

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 6TH APRIL 2005

PRESENT

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

1. APOLOGIES

None.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

05/00433/FULL

Erection of semi-detached bungalows
128 Clifton Road

N.B. This planning application was considered in conjunction with 05/00342/FULL

Objection : Over-development of site, too close to existing property in Southfields, too close to junction, insufficient parking spaces taken in conjunction with application 05/00342/FULL

05/00342/FULL

Two storey rear extension and conversion of dwelling into two properties.
128 Clifton Road.

N.B. This planning application was considered in conjunction with 05/00433/FULL

Objection : Major discrepancy between existing and proposed. Inaccurate site plan giving misleading information. Extension exceeds 50% of house size. Increased usage of access on to an already congested road

A letter to be written to Development Control (West) pointing out that the development is not far from a school and the exit will be on to an already busy road where current parking is at a maximum. Also noted that the development currently being carried out in Clifton Road will also severely impact on to that road as will the proposed pupil intake. A site visit by Development Control is recommended. Data showing traffic flow in Clifton Road is also to be enclosed.

05/00517/FULL

Insertion of windows to north and east elevations
Unit 5 Ivel Road.

Objection : Too close to no. 2 Queens Court. Consideration should be given to a site visit by Development Control (West).

4. DECISIONS

Notice of Approval of Planning Permission

05/00157/FULL

First floor side extension, single storey rear and single storey front extensions.
28 Montgomery Avenue.

Notice of Approval of Planning Permission

04/00245/FULL

Erection of single storey rear extension to provide for ladies toilet, construction of pitched roofs over side and front extension, minor changes to fenestration, internal alterations to include disabled toilet. Formation of hard surfaced car park to front.
Shefford Community Hall, 60 High Street.

Notice of Consent to Display Advertisement(s)

05/00083/ADV

Replacement signage.

Ford Dealership, 11 Amphill Road.

Notice of Approval of Planning Permission

04/02349/FULL

Erection of detached dwelling on Plot 1 (revised design to reserved matters approval for four dwellings dated 17/05/04).

Land To The Rear of 122 to 126 Amphill Road.

5. DEVOLVING SERVICES FROM MID BEDS DISTRICT COUNCIL

A letter has been received from the Deputy Clerk of Sandy Council directed to those parish/towns who have gained or are working towards gaining 'Quality' status. The letter included a list of functions currently carried out in the mid-Beds area and enquired if the Town Council would be interested in taking on delegated power for any of the functions mentioned. Certain of the functions noted included the term 'some aspects'. The Committee stated that they are unable to consider the matter until that term has been fully explained. A reply is to be sent indicating that comment.

6. QUESTIONS RECEIVED RE THE SHEFFORD BY-PASS

An e:mail has been received from a representative of North Herts District Council enquiring as to the differences experienced by the Council before and after the implementation of the by-pass. The enquiry arose because of the impending Baldock by-pass in north Hertfordshire. A reply is to be sent informing the said representative of the Committees views accordingly.

7. LETTER FROM A SHEFFORD RESIDENT

A letter has been received from a resident informing the Committee although he has only lived in the town for a short period of time, he has noted various incidents that have given him grave concerns. The resident states that he has seen, quote, "evidence of drug use on the street, underage drinking outside Somerfields, youths using Somerfield's car park to perform car stunts, fighting in the street, youths on motorbikes riding 3 wide along the High Street." The committee felt that as these incidents were predominantly police matters, they should be forwarded to the next Community Safety Scheme which is scheduled for Thursday 7th April.

8. INFORMATION FROM THE MID BEDS D C PLAY & OPEN SPACE OFFICER

The Officer mentioned above has sent a copy of a letter she wrote to the Levitt Partnership giving details of the requirements needed to give the best options for play-space at the proposed development of the Shefford Business Park following a site meeting with Mrs. Harrison. The Committee discussed the options and agreed that they offered the best solution for the site.

9. LETTER FROM MID BEDS PLANNING DEPT – OLD BREWERY, IVEL ROAD

The designated Mid Beds Planning Officer has written to the Committee informing them that in her opinion the works at the above site have been carried out in accordance with planning permission ref: 03/01230. The Committee did not agree with the overall content of the letter and is to reply accordingly.

10. PLANNING CONSENT - SHEFFORD COMMUNITY HALL

Both Mr. Steeples and Mr. Fisher declared an interest in this topic. Concerns were raised about the approval of planning permission given to the Community Hall. The reasons for granting the Approval were discussed by the Committee and clarification is to be sought on some of the conditions. Concern was raised over the issue of the tree which is subject to a TPO and as such the District Council's' Tree Officer is to be contacted for a copy of Arboricultural Practice Note no. 1 (Driveways Close to Trees). There was also a concern about the existing drainage and how it could impact on other attached users. A further request is to be made to the designated planning officer as to what is meant by the term 'hard surface' as a reply has never been received to a previous letter raising the same question. It was also felt that although the site may accommodate twelve parking spaces, four spaces could be lost on highway parking.

11. ANY OTHER BUSINESS

The County's P3 Officer is to be asked to help in seeking a method of gaining access to the river bank from the far end of the Shefford Industrial Park.

A resident who had previously sent a letter to the Council regarding certain aspects of the Town Plan is to be contacted with a view to inviting him to the first Planning and Environment Committee meeting in May in order that the issues he raised can be addressed.

The meeting closed at 8.55 p.m.
