

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT
COMMITTEE HELD ON 15TH SEPTEMBER 2004**

PRESENT

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

1. APOLOGIES

Mr. Steeples.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

04/01589/FULL

Installation of broadband terrestrial antenna.
Samuel Whitbread Upper School, Shefford Road.

No objection.

4. DECISIONS

Notice of Approval of Listed Building Consent

04/00135/LB

Alterations and extensions to existing barns and farm buildings to form 7 dwellings and erection of 6 bay car port; demolition of modern extensions and Dutch barns and hardstandings.

Speeds Farm, Beadlow, Shefford.

Notice of Approval of Planning Permission

04/00705/FULL

Single storey rear extension.

27 George Street.

Notice of Approval of Planning Permission

04/01286/FULL

Retention of window and door to rear elevation (retrospective).

Unit 1, Rear of, 44 High Street.

Notice of Approval of Planning Permission

04/00134/FULL

Alterations and extensions to existing barns and farm buildings to form 7 dwellings; erection of 6 bay car port; change of use of land to form 6 paddocks and change of use of agricultural land to garden land.

Speeds Farm, Beadlow, Shefford.

Notice of Refusal of Planning Permission

04/01237/OUT

Re-development of existing commercial/industrial land and buildings for residential (All matters reserved except access).

Land at Hillfoot Depot, Hitchin Road.

Notice of Refusal of Planning Permission

04/01208/FULL

Erection of 4 semi-detached houses with car parking.

54-56 High Street.

5. TREES IN RIVER FLIT

Replies have been received from both the Environment Agency and the Bedfordshire & River Ivel Internal Drainage Board regarding an enquiring made to them concerning trees in the River Flit. The Internal Drainage Board requested a more precise location of the trees but the Environment Agency stated that the responsibility belonged to the riparian owner. However, they further added that because there is an accepted threat of increased flood risk to an area if obstructions are not removed and time does not allow notification to the appropriate landowner. they would be prepared to remove all debris currently in the River Flit. A local Agency work force has been informed of the situation and the work will be completed as soon as resources are available.

6. FAIRFIELD PARK HOUSING DEVELOPMENT

A letter has been received from the Education Planning and Admissions Department of the County Council concerning the Fairfield Park Housing Development: Informal Consultation. The letter informed members that a large housing development has started on the former Fairfield Hospital site. It is thought that the existing schools in both Arlesey and Stofold will not be big enough to cater for the additional children from the said development. The LEA proposes to build a new lower school on the Fairfield Park site which will cater for such children. The salient points of the proposal are as follows:

Capacity will be at least 150 children, there will be onsite nursery provision and it is anticipated that the developers will be funding the new school. Initially it is expected that the new school would admit nursery and infant aged pupils i.e. from age 3 to 6 – up to and including year 2. Over the following two years the age range of the school will expand to include up to year 4.

Comments on the proposals are invited which should be returned to the School Places Officer by Friday October 8th 2004. The member's feeling overall was that it was inadequate for the number of houses and far too late and the appropriate department to be informed accordingly.

7. PLANNING APPEAL – 04/00629/OUT – Old Bridge Way, Shefford

The District Council has refused this application and the applicant has exercised his right to appeal against this decision. The Town Council is invited by the Planning Inspectorate to submit any additional information other than that already sent. The members considered they had supplied a sufficient return at the time of the original application.

7. ANY OTHER BUSINESS

A telephone request has been received as to who owns the road between the STMA and Hitchin Road as it appears to be in a poor state of repair. Clerk to make enquiries.

A further telephone request has also been received regarding the width of the path adjacent to Kingsmede and the Indian Chef. Mrs. Harrison stated that the path had been measured by a representative of the Highways Department and was deemed to be of sufficient width but also added that there was a fairly large bush in the area that could make a small restriction.

Mr. Mackin stated that he had informed Mr. Bly, Chairman of A D Bly (the contractors responsible for works on the Churchill Way bridge) that he was extremely annoyed about the fact that no remedial work had started on the site. Mr. Mackin also informed a representative from Taylor Woodrow's of his concerns about Bly's continuing broken promises regarding the proposed start date.

Enquiries are to be made regarding the possibility of having a school crossing person operating at the zebra crossing in Bedford Road, as this has become a particularly hazardous area for children to cross. It was suggested that information could be sought from County Councillor Mr. Robin Younger.

The meeting closed at 7.55 p.m.
