

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 5TH JANUARY 2005

PRESENT

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

1. APOLOGIES

Mesdames Holmes and Collins, Mr. Steeples.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

04/02341/OUT

Erection of 3 two bed bungalows with garages, all matters reserved except siting and means of access.

Land to the rear of No's 5, 7 and Nine Elm Road.

Objection :- Insufficient access for number of dwellings – particularly emergency vehicles.

04/02245/FULL

Internal alterations including the formation of a disabled toilet and single storey rear extension to form a new ladies toilet.

Shefford Community Hall, 60 High Street.

No objection.

04/01956/FULL

Single storey front extension & detached single garage.

I Tippett Drive.

No objection.

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 – 126 Ampthill Road.

Objection:- over-development of backland, poor and dangerous access to highway. Careful consideration should be given of proximity to floodplain.

4. DECISIONS

Notice of Approval to Carry Out Works to Protected Tree(s)

04/02008/TPO

Remove lowest branch of Lime tree and remove dead part of branch overhanging public path.

Digswell Park, Hitchin Road.

Notice of Approval of Planning Permission

04/02086/FULL

Replacement two bed detached bungalow following demolition and existing bungalow.

5 Southfields.

Notice of Approval of Planning Permission

04/02022/FULL

Single storey side extension.

52 High Street.

5. LANDSCAPED AREAS – SHEFFORD

A letter has been received from the Landscape Enhancement Officer, Heritage and Environment Section of the County Council confirming a meeting on Wednesday 19th January. The meeting is to discuss the various areas in the town that the Town Council would like to adopt but require being brought up to an appropriate standard.

6. WASTE MANAGEMENT

County Councillor Mr. Younger has asked if members would study a document received from Mr. Richard Payne, Portfolio Holder of waste management at the County Council. The document covers various aspects of waste recycling and pollution and members are requested to offer feedback on it's content.

7. REQUEST FROM AMEY INFRASTRUCTURE SERVICES LTD

The above company has written to the Town Council (among others) informing them that they have been invited by the County Council to tender for the Term Contract for Highway Services in the county. As a result of this, the company asks if Town/Parish Councils would like to pass on their views and concerns to them in respect of the County's highway service today and over the coming decade. The Committee is to seek further information as to what exactly Amey's overall brief is likely to be if their tender is accepted.

8. LAND REAR OF 122 – 126 AMPHILL ROAD

Planning has been approved for the construction of four houses on the above site. The developers, Triad Planning and Design have forwarded the following suggestion for a street name : The Pyghtle. The District Council has asked the committee if this name is acceptable to them or would they like to suggest something else. The committee stated they had no objection to the developer's choice.

9. SPORT RELIEF

Information has been received from Sport Relief – an initiative of Comic Relief – that they have allocated a fund of £40,000 to be spent in Bedfordshire and Luton over the next two years. Grants between £250 and £5,000 will be available to qualifying groups. The full information and criteria for application is to be passed on to Shefford Saints (Juniors) and Robert Bloomfield Middle School although it was generally felt that the school would probably not be eligible.

10. INVITATION – EAST OF ENGLAND PLAN

The Consultation Draft of the East of England Plan was published on 8th December 2004 and is open for responses until 16th March 2005. The East of England Regional Assembly are carrying out a wide consultation exercise and have asked the County Council to assist in making certain that as many people and organisations possible are involved. To this end, representatives of the Town and Parish Councils have been invited to attend various seminars to air their views and concerns. It was thought that two places should be reserved for a meeting on 10th February at County Hall, Bedford. Mr. Mackin stated that if work commitments allow, he would like to attend. It is hoped that another representative can be found from another committee.

11. SHEFFORD SCOUTS – ‘ADOPTION’ OF THE MEADS

The leader of Shefford Scouts has indicated that the Scouts would like to carry out various planting, weeding and pruning work at the Meads. This was thought to be a good idea but investigations are to be made as to insurance, Young Persons Act and possibly Risk Assessment.

12. ANY OTHER BUSINESS

Residents adjacent to the Business Park in Southbridge Street have reported noise from articulated lorries entering the compound very early in the morning. The Planning Office of the District Council is to be contacted to see if they are aware of this business operation and ascertain as to whether or not any of the companies are flouting current planning laws.

The Planning office is to be contacted to find out how a planning application for a bungalow in Clifton Road was eventually built as a house. Their attention is also to be drawn to the accuracy or otherwise of the submitted plan.

It was reported that a vast amount of rubbish is accumulating on the industrial estate. The committees attention was also drawn to the poor ‘housekeeping’ on site and the state of the gardening.

Concerns raised over the detached guttering and down pipe on the old brewery in Ivel Way. It was stated that when heavy rain occurred, the flow went directly over the public footpath.

The Meeting closed at 8.45 p.m.
