

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

PRESENT

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

1. APOLOGIES

Messrs. Gray and Steeples.

2. DECLARATIONS OF INTEREST

Mr. Leith declared an interest in Planning Application Number 05/00842/FULL – 62 Ampthill Road.

At this point the committee welcomed Mr Adam Gibson who came to seek their advice on some plans he had had drawn-up in relation to a development he intends to make in the town. The committee couldn't see any immediate problems with his intentions but would pass formal comment upon receipt of the Planning Application from the District Council.

3. PLANS FOR CONSIDERATION

05/01069/FULL

First floor rear extension.

14 Stanford Road

No objection

05/00842/FULL

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

62 Ampthill Road

No objection. Comment to say : concerns as to how close the west side is to the boundary.

05/01060/FULL

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

128 Clifton Road

Objection : Vital document missing – 123-01.D – therefore, unable to fully consider. Increased use of access to an already congested site, extension exceeds 50% of house. Inaccurate site plan giving misleading information.

4. DECISIONS

Notice of Refusal of Planning Permission

05/00735/FULL

Single storey front extension

6 Old Station Way

Notice of Approval of Planning Permission
05/00798/FULL

Single storey rear extension, conservatory to rear and mono-pitched roof to front bay window.

33 Hitchin Road

5. MBDC LOCAL PLAN FIRST REVIEW DEPOSIT DRAFT PUBLICATION OF STATEMENT OF DECISION

The Head of Planning Services at the District Council has forwarded the above document which gives the reasons for not accepting the Inspector's recommendation relating to land east of Maulden Road, Flitwick. An accompanying letter stated that if the committee wished to make any representations, then they should be in writing and received at 23 London Road, Biggleswade by no later than 5.00 p.m. on Monday 22nd August. The committee did not feel there was any need to make representations.

6. LICENCE FOR PUBLIC ENTERTAINMENT – BRIDGE HOTEL

The Licensing Manager at the District Council has forwarded a copy of a licensing application in respect the Bridge Hotel which indicates a variation of hours. The committee found no reason for objection.

7. PRE-APPLICATION CONSULTATION – MOBILE RADIO BASE STATION

A letter has been received from AAP Consulting Ltd informing the committee that Hutchinson 3G UK (H3G) is in the process of securing a site in the Shefford area for a new mobile radio base station. They have already undertaken several steps by way of site identification and these were enclosed accordingly. However, the letter indicated that the preferred site option was Calverdale House, 23 Clifton Road. SG17 5AE.

8. INFRASTRUCTURE DEFICITS

Several replies have been received from members following a request to complete a questionnaire on Infrastructure Deficits. The information is to be collated and returned to the District Council along with a copy of the Town Plan by the required date of 31st July.

9. TOWN AND COUNTRY PLANNING ACT 1990

A letter has been received from the Minerals and Waste Planning Officer of the County Council informing members that on the 24th January 2005 Bedfordshire County Council and Luton Borough Council adopted the Bedfordshire and Luton Minerals and Waste Local Plan. The Plan has now been published and is available at a price of £30. The letter also included a list of locations whereby it can also be viewed. The committee decided to ask for a copy which is free to Statutory Consultees, Town and Parish Councils and charitable/community groups.

10. ANY OTHER BUSINESS

It was decided to contact the Head of Planning Services in Biggleswade to enquire if there has been any further progress with the land in Bedford Road as this could subsequently have a knock-on effect with not only the Shefford Sports Trust but also its status as a Trust. The general feeling was that the Town Council is being mistakenly blamed for the current non-activity and hence the need for clarification from another source.

Complaints have been received from members' of the public suggesting that the 'sleeping policeman' may have had an adverse effect on the water level/drainage which arose because of the recent heavy rainfall particularly on 28th and 29th June. It was suggested that the County Council's Highways Engineer be contacted with a view to installing appropriately placed 'slot drains' which would hopefully alleviate the problem should there be further heavy rainfall in the future.

The meeting closed at 8.25 p.m.