

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 6th DECEMBER 2006

PRESENT

Mrs. Holmes presided over Mesdames Harrison and Clark, Messrs. Mackin, Gray, Steeples and Fisher.

1. APOLOGIES

Mr. G Barham

2. DECLARATIONS OF INTEREST

None.

Mrs. Holmes welcomed three representatives from Anglian Water Services who arrived to answer the committee's concerns about the totally inadequate sewerage/drainage system that exists in the town.

The committee was informed that future plans for Shefford are included in the Clifton drainage area plan which is in progress. A flow survey should be completed in 8 – 10 weeks. A CCTV survey is to follow after the flow survey has been completed. Stage 3 will be at the end of May and stage 4 will start in June and should be completed by the end of August 2007. This will identify any breaks or problems in the system including capacity.

With regard to planning issues it seems that the application comes through the Environment Agency with approval that the system can cope and then Anglian Water is able to connect to the system.

It is understood that the Anglian Water representatives will attend a further meeting prior to the Annual Town Meeting in April in order to update the committee so that they can report to the residents accordingly. Any proposed development that is not notified will not be included.

There is a system of planned preventative maintenance for Shefford and a CCTV investigation of sewers is carried out prior to any maintenance to ascertain if there is a need for jetting. The representatives informed the committee that they will supply a map of the area sewers in order to ascertain which way the sewers flow.

3. PLANS FOR CONSIDERATION

06/01968/ADV

Non-illuminated lettering to gable wall.

1 Brewers Yard.

No objection.

06/01866/FULL

Conservatory to rear.

1 The Pyghtle.

No objection.

06/01801/FULL

Single storey side extension to garage with two dormer windows to side elevation.

6 Penfold Close

No objection.

Comment : this additional accommodation will add load to an already overloaded and defective sewerage system. Early consideration must be given to upgrading the sewerage system within the town area.

06/01950/FULL

Two storey side and rear extension.
27 Eisenhower Road.

No objection.

4. DECISIONS

Notice of Withdrawal of Planning Application

02/00607/OUT

Conversion of existing outbuilding to residential and erection of 10 additional dwellings.

Malt House Building, Ivel Road.

Notice of Withdrawal of Planning Application

06/01443/FULL

Two storey side and single storey rear extensions.
27 Eisenhower Road.

Notice of Approval of Details

06/00675/FULL

Proposed Development : Erection of 2 no. 3 bed detached houses with interim garages.

Details of Conditions Discharged : Condition number (s) 2 (**Materials**) & 6 (**Mitigation**) attached to Planning Permission reference 06/00675/FULL dated 14/06/2006.

Planning Application 06/00973/FULL for the erection of replacement sales building and service yard, alterations to existing canopy, additional parking area at Shefford Service Station has gone to the Planning Inspectorate for Appeal.

5. AMENDMENT TO PLOT NUMBERS – SQUIRES CLOSE

Three Plot numbers and addresses at Squires Close have been amended as follows :

Plot 11 – 8 Squires Close SG17 5JB

Plot 10 – 10 Squires Close SG17 5JB

Plot 9 - 12 Squires Close SG17 5JB

6. NOTICE OF APPLICATION – WHITE HART P H

The licensee of the White Hart Public House has applied for a variation to conditions which can be viewed by appointment only at the offices of the Licensing Department of MBDC. The committee had no objection to the variations.

1440 : 12/2006

7. PLANNING APPLICATION – TARMAC LTD

County Matter Application Reference No : BC/CM/2006/30

Proposal : Extraction, processing and sale of sand and gravel, erection of concrete batching plant and construction of improved access to B658.

Location : Land to the South of Broom.

The committee has received a copy of the plan WBM 1 which was omitted from Appendix 5.3 to the above application.

The committee felt there was no need for further comment at this time.

8. PLANNING APPLICATION – CLEANAWAY LTD

County Matter Application Reference No : BC/CM/2006/26

Proposal : Renewal of temporary consent for the store of domestic recyclable glass and paper.

Location : Units 5 & 6 Shefford Business Park, 1-3 Clifton Road, Shefford.

The above application was *refused* and a copy of the decision has been received accordingly.

9. PARTICIPATION AT DEVELOPMENT CONTROL MEETINGS – MBDC

A letter has been received from the Director of Corporate and Democratic Services at the District Council reminding members that although they welcome public participation at Development Control meetings, the views expressed should reflect those of the Town/Parish Council and the decision that was reached by them. Personal views should not be put forward so as to detract from the decisions made by the Town/Parish Council.

Appendix B of Committee Procedure Rules was enclosed with the letter.

10. HOUSES IN MULTIPLE OCCUPATION, ENERGY EFFICIENCY AND EMPTY HOMES

Confirmation of an invitation for a Chartered Environmental Health Practitioner to give a presentation to the committee has been received. This will take place on Wednesday 7th February 2007 at 7.30 p.m.

11. CAR PARK LIGHTING – MBDC OFFICES, PRIORY HOUSE, CHICKSANDS

In answer to a query regarding car park lighting, the following has been received :

The car park is split into two sections - East and West.

Weekdays – From 19.00 the West section is switched off. The East section is switched off after the last person has left the building.

All lighting is switched on by photo electric cells activating when light levels fall below 50 lux.

Weekends – Subject to usage but in general conforming to the above.

12. RESPONSES FROM BEDS C C OFFICERS – RE HIGHWAYS/PAVEMENTS

Letters have been received from both the Leader of the District Council and the Assistant Director of Highways and Transport in answer to the committee's letter expressing a lack of confidence in the County Council's ability to properly maintain the town's highways and pavements. The responses are to be discussed at the next meeting of the Services and Maintenance committee.

1441 : 12/2006

13. COMMUNITY SERVICE PROJECT WORK – MBDC

The committee has received a letter from the Community Safety Officer at the District Council informing them that in partnership with the Bedfordshire Probation Service they are currently seeking requests from various groups to be considered for

Community Service Project Work within the Mid Beds area. There is no guarantee that any projects suggested by the committee will actually be accepted for consideration. The committee decided not to take up this offer at the present time.

14. ANY OTHER BUSINESS

Four complaints have been received regarding the bus stop in Ampthill Road. The tarmac leading from the bus stop is lower than the footpath resulting in bus users tripping and one resident actually sustaining an ankle injury. Debris from the work has also been left in situ.
