

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 21ST DECEMBER 2005

PRESENT

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

1. APOLOGIES

Messrs. Leith, Gray and Steeples.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

05/01974/FULL

Retention of single storey front extension, to include pitched roof over porch.
8 Bury Road.

No objection.

05/02007/FULL

Change of use from residential to B1 offices.
16 High Street.

Objection : The Shefford Town Plan indicates that more shops and fewer offices are required particularly in the High Street.

05/02009/LB

Internal alterations to create B1 office use from residential.
16 High Street.

Objection : The Shefford Town Plan indicates that more shops and fewer offices are required particularly in the High Street.

05/01971/FULL

Erection of 4 bed detached dwelling with single garage.
Land to the rear of 43 New Street.

Objection : Concerns over access, additional load on an already overloaded sewerage system, overbearing impact on surrounding area.

05/01592/FULL

Erection of 9 no. 1 bed flats.
8 Clifton Road.

Objection : proposed landscaping/parking and wall height will limit egress from Ivel Road to Clifton Road. Additional load on an already overloaded sewerage system. Item 5.14 will not work. The Town Council recognises that parking has been altered from the original design but it still won't add to the safety of the area. Item 5.17 is contrary to the Town Council's experience.

4. DECISIONS

Notice of Withdrawal of Planning Permission
05/01799/FULL
Single storey front porch.
10 Mallard Close

Notice of Withdrawal of Planning Permission
05/01570/OUT
Residential development of 61 dwellings (including siting, design, external appearance and means of access).
Shefford Business Park, 1 Clifton Road.

5. EMEGENCY PLANNING BRIEFING – BEDFORDSHIRE COUNTY COUNCIL

A representative from the County Council's Civic Contingencies Unit has offered to give a presentation to members in order to inform them about the issues of Emergency Planning and Local Resilience. It was agreed to invite the officer to a meeting in the new year. The invitation will also be extended to members from other Town Council committees.

6. DRAFT BEDS COMMUNITY SAFETY DESIGN GUIDE

The above document has been received from the District Council. Mr. Mackin agreed to study it and report back accordingly.

7. CONSTRUCTION OF ROUNDABOUT ON A507

The Strategic Director of the District Council has written to the members to inform them that work will start on the construction of a roundabout on the A507 towards the end of January. The letter further indicated that there are still some technical details to finalise but as soon as the final information is available there will be extensive communication between all those parties concerned. Members thought this would be a good time to suggest that consideration should be given to the possibility of constructing an underpass to ease pedestrian access to the new offices. The Director is to be contacted accordingly.

8. ANY OTHER BUSINESS

Mrs. Harrison informed those present that Planning Permission to build a two storey medical centre on land on the east side of Hitchin Road has now been granted.

It is anticipated that a senior representative from Tesco hoped to attend a Council meeting in the new year to discuss the proposed retail development in the High Street.

The meeting closed at 8.00 p.m.
