

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 18TH OCTOBER 2006

PRESENT

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

1. APOLOGIES

Mr. Gray.

2. DECLARATIONS OF INTEREST

None.

At this point Mrs. Holmes welcomed Mr. John West who represented the Meppershall Village Plan Steering Group and Mr. David Foskett, Chairman of Meppershall District Council who arrived to share information regarding Town/Village Plans. In general the main topics of discussion were Retail – Somerfields/Tesco/Town Market, Sport & Leisure - MUGA/Robert Bloomfield Games Assoc., Health – Health Centre/Pharmacy. The meeting was deemed very useful by all parties. Both Meppershall representatives were thanked for their attendance after which they left.

3. PLANS FOR CONSIDERATION

06/01178/RM

External appearance, siting, landscaping and design for 112 units comprising flats and dwellings with associated garages (pursuant to outline 04/00639 allowed on appeal 02/12/05 for residential development including means of access).
Land On The East Side Of, Old Bridge Way.

Objection :

1. This is an unsustainable development due to the already serious overload being experienced by our Doctors, Schools, Nurseries, local employment.
2. There is insufficient public transport to cater for the additional needs of this development.
3. The local road infrastructure is insufficient for this size of development.
4. There is no Open Space for leisure activities. Nearest Open Space is across the busy access road to an adjacent industrial site.
5. Access to the development is adjacent to a sharp bend in the access road to the adjacent industrial site. There is insufficient vision due to the high speed of traffic on this road.
6. This development will cause considerable additional load on the already overloaded and faulty sewerage system serving the area.
7. This development is not in keeping with the local street scene and not suitable for a small market town and as such will present an overbearing appearance on this entrance to the community.

Erection of 10 No. 3 bed terraced houses, pair of semi-detached houses, studio flat and associated parking.
81-85 Clifton Road.

Objection : no effort has been made for a rear access to several of the properties.

06/01571/FULL

Revised house types to plots 3, 4, 9 and 10 and repositioning of garages to plots 7 and 8 (revised scheme to that previously approved under ref 04/01290/FULL dated 18.08.05).

Objection : access too narrow for emergency vehicles. Safety markings on Hitchin Road have eroded and need renewing.

4. DECISIONS

Notice of Approval of Planning Permission
06/01368/FULL
Two storey side and single storey front extension.
37 Bury Road

Notice of Approval of Planning Permission
06/01171/FULL
Single storey rear extension and erection of double garage following demolition of existing triple garage.
14A Clifton Road.

5. BUS SHELTERS

Two designs for a bus shelter in Southbridge Street adjacent to the Fire Station have been received from an Amey's Design Technician. The committee unanimously agreed on the design which offered protection from passing traffic. The Technician is to be informed accordingly.

6. DRAINAGE INSPECTION – CLIFTON ROAD

Information has been received from the County Council's Highways department that an essential drainage investigation will be carried out in Ivel Road from 25/9 to 27/10 and 24hr temporary traffic lights will be operating during that period.

7. STATEMENT OF COMMUNITY INVOLVEMENT

A copy of the Statement of Community Involvement has been received from the County Council who adopted it on 12th October 2006.

8. ANY OTHER BUSINESS

A question was asked as to whether or not the newly erected Vehicle Activated signs are fitted with monitoring equipment. The member was informed that they don't at the present time as it was too expensive but can be added later.

1418 : 10/2006

The grass cutting contractor is to be informed again that unless the quality of the grass cutting in the town is drastically improved the committee will withhold payment of his invoices.

The Planning Authority is to be asked to explain why the decision on the Shefford Service Station does not appear on their website.

The meeting closed at 8.30 p.m.
