

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE  
HELD ON 5<sup>TH</sup> JULY 2006**

**PRESENT**

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

**1. APOLOGIES**

None.

**2. DECLARATIONS OF INTEREST**

Mrs Harrison and Mrs. Holmes both declared an interest in Planning Application Number 06/01039/FULL - 3 New Street.

At this point Mrs. Holmes welcomed two representatives from Tarmac Ltd who arrived to give a presentation on the proposed Broom quarry which was both interesting and informative. The committee was able to voice their concerns particularly with regard to both the anticipated increase in traffic movements of Heavy Goods Vehicles and their proposed route.

**3. PLANS FOR CONSIDERATION**

06/00605/FULL

Replacement windows to front and side elevation, vertical flue extraction duct and erection of five decorative columns.

3 And 3A Southbridge Street.

Objection : not in keeping with surrounding street scene which is immediately adjacent to a conservation area.

06/01035/FULL

Single storey rear extension.

23 Eisenhower Road.

No objection.

06/01039/FULL

Demolition of existing bungalow and erection of 2 No. 3 bed dwellings and 1 No. bed dwelling.

3 New Street.

Objection : over development of site, increase in traffic movements, not in keeping with street scene, unsuitable access, increased load on an already overloaded sewerage system.

06/00973/FULL

Erection of replacement sales building and service yard, alterations to existing canopy, additional parking area.  
Shefford Service Station, Ivel Road.

**1380 : 7/2006**

Objection : inappropriate development for the position. Plans already in existence for a town centre food outlet. Access and egress are acceptable for a petrol filling station but not for a food outlet with inevitably increased traffic movements.

Additional comment : the existing site is a problem area with numerous experiences of anti-social behaviour which will be exacerbated by the inevitable increase in trade etc.

#### **4. DECISIONS**

Notice of Refusal of Planning Permission

06/00843/FULL

Two storey side and rear extensions first floor rear extensions and single storey front extension. Demolition of existing garage.

7 Bury Road.

Notice of Approval of Planning Permission

06/00675/FULL

Erection of 2 No. 3 bed detached houses with interim garages.

Land Between 8 And 11 Palmer Close.

Notice of Approval of Planning Permission

06/00581/FULL

Single storey front, single storey rear extensions with conservatory to rear.

20 Purcell Way.

#### **5. DOCUMENTATION – RE ADOPTION OF KINGFISHER WAY PLAY AREA**

The committee has received documentation from the solicitor regarding the adoption of the above play area from the developer. However, bearing in mind last Friday's incident whereby a car damaged the perimeter fencing and the possibility of the County Council and the developer funding a security barrier in front of the play area, it was decided to defer signing the documents until both issues had been resolved. The solicitor is to be informed accordingly.

#### **6. BEDS HEARLANDS NHS – CONSULTATION RE STEPPINGLEY HOSPITAL**

The Bedfordshire Heartlands NHS Primary Care Trust has sent a consultation document to the committee. The document sets out the reasons as to why it is necessary to reprovide the 16 intermediate care beds provided at Steppingley Community Hospital and explains the background to the review. It should be noted that the PCT is proposing to reprovide them in other ways. The consultation paper enclosed a response form which will be completed accordingly

#### **7. BELLCOTE MEADOW – MBDC PLAY AND OPEN SPACE OFFICER'S COMMENTS**

The above officer has been contacted to offer either advice or a solution to a resident's concerns regarding the noise emanating from the goal force at Bellcote Meadow. It was suggested that in the first instance the police should be contacted and a Unique Reference Number obtained. As an interim measure it was thought that a sign could be erected giving the times when the facility can be used as this will at least give residents and police something to refer to when moving the youths on.

**1381 : 7/2006**

## **8. ANY OTHER BUSINESS**

The committee received information that a large tree with long thorns is restricting the pavement area at Riverside. The County Council's Arboricultural Officer to be contacted for remedial action.

The Chief Executive of the District Council is to be contacted to request that the Town Council is made aware of any S106 Agreements that relate to a development outside the town's boundary but have a benefit within the town. An example of which is the development at Pedley Road, which although is in Clifton will benefit Shefford by providing funding for two bus shelters in Clifton Road, Shefford.

The meeting closed at 9.25 p.m.

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