

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

PRESENT

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

1. APOLOGIES

None.

2. DECLARATIONS OF INTEREST

Mr. Mackin declared an interest in Planning Application No. 05/00897/FULL, 14 Queen Elizabeth Close.

3. PLANS FOR CONSIDERATION

05/00897/FULL

Conservatory to rear elevation and alterations to chimney.
14 Queen Elizabeth Close.

No objection.

05/01017/FULL

First floor side extension
40 Tippett Drive.

No objection

05/00972/FULL

Erection of four sheltered flats with communal facilities (revision to planning permission ref. 03/01262/FULL for erection of 14 dwellings together with car ports and parking spaces and formation of vehicular access dated 17/09/03).
Land To The Rear Of 1 to 25 Lucas Way.

No objection : comment to say that support is given to sheltered housing but concerns over problems with flooding throughout various areas of the town as was demonstrated on 29th June 2005.

4. DECISIONS

Notice of Approval of Planning Permission

05/00642/FULL

Rear conservatory.

32 Montgomery Avenue.

Notice of Approval of Planning Permission – (not in Shefford's Jurisdiction)

05/00198/FULL

Retention of vehicular access and employee's car park (retrospective).

The Black Horse P H, Ireland, Shefford.

Notice of Approval of Planning Permission
05/00654/FULL

Erection of a pair of semi-detached 3 bed dwellings with integral garages.
Land Between 8 And 11 Palmer Close.

Notice of Approval of Planning Permission
05/00683/FULL

Single storey front extension
11 Town Meadow Drive

Notice of Refusal of Planning Permission

05/00575/FULLI existing bungalow.
3 New Street

NO OBJECTION

05/00877/CM

Retrospective change of use to temporary storage of domestic recyclable glass and paper.

Units 5-6, 1 Clifton Road.

5. PROPOSED T – MOBILE RADIO BASE STATION – OLD BRIDGE WAY

A letter has been received from Marconi indicating that they are intending to submit a planning application to Mid Beds District Council to erect a slimline monopole mast with integrated antennas on land at the junction of Old Bridge Way and St Francis Way. A map of the exact area was enclosed along with a Department of Health Leaflet. The letter sought the committee's comments on their proposal. A reply is to be sent informing Marconi that they have no objection to the proposal based on the information received but they should be aware that the area specified is due for development.

6. PROPOSED SITE - HEALTH CENTRE

A developer invited the Mayor, Deputy Mayor and District Councillor Chapman to attend a meeting to discuss the possible siting of a new Health Centre. Information has been passed to the County Councillor.

7. CONSULTATION ON BEDFORDSHIRE'S EMERGING STRATEGIC PLAN

The committee was issued with copies of a written response compiled by Cllr. Holmes regarding the above. The content of the response was discussed and after one minor amendment, it was decided to forward it on to the County Council in order to accede to their request.

8. CITIZONE

A letter has been received from a local service called Citizone. Apparently the purpose of this organisation is to manage a joint initiative between Beds County Council, Mid Beds and South Beds District Councils. Their intention is to provide face-to-face customer contact points for citizens across the county. The letter inquired as to whether or not the Council would be interested in joining such a service. Further information is to be sought prior to the possibility of a presentation being made.

9. COMMENTS FROM LOCAL RESIDENTS

Comments have been received from two local residents via the 'Grumble Corner' stand at the recent Summer Fayre. One resident commented on the obstruction caused by inappropriately parked cars at the Purcell Way/Clifton Road junction. A reply is to be sent informing the resident that Beds Police have issued Fixed Penalty Notices in Purcell Way as well as a 'letter-drop' entitled "Vehicle Causing Unnecessary Obstruction" to residents in the area.

The second resident enquired as to why dog bins and post boxes are neglected on new housing developments. The resident is to be informed that post boxes are not in the remit of the Town Council as The Post Office has defined rules as to where post boxes should be sited. With regard to dog bins, it should be noted that developers of new sites do not necessarily have to make provision for them as part of their planning application. In general, the provision of dog bins in the community is the responsibility of the District Council.

SHEFFORD SPORTS TRUST

Information is to be sought from the Planning Department of Mid Beds District Council enquiring if there is any further action anticipated on the Bedford Road site as the Town Council is interested in consulting with other interested parties to further the advance of the facility.

10. APPLICATION FORMS S106 AGREEMENT – PLAY AREAS

Forms relating to an application for monies in respect of a Section 106 Agreement have been received from the Play and Open Spaces Officer of Mid Beds District Council. Consideration as to the possible uses of the monies allocated for use in play areas will be made at the next meeting of the committee.

11. CLEAN NEIGHBOURHOOD & ENVIRONMENT ACT 2005

Information has been received from DEFRA regarding the timetable for implementing the provisions of the above act which received Royal Assent on 7th April. The letter emphasised that the Act does not place any new duties on Town/Parish Councils as the extent to which these authorities wish to exercise the new powers will be up to them.

12. REQUEST FOR FURTHER INFORMATION-PLANNING APPLICATION 04/2097/FULL

Further information is to be sought from the Planning Department of Mid Beds D C regarding the reasons as to why the above application is to be determined by the Planning Inspectorate in Bristol having previously been refused by Development Control (West). This request has been made previously but regrettably the reply didn't fully answer the question.

13. ANY OTHER BUSINESS

Mr. Leith reported on his attendance at a meeting entitled Operation Full Spate at Beds Police Headquarters on Friday 17th June. Overall he thought the meeting was a success although there were one or two minor hitches along the way and advised that it was imperative the various agencies must be updated on risk properties in Shefford and the flood plan should be issued to all agencies

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There was a general discussion on the various issues that had arisen as a result of the recent heavy rainfall.

The meeting closed at 9.30 p.m.
