

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 7TH SEPTEMBER 2005

PRESENT

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

1. APOLOGIES

Messrs. Mackin, Steeples and Leith.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

05/01618/FULL

Front extension to garage (revision to planning permission 05/00157/FULL dated 30/3/05 – first floor side extension, single storey rear and single storey front extensions).

28 Montgomery Avenue.

No objection.

05/01549/FULL

Single storey side and rear extension.

2 Bentley Mews.

No objection.

05/01559/FULL

Detached four bed detached house with integral garage.

Land Off, Midland Gardens.

Objection. Over-development of site/ overbearing impact/ possible inappropriate access.

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).

No objection. Comment to say that consideration should be given as to whether or not it will have an adverse impact on neighbouring property.

05/01570/OUT

Residential development of 61 dwellings (including siting, design, external appearance and means of access).

Shefford Business Park, Clifton Road.

Objection. Would lead to an additional load on an already overloaded sewerage system. Some properties border too closely to river. East side of site known to flood – January 2003 – photographic evidence available. Existing sewerage system has a history of failing. Flood risk assessment is inaccurate.

4. DECISIONS

Notice of Approval of Planning Permission
05/01312/FULL

Installation of three dual polar antennae and three transmission dishes on an 18 metre Cypress tree mast. Six equipment cabinets installed within a 6 metre x 6 metre compound.

Land at Collins Grove, Bedford Road.

Notice of Approval of Planning Permission
05/00362/FULL

Side extension to form double garage and bedroom above.
34 The Hollies.

Notice of Approval of Details
05/00797/LB

Proposed Development : Erection of replacement conservatory to rear elevation.
Details of conditions discharged : Condition numbers 2 (materials) and 3 (glazing bars) attached to Planning Permission reference 05/00797/LB.
Blewitts Hall, Stanford Road.

Notice of Approval of Planning Permission
05/01380/FULL

Extension and alterations to bungalow to form chalet bungalow and detached replacement garage.
103 Clifton Road.

Notice of Approval of Planning Permission
05/01253/SE73

Variation of condition 6 of planning permission 2000/0301 dated 17 April 2000 to allow for the building to be let for residential purposes for a temporary period of five years but not sold off as an independent dwelling unit from the main dwelling known as 35 High Street, Shefford and retention of alterations.
35 High Street.

Notice of Refusal of Planning Permission
05/01060/FULL

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

5. MAPPING – THE COUNTRYSIDE AGENCY

A letter has been received from the Mapping Project Officer at the Countryside Agency enclosing a map and details of the relevant Shefford section of open country and registered land.

6. PROPOSED TREE WORKS

A map and details of tree work to be carried in Hitchin Road has been received from the Arboricultural Officer/Heritage & Environment at the County Council. It is anticipated that overall 60 trees will receive attention.

7. PRIVATE SECTOR HOUSING STRATEGY

Documentation and a questionnaire has been received from the Mid Beds Housing Research and Policy Officer regarding the Private Sector Housing Strategy. Mrs. Harrison informed the members that she would study the document and then report back on the questionnaire which should be returned by 14th October.

8. ROAD TRAFFIC INCIDENT – CHURCHILL WAY

A report has been received informing the members of a motoring incident in Churchill Way which occurred on Wednesday morning. A car skidded off the road just before the play area and ended up embedded in the back of a fencing contractors vehicle which was already on site. Bearing in mind that this area is a designated safer route to school and the car came to a halt only 2 or 3 feet from the play area it was decided to contact the Highways Department of the County Council to underline the Town Council's previous requests for a safety armco to be erected between the road and play area.

9. INFORMATION – BEDS C C - HIGHWAYS

A flow-chart and letter has been received from the Highways Department of the County Council informing members of the names of their Area Team and how to contact them. The new Term Contract for Highways Services for Bedfordshire commenced on 1st October.

10. INFORMATION – BEDS C C – LIBRARIES

Members were informed that Shefford Library has booked a special event for Halloween. Zoolab will be visiting the library during half term from 11.00 – 12.00 on Wednesday 26th October bringing their special Meg and Mog story-time complete with creepy crawlies for the children to handle if they wish. It will be a ticket event as numbers have to be restricted to 35.

11. SHEFFORD LIBRARY OPENING TIMES

From 3rd October the revised opening hours for Shefford library will be as follows:-
Monday 2.00pm – 6.00pm, Tuesday 9.30am to 6.00pm, Wednesday 2.00pm to 6.00pm, Thursday 9.30am to 6.00pm, Friday 9.30am to 6.00pm, Saturday 9.30am to 1.00pm, Sunday Closed all day.

12. INVITATION FROM BPFA

An invitation to attend their AGM has been received from the Bedfordshire Playing Fields Association. The venue is Flitwick Cricket Club, The Vale, Flitwick Road, Westoning commencing at 7.30 p.m. on Monday 24th October. No representatives were available to attend from this committee but the item is to be placed on the agenda of the next Services and Maintenance committee.

13. ANY OTHER BUSINESS

Report of faulty highway bollard adjacent to 58 Ampthill Road.

Notification of an overgrown hedge adjacent to the flats in Clifton Road. It was stated that this was restricting vision for people in wheelchairs crossing at the 'dropped kerb' adjacent to Ivel Road.

A report of two lights not working at the Somerfield's store. The store is to be informed as it is their responsibility to carry out any remedial work required.

The meeting closed at 9.15 p.m.
