

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE  
HELD ON 20<sup>th</sup> SEPTEMBER 2006**

**PRESENT**

Mrs. Holmes presided over Mrs. Harrison, Messrs. Gray, Steeples, Leith and Mr. Fisher for the first part of the meeting.

**1. APOLOGIES**

Mr. Mackin.

**2. DECLARATIONS OF INTEREST**

Mesdames Harrison, Holmes and Mr. Steeples expressed an interest in Planning Application Number 06/01418/SE – Land at Old Bridge Way.

**3. PLANS FOR CONSIDERATION**

06/01418/SE

Section 73 Determination : Variation of conditions 2 & 3 (duration consent) attached to planning permission 99/00060/OUT dated 14.01.04: outline consent for demolition of existing buildings and erection of retail foodstore with car parking and highway improvement works (all matters reserved except siting and means of access)  
Land at Old Bridge Way.

Objection : An objection has to be made as no information was received from the District Council regarding the variation of conditions, therefore, no consideration could be given.

BC/CM/2006/26

Renewal of temporary consent for the storage of domestic recyclable glass and paper.  
Units 5 & 6, Shefford Business Park, 1 – 3 Clifton Road.

Objection : the previous planning conditions were not adhered to by the operator.

06/00973/FULL

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

Objection : inappropriate development for the position. Plans for a retail outlet in the town centre are already in existence. Access and egress are acceptable for a petrol filling station but not for a food outlet as well. Trouble has constantly been experienced with the current operation and this will only exacerbate the situation.

06/01478/FULL

First floor front extension and retention of rear conservatory (Part retrospective).  
19 Priory Gate

No objection.

06/01392/LB

Internal alterations including new staircase; replacement windows to kitchen and bathroom.  
35 High Street

No objection.

06/01451/OUT

Residential development of 58 dwellings (including siting, design, external appearance and means of access).  
Shefford Business Park, 1 Clifton Road

No objection : comment – some form of parking restriction should be imposed on either side of the development as a condition.

#### **4. DECISIONS**

Notice of Approval of Planning Permission

06/00770/FULL

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

Notice of Approval of Planning Permission

06/01139/FULL

Conservatory to rear  
11 Priory Gate

Notice of Approval of Planning Permission

06/01026/FULL

Change of use of part of first floor and ground floor to offices, alterations to existing garage block, insertion of two new windows to rear elevation, formation of additional parking area.  
Shefford Post Office, 6 Southbridge Street

Notice of Approval of Conservation Area Consent

06/01120/CAC

Partial demolition of garage block and removal of metal clad outbuilding.  
Shefford Post Office, 6 Southbridge Street.

## **5. BEDS C C – HIGHWAYS – BEDFORD ROAD/STANFORD ROAD/N’BRIDGE ST**

The committee has received a report from the County Council informing them that between 27<sup>th</sup> September and 11<sup>th</sup> October the above roads will be subject to daytime excavation work.

## **6. VEHICLE ACTIVATED SIGNS**

The Clerk informed the committee that the Vehicle Activated roundel will be mounted on the existing pole in Ampthill Road before the end of the first week of October.

The Clerk also attended a site meeting with a County Council Highways Engineer in Hitchin Road with a view to ascertaining the best position for the fourth Vehicle Activated Sign. The Sign will be solar powered and the most suitable position was deemed to be opposite Peartree Close. It is hoped that the new sign will be installed just before Christmas 2006.

## **7. CCTV OPERATING COMPANY IN ADMINISTRATION**

A letter has been received from Grant Thornton informing the committee that the CCTV operating company has now been placed into administration from 6<sup>th</sup> September 2006. The company’s affairs will be managed by two of Grant Thornton’s Administrators. The committee decided to wait for further information as the camera is currently working as normal.

## **8. E:MAILS RE THE POTENTIAL TESCO SITE – OLD BRIDGE WAY**

An e:mail has been received from the Director of Environment and Planning Services at the District Council informing members that their interim Development Control Manager has spoken to the Tesco Development Manager regarding Tesco’s intentions for the site. It would appear that Tesco are keen to develop the site as soon as possible and are currently actively working to assemble land. Given that Tesco’s have made this statement, the District Council does not think it is appropriate to investigate compulsory purchase powers at this stage as these powers can only be used as a very last resort and usually take many years to complete.

The committee felt that Tesco had taken this stance for several years with no positive action taken towards actually building a store. The District Council’s Director is to be informed that the situation is wholly unsatisfactory and a Planning Application for an alternative development on the same site from another developer has been discussed only this week.

## **9. ANY OTHER BUSINESS**

It was reported that at last the lamp post on the junction of The Hollies and Ampthill Road is now working.

The Planning Enforcement Officer at the District Council has informed the committee that the two lights outside Shefford Building Supplies are allowed to remain in situ (but not illuminated) until the outcome of an Appeal by the shop’s proprietor.

It has been noted that the quality of the grass cutting in the town is of poor quality with some areas being completely missed. The Contractor is to be contacted and informed that unless there is a significant improvement the Council will consider terminating his contract.

The Highways Department of the County Council is to be contacted to inform them that the soil which they had 'banked up' from earlier work in Ampthill Way was now falling back again.

The meeting closed at 8.20 p.m.

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