

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

PRESENT

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

1. APOLOGIES

Mr. Gray.

2. DECLARATIONS OF INTEREST

Mrs. Holmes expressed an interest in item 12 – BRCC Regional Strategic Planning.

3. PLANS FOR CONSIDERATION

05/01338/TD*

Erection of a 11.7 metre high slimline monopole telecommunications mast with integrated antennae, 2 no. radio equipment cabinets and ancillary development.
Land At The Junction Of Old Bridge Way and St Francis Way, Old Bridge Way.

Objection : plans already approved for a new food store in Shefford which has a new road layout at that junction which would take in the area designated for mast and hence would have an adverse effect on the sustainability of the town.

05/01364/SE73

Variation of condition 7 (visibility splays) attached to outline planning permission ref. 96/01341/OUT for residential development.
Shefford Town Football Club, Ivel Road.

Objection : insufficient visibility due to 'dip' in road, reduction of visibility splay, designated safer route to school. Traffic figures supplied are at variance with those previously received by the Town Council from a different Source.

N.B. Town Council's Traffic Survey figures forwarded to MBDC Planning Officer.

05/01357/LB

Retention of existing main fascia sign, removal of smaller sign above window and removal of lighting bracket and illumination to main sign.
46-48 High Street.

No objection. Comment : The committee would prefer that the existing sign should be more in keeping with conservation area.

05/01135/FULL

Replacement single storey rear extension and replacement detached double garage.
25 Bury Road.

No objection.

*Reviewed on 31st August 2005.

05/01421/FULL

Erection of 4 bed detached dwelling with detached double garage.
Land To The Rear Of 43 New Street.

Objection : out of character with street scene, concerns over access, overbearing impact on surrounding area, additional load on an already overloaded sewer system.

05/01380/FULL

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

No objection.

For information : receipt of notice to carry out works to tree(s) in a conservation area.

Location – Clifton Grange and 8 Fairfax Close. Work to Oak tree.

4. DECISIONS

Notice of Approval of Planning Permission

05/01069/FULL

First floor rear extension.
14 Stanford Road.

Notice of Approval of Planning Permission

04/01290/FULL

Erection of eleven dwellings and garages
Land Off Squires Close

Notice of Approval of Planning Permission

05/00765/FULL

Loft conversion to include one dormer window to front elevation
15 Priory Gate

Notice of Approval of Planning Permission

05/00842/FULL

Two storey side and rear extension with pitched roof to dining room and new porch to side.
62 Ampthill Road.

Notice of Approval of Planning Permission

05/01017/FULL

First floor side extension
40 Tippett Drive

Notice of Refusal of Planning Permission

05/00954/FULL

Erection of 6 no. units for B1 (Light Industrial) and B8 (Storage or distribution) uses.
Wren Park, Hitchin Road.

5. HOMES IN MULTIPLE OCCUPATION STRATEGY – MBDC

Notification from the Housing Research & Policy Officer at Mid Beds District Council informing members that they have launched a 2-week consultation exercise on the above. A consultation document was also enclosed which sets out the main objectives of the strategy and Town/Parish Councils have been invited to respond accordingly. Regrettably, however, the letter was not sent out until 16th August and replies were requested by 2nd September. As there weren't any committee meetings scheduled between those dates, it was impossible for the committee to respond in time. The Officer is to be informed that the committee would have welcomed the opportunity to reply but the set dates made it impossible.

6. GYPSY AND TRAVELLER POSITION STATEMENT – MBDC

Mr. Mackin informed the committee that he would study the statement and report back at the next meeting of this committee.

7. EMPTY HOMES STRATEGY 2005 – MBDC

A letter has been received from the Empty Homes Officer of the District Council informing members that they are in the process of reviewing the Empty Homes Strategy. It appears that comment has been made during the Consultation Process that there seems to be little communication between Town and Parish Councils and the District Council. A list of empty homes was enclosed with the letter along with a request to forward the addresses of any homes not on the list but are known to be empty.

8. TEMPORARY ROAD CLOSURE – CHARTER FAIR

Information has been received from the Licensing Manager of the District Council informing the committee of the times/dates of the road closure required by Mr H Harris re the Charter Fair. The committee did not have any objections.

9. CAMPAIGN FOR THE SUSTAINABLE COMMUNITIES BILL

A letter has been received requesting support for a campaign to help get a 'Bill' through Parliament. The letter outlines the fact that all over the country local post offices, shops, chemists etc. are closing down. The aim of the campaign is about stopping this happening and getting the Government to help. A pamphlet entitled Local Works – Summer 2005 – was enclosed with the letter.

10. BEING PART OF BEDFORDSHIRE'S LOCAL AREA AGREEMENT

Document has been received from the County Council regarding the above. Mrs. Holmes informed the members that she would study the document and report back accordingly.

11. STRATEGIC OBJECTIVES

A document entitled Strategic Objectives has been received from the County Council. Mrs. Holmes stated that she would study the document and report back in due course.

12. REGIONAL STRATEGIC PLANNING

Mrs. Holmes declared an interest in this item as the document in question was issued by the Bedfordshire Rural Communities Charity. Mrs. Harrison informed members that she would study the document and then construct a response for discussion.

13. LIST OF FORTHCOMING EVENTS

The Mid Beds Tourist Information Centre have written to say that they are updating their list of forthcoming events and as such invited the committee to inform them of any events taking place in Shefford. A list of events is to be compiled and forwarded to the T I C accordingly.

14. ANY OTHER BUSINESS

Notification of a cracked brick wall at Waterside. The possible owners of the wall are to be contacted informing them of the Council's concern as the wall appears to be very unsafe.

Report of a large pothole at the Ivel Road/Clifton Road junction. The County Council's Highways Department is to be contacted requesting urgent remedial repair.

Notification of a horse-chestnut tree in Campton Road which requires attention.

The committee has received information regarding a planning meeting to be held on 8th September in respect of the licence granted to Cleanaway Ltd for recycling waste and glass at Units 5 & 6 Shefford Business Park. The Town Council's Planning committee did not oppose the original planning application as it was felt that overall it was preferable for the site to be in use. However, a letter has been sent to the County Council informing them that certain of the planning conditions attached to the granting of permission were not being adhered to and lorries were parking on the road.

Information has been received from the Ivel & Ouse Countryside Project regarding an area of land to the west of Churchill Way. The information suggested that the land could be improved although it actually belongs to the District Council. The Mid Beds D C's Play and Open Space Officer is to be asked for her comments as to whether or not it may be worth the Town Council taking it over. The possibility of a meeting with the Officer and the representative of the Countryside Project was suggested.

The meeting closed at 9.30 p.m.