

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 7<sup>TH</sup> DECEMBER 2005**

**PRESENT**

Mrs. Holmes presided over Mrs. Harrison, Messrs. Mackin, Fisher, Leith and Gray.

**1. APOLOGIES**

None.

**2. DECLARATIONS OF INTEREST**

None.

**3. PLANS FOR CONSIDERATION**

05/01740/FULL

Change of use from residential to A2 (Business use).

88a Clifton Road.

No objection.

05/01862/FULL

Change of use from B1 (business) use to D1 (physiotherapy/osteopathy clinic).

1 Brewers Yard.

No objection.

05/01871/FULL

Change of use from B1 (business) use to D1 (osteopathic clinic).

2 Brewers Yard.

No objection.

05/01844/FULL

Erection of agricultural storage building.

Hillfoot Farm, Hitchin Road.

No objection.

05/01889/FULL

Erection of semi-detached bungalows.

Land To The Rear Of 128 Clifton Road.

Objection : no provision for off-street parking. Additional sewerage load on a system already overloaded to above operational capacity.

**4. DECISIONS**

Notice of Approval of Planning Permission

05/00533/FULL

Alterations and extensions to existing outbuildings to form a pair of semi-detached dwellings (1 no. 3 bed and 1 no. 4 bed) and erection of block of 4 garages.

Land To The Rear Of 54 And 56 High Street.

Notice of Approval of Planning Permission  
05/01618/FULL

Front extension to garage (revision to planning permission 05/00157/FULL dated 30/03/05 – first floor side extension, single storey rear and single storey front extensions).

28 Montgomery Avenue.

Notice of Approval of Planning Permission  
05/01659/FULL

First floor side extension.

23 Ashdown Road.

Notice of Approval of Planning Permission  
05/01521/FULL

Erection of 4 bed detached dwelling with integral garage (revision to Planning Permission 03/00813/FULL dated 26/08/2003 – demolition of 44 New Street and erection of two detached dwellings with garages).

Land at 44 New Street.

Notice of Approval of Details  
03/00711/FULL

Erection of one detached dwelling with integral single garage and creation of vehicular access.

Land To The Rear Of 87 Clifton Road.

Notice of Approval To Carry Out Works To Protected Tree(s)  
05/01694/TPO

Various works to trees as per schedule.

TPO, Hitchin Road.

## **5. PRECEPT - 2006/7**

The precept in respect of the Planning and Environment committee was established and as such is RECOMMENDED to full Council.

## **6. MBDC – PRIVATE SECTOR HOUSING**

A letter thanking the Town Council for their response in respect of the above has been received from the Housing Research and Policy Officer at the District Council. A copy of the Private Sector Housing Strategy report accompanied the letter.

## **7. BERKLEY ESTATES**

A letter has been received from the above company informing the committee that any costs incurred in the possible erection of a security gate and fence at the Somerfield store site will have to be paid by the store owners. The letter also reiterated that any works carried out to the car park and surrounding area would require approval from the landlord before commencement.

## **8. NEW ADDRESSES**

The Building Control Department of the District Council has written to the members informing them that the address of the dwelling being constructed at the rear of 64 Amphill Road will be 1A Hazel Close.

A similar letter has also been received informing the members that the address of the dwelling being constructed at the rear of 87 Clifton Road will be 57A Elgar Drive.

## **9. SHEFFORD PUBLIC CONVENIENCES**

A letter has been received from the Contract Services Manager at the District Council informing members that they have decided to divest themselves of the responsibility for the provision of public conveniences. It is envisaged, therefore, that ownership of Shefford's public conveniences will be transferred to the Town Council. A summary of the possible costs of maintaining the convenience was enclosed with the letter.

## **10. BEDS C C – QUESTIONNAIRE – WEIGHING UP THE OPTIONS**

A questionnaire entitled 'Weighing up the Options' has been received from the County Council. Mrs. Holmes said she would study it and report back accordingly.

## **11. TOWN PLAN UPDATE**

Pages 24 and 25 of the Town Plan brochure were discussed at length with a view to updating any relevant information under the headings of : Leisure, Community Facilities, Health and Housing. The remaining headings, namely, Environment, Work and Training, Crime and Traffic will be discussed and updated at the next Planning and Environment Committee meeting. It should be noted that the new sports hall at Robert Bloomfield Middle School is now open which will cover many sports facilities.

## **12. MID BEDFORDSHIRE LOCAL PLAN FIRST REVIEW**

A letter and formal Notice has been received from the District Council informing members that they have now adopted the above document. The letter also stated that the Local Plan will be replaced by the Local Development Framework in the future.

## **13. BEDS C C – QUIET LANES IN BEDFORDSHIRE**

The Assistant Transport Officer at the County Council has written to members informing them that as part of their Local Transport Plan they are considering the development of Quiet Lanes in Bedfordshire. The letter requested the committee to complete the enclosed survey with a view to assisting with developing the policy note.

## **14. ANY OTHER BUSINESS**

An enquiry is to be made as to whether or not there is a possibility that some landscaping (tree planting) is to be carried out from the Esso garage (A507) to the school play area with a view to reducing noise levels.

Request for a dog bin to be placed at the top end of Amphill Road near the roundabout (even numbers side).

The meeting closed at 8.55 p.m.

