON KEYNES SOUTH MIDLAND SUB-REGIONAL STRATEGY

A letter has been received from the County Council informing members of their concerns regarding the above. The letter invited the Town Council to raise any concerns they had about the project and respond to the County Council accordingly. The Town Council is to reply that it echoes the concerns of the County Council and thought that although Shefford will not be directly affected, inevitably there will be a knock-on effect. Certainly there will be an increase in traffic flow as the town is situated not that far from Marston Vale which is included in the proposals. Mrs. Holmes volunteered to gather comments from other towns and parishes in the area.

10. ANY OTHER BUSINESS

Mr. Mackin informed members that he had received £10 in vouchers from Somerfields Store Head Office as a form of compensation in respect of the poor response he had received from them regarding the hazard caused by broken pallets in the adjacent car park. Mr. Mackin said he would forward the vouchers on to the local resident that had first reported the incident.

It was reported that a large amount of soil/grass and building rubble had been deposited in the Priory Gate area of the town. The Highways department of the County Council is to be contacted to arrange for its removal.

Mrs. Harrison reported on information recently received from the Play and Open Space Officer of Mid Beds District Council regarding Section 106 Agreements that relate specifically to the town. The members' attention was drawn particularly to the cycle-ways and green transport system which was enclosed in the documentation. The information is to be kept on file.

Comment was made on the state of the pavement in Victoria Road and the appalling parking situation. Highways Department and the Police to be contacted accordingly.

It was noted that the guttering has become detached from the wall at the old brewery causing rainwater to flow directly over the public footpath. Site owner to be contacted to carry out the required remedial work.

The meeting closed at 8.55 p.m.