

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT
COMMITTEE HELD ON 4TH OCTOBER 2006**

PRESENT

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

1. APOLOGIES

Messrs. Gray, Leith and Steeples.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

06/01520/TPO
Remove diseased horse chestnut tree.
34 Hitchin Road.

No objection.

06/01443/FULL
Two storey side and single storey rear extensions.
27 Eisenhower Road.

No objection.

06/01511/ADV
Replacement signage.
Shefford Service Station, Ivel Road.

Objection : out of keeping with rural surroundings.

06/01550/FULL
Erection of 4 bed detached dwelling with single detached garage.
Land To The Rear Of 43 New Street.

No objection.

06/01476/FULL
Single storey front extension and 2 metre high boundary wall and fence.
6 Penfold Close.

No objection.

4. DECISIONS

Notice of Approval of Planning Permission

06/01039/FULL

Demolition of existing bungalow and erection of 2 no. 3 bed dwellings and 1 no. 4 bed dwelling.

3 New Street.

Notice of Approval of Planning Permission

06/00605/FULL

Replacement windows to front and side elevation and minor changes to design of shop front and signage.

3 And 3A Southbridge Street.

Withdrawal of Planning Permission

06/01200/FULL

Conversion of garage with 2 no. dormer windows to front elevation, single storey side extension and conservatory.

6 Penfold Close.

5. PROPERTY NAME CHANGE

Aylmerton House, 8 Hitchin Road Shefford SG17 5JA has now been changed to The Hideaway, 8 Hitchin Road, Shefford. SG17 5JA

6. BUS SHELTER – SOUTHBRIDGE STREET ADJ. TO FIRE STATION

The Design Technician at Bedfordshire Highways has sent an e:mail to the committee informing them that Bus stop improvement works are being carried out at the present time. One of the Bus stops selected for improvements is also to have its shelter replaced and is located on Southbridge Street outside the Fire Station. The committee has been asked if they have any preference to the design of a new shelter. It was decided to request a shelter similar to that in the High Street but with a covered front as this would appear to extend the current look in the enhancement area.

7. SHEFFORD BUSINESS PARK

An e:mail has been received from a representative of Beds Police informing members that he has serious concerns about the design of the proposed development on the Shefford Business Park. Overall the concerns relate to the safety and well-being of any future residents, namely, the blind parking areas that would provide opportunities for concealment and hence raise an increased fear of crime, the fact that there weren't any details of either the lighting in respect of communal unadopted areas or the height of the railings separating the development from the riverside path which in turn will significantly impact on the opportunities for crime and residents' perceptions of disorder. The representative suggested that the next stage of the procedure should perhaps be a meeting of the Community Safety SPG, the DC's Planning Officer and the ward Councillors. The Town Council requested that if such a meeting should take place then they would like to be informed of the outcome.

1412 : 10/2006

A copy of a letter sent to the Planning Department of the District Council has also been received from a resident in Iveldale Drive. The letter raises various concerns about the possibility of additional incidents of flooding occurring which could be caused by the proposed Shefford Business Park development. Further concerns were also noted regarding the fact that the 95 car parking spaces would seriously

impact on the traffic in and out of the site. A condition of a Planning Permission granted in 1972 ensured that the resident's house would be screened from the industrial building by the planting of trees. It would appear that under the terms of the new Planning Application these trees would be removed. The e;mail also showed various photographs of flooding on the resident's back garden. The resident is to be informed that several concerns have already been raised regarding this proposed development and further discussions between interested parties are likely to take place in the near future.

8. WEED GROWTH AND CONDITION OF PAVEMENTS

A e:mail has been received from a resident regarding the prolific amount of weeds growing between every crevice in the pavement and against buildings in the town. The resident also raised disgust at the appalling state of the repairs in the pavements and added that the roads and pavements in both Buckinghamshire and Hertfordshire were in considerably better state as indeed were their roundabouts. The e:mail finished with a question as to how is it that we pay for these services and yet the town is being neglected.

9. ANY OTHER BUSINESS

Mrs. Harrison informed the committee that she had studied the information from the District Council regarding the Gambling Act 2005 and overall felt that it did not really relate to the roles and responsibilities of a Town/Parish Council.

The Church Environmental Group has asked if they can be of assistance to the Town Council by way of undertaking environmental work. The Group is to be thanked for their offer and the committee will give consideration to any possible future projects.

The meeting closed at 8.50 p.m.
