

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 20TH APRIL 2005

PRESENT

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

1. APOLOGIES

Mrs. Harrison and Mr. Gray.

2. DECLARATIONS OF INTEREST

Mrs. Harrison declared an interest in Planning Application Numbers : 05/00575/FULL and 04/02007/FULL.

3. PLANS FOR CONSIDERATION

05/00575/FULL

Erection of 2 no. 2 bed houses and 2 no. 3 bed houses following demolition of existing bungalow.
3 New Street

Objection : Over-development of site, increase in traffic movements, addition of three more buildings to site, not in keeping with street scene, unsuitable access, inaccuracy regarding existing buildings.

04/02007/FULL

Erection of two storey medical centre with associated retail pharmacy, car parking and access.
Land on the East Side of Hitchin Road.

No objection to Health Centre but objection to proposed siting. Historically this site is subject to flooding due to water run-off from fields – not high water table, currently inaccessible by public transport, misleading figures shown on supporting documents regarding traffic flow, inadequate parking provision bearing in mind poor bus service, unsuitable site for pedestrian access.

05/00058/LB

Replacement windows (one to front and one to rear elevation).
46-48 High Street.

No objection to windows – objection to removal of wall.
An old plan has been received which shows removal of wall. Same plan as one previously received which was refused.

05/00527/FULL

Single storey side extension
3 Walton Close

No objection.

05/00545/FULL

Retention of use of building for B1 use.
Malt House Building, Ivel Road

Objection : Not in keeping with street scene, amendment to a building of architectural interest.

4. DECISIONS

Notice of Refusal of Planning Permission

05/00290/FULL

Conservatory to rear
18 Pinemead

Notice of Approval of Planning Permission

05/00266/FULL

Conservatory to rear elevation
164 Clifton Road

5. LAND AT STANFORD ROAD/HITCHIN ROAD, SHEFFORD

A letter has been received from Woods Hardwick regarding information contained in the Town Plan. The company has asked if they can make a presentation to the committee regarding certain proposals and observations they have appertaining to the facilities in the town. It was decided to invite them to a meeting of the Planning and Environment committee in Mid May.

6. LETTER FROM BEDS C C RE IVEL WAY

A reply has been received from the County Council in response to a letter sent to them regarding the committee's concerns about the burst water pipe and subsequent fractured gas pipe incident that occurred in Ivel Road last month. It was thought that this was due to the collapse of the utility trench which was installed some years ago. However, the Area Engineer states in his letter that Ivel Way was recently inspected and there were no signs of any trench collapse imminent. The County Council is aware of the history of the trench and as such they will continue to monitor it periodically.

7. LETTER FROM MBDC re COMMUNITY HALL

A letter has been received from the Planning Department of the District Council in response to a letter sent to them enquiring as to the materials they will allow in the proposed construction of the car park at the Community Hall. Unfortunately the reply did not answer the question and a further request is to be made.

8. LETTER FROM BEDS & RIVER IVEL IDB Re SHEFFORD BUSINESS PARK

The Bedfordshire and River Ivel Internal Drainage Board has responded to a letter from the Committee enquiring as to whether or not they have been contacted by the developer regarding their requirements for access to the riverbank at the Shefford Business Park. The Drainage Board replied that as yet they have not been asked to supply such information and as such are to be asked by the committee if they have any specifications for access to that kind of riverbank.

9. SITE AT CLIFTON ROAD/IVEL ROAD

The Building Control Department at Mid Beds District Council has forwarded information regarding the addresses for the 23 residential apartments and 6 commercial units being constructed at the above site. The apartments will be numbers one to twenty three Coopers Court with a post code of SG17 5JR and the commercial units will be numbers one to six Brewers Yard with a postcode of SG17 5GY.

10. ANY OTHER BUSINESS

Report of a poorly aligned kerbstone in Clifton Road opposite the Ivel Road junction.

The current repair work is to be monitored to see that the blue bollards outside the Scout Hut are replaced correctly in their original positions.

The meeting closed at 8.10 p.m.
