

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE  
HELD ON 7<sup>TH</sup> JUNE 2006**

**PRESENT**

Mr. Mackin presided over Mesdames Harrison and Holmes, Messrs. Steeples, Gray, Fisher and Leith.

**1. TO ELECT A CHAIRMAN**

Proposed Mr. Steeples, seconded Mr. Fisher and agreed unanimously that Mrs. Holmes be elected Chairman.

**2. TO ELECT A VICE CHAIRMAN**

Proposed Mrs. Harrison, seconded Mr. Fisher and agreed unanimously that Mr. Gray be elected Vice Chairman.

Mrs. Holmes then presided over the rest of the meeting.

**3. APOLOGIES**

None.

**4. DECLARATIONS OF INTEREST**

None.

**5. PLANS FOR CONSIDERATION**

06/00856/FULL

Two storey side extension incorporating garage.  
10 Ashdown Road.

No objection.

06/00757/LB

Upgrading of ventilation system to include changing of cowl on chimney.  
37 High Street.

No objection.

06/00756/FULL

Upgrading of ventilation system.  
37 High Street.

No objection.

06/00770/FULL

First floor side extension over existing garage.  
26 Eisenhower Road.

No objection.

06/00843/FULL

Two storey side and rear extensions and single storey front extension.  
7 Bury Road.

No objection.

Discussed on 26<sup>th</sup> May 2006

06/00605/FULL

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

No objection.

Comment : query over access from front bar area to main seating area. Concerns over emergency exits – route from main area through the kitchen – does this meet fire regulations? Is glass 'safety' as opposed to 'plate'.

## **6. DECISIONS**

Notice of Approval of Planning Permission

06/00487/FULL

Single storey side extension and two storey rear extension.  
22 Churchill Way.

Notice of Approval of Planning Permission

06/00567/FULL

Single storey side extension.  
2 Oak End, Pear Tree Close.

Notice of Approval of Planning Permission

06/00600/FULL

Demolition of existing lounge and infill of car port to provide bedroom..  
60A Clifton Road.

Notice of Approval of Planning Permission

06/00562/FULL

Replacement of flat roof to garage with pitched roof.  
18 Queen Elizabeth Close.

Notice of Approval of Planning Permission

06/00402/FULL

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

Approval of Minor Amendment to Permission Granted  
05/00533/FULL

Description of Amendment : Squaring off corner of rebuilt unit. North east and north west elevations fully bricked instead of cladded. Changes to the position and sizes of the fenestration on the internal courtyard elevation (part south west elevation).  
Land To The Rear Of 54 And 56 High Street.

#### **7. LAND AT 44 NEW STREET**

Information from The District Council that the postal address of the dwelling erected as above will be 46 New Street, SG17 5BW.

#### **8. SITE AT 128 CLIFTON ROAD**

A letter has been received from the Head of Democratic and Legal Services at the District Council informing members that the above appeal has been withdrawn due to other applications being approved, therefore, no further action will be taken.

#### **9. ALARM SYSTEM – DISABLED TOILET**

A quotation to fit an alarm system in the Disabled Toilet has been received from a contractor. It was agreed to accept the quotation and the contractor is to be contacted accordingly. Enquiries to find suitable key holders are to be made.

#### **10. FEEDBACK SUMMARY – TOWN & PARISH COUNCILS – BEDS C C**

Feed back has been received from the County Council regarding a reception they held in conjunction with both the District Council and 98 of the 122 Town/Parish Councils. Various issues were discussed, namely, Highways, Waste & Recycling, Points of Presence and the Bedfordshire Local Area Agreement.

#### **11. REPORT FROM BEDS POLICE**

An update has been received from Beds police in answer to a request from the Town Council to take action on various issues of concern they have within the town. The update included information on speeding, nuisance youths, drugs, anti-social behaviour, graffiti and criminal damage.

#### **12. YOU AND YOUR COMMUNITY – BEDFORDSHIRE LIBRARIES**

The County Council's Principal Librarian has contacted the committee offering to promote any local information under the heading of 'You and Your Community' which is part of Bedfordshire Libraries Virtual Library. It was decided to investigate the possibility of having a 'link' to the library service.

#### **13. ADOPTION OF SUPPLEMENTARY PLANNING DOCUMENT**

A letter has been received from the Planning Officer (Policy & Strategy) informing members that the Supplementary Planning Document – Managing Waste in New Facilities-Beds & Luton Minerals and Waste Development Framework was adopted on 18<sup>th</sup> April 2006 by both the County Council and Luton Borough Council.

#### **14. IDENTIFICATION OF HOUSES IN MULTIPLE OCCUPATION WITHIN MID BEDS**

A letter has been received from the District Council informing members that the implementation of the Housing Act 2004 requires local authorities to identify areas which contain Houses In Multiple Occupation. Bearing this in mind, the District Council has requested the Town Council's assistance in this matter and offered methods whereby such houses could be identified.

#### **15. DEVELOPERS CONTRIBUTIONS**

A copy of the S106 Agreement in respect of Developers Contributions Secured from Land at Squires Close has been received from the Play and Open Space Officer at the District Council. The Agreement itemizes the amounts to be spent on Play and Amenity Provisions and also indicates the trigger point for the release of the monies.

#### **16. STAKEHOLDERS SURVEY 2006**

Information and a questionnaire have been received from the County Council. Mr. Mackin agreed to study the document and comment accordingly.

#### **17. REVIEW OF SCHOOL STRUCTURES**

Further information has been received from Four S regarding their survey as to whether or not the County Council should retain the current three tier system of education or change to a two tier system.

#### **18. BEDFORDSHIRE LOCAL TRANSPORT PLAN**

The County Council has issued the Bedfordshire Local Transport Plan. This will be studied and kept as a reference document.

#### **19. BEDFORDSHIRE LOCAL AREA AGREEMENT**

The committee has received a copy of the Bedfordshire Local Area Agreement from the County Council. Mrs. Holmes offered to study the document which will be retained for future reference.

#### **20. 2 – 4 HIGH STREET – MBDC**

A reply has been received from a District Council's Planning Assistant regarding an enquiry about the lack of parking provision at the above address. This was also highlighted by the County Council Highways Officer as a concern but in light of such National Planning Guidance and taking into consideration the location of the development within the established Town Centre and within close proximity to shops and other services it was not considered to be reasonable to restrict the grant of planning permission.

**21. ANY OTHER BUSINESS**

The committee received a copy of the cleaning contractor's Policy Schedule indicating that both his Public Liability cover and Product cover was up to £5 million for all claims made against him from any one occurrence and any one period of insurance respectively.

A second outside representative could not be found to serve on either the Whitbread Wanderbus committee or as a Trustee for the Town Band. To be placed on the agenda at the next Services and Maintenance committee meeting.

It was reported that the bus shelter in Ampthill Road is in a hazardous condition. The concrete has eroded revealing rusty metal work.

It was noted that the road surface in Old Bridge Way was deteriorating quite rapidly and was in need of remedial work.

A representative from Tarmac has agreed to give a presentation on the proposed Broom quarry issue to the Planning and Environment committee on 5<sup>th</sup> July.

A site meeting is to be arranged with Amey's regarding the installation of a fourth Vehicle Activated sign in Hitchin Road.

The meeting closed at 9.05 p.m.

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