

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 5TH DECEMBER 2007

PRESENT

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

1. APOLOGIES

Mrs. Clark.

2. DECLARATION OF INTEREST

Mr. Mackin declared an interest in Planning Application Number 07/01915/FULL
Mr. Leith declared an interest in Planning Application Number 07/01740/RM

3. PLANS FOR CONSIDERATION

07/01740/RM

Residential development of 18 dwellings (to include Layout, Scale, External Appearance, Means of access and Landscaping) following outline planning permission ref 03/00878/OUT dated 13/10/2004.

Land To The Rear Of 72 to 88 Ampthill Road.

Objection : size of splay is insufficient and pedestrian access does not adhere to the 'Safer By Design' development.

Comment : if the committee is minded to approve the application, then it should be passed to the police for comment. How much affordable Housing is included? A survey of contaminated land should be carried out as well as a full traffic survey. Site of the S106 Agreement would be helpful. A wheel-washing facility should also be in operation.

Development Control's definition of 'a shed' would be helpful as the sheds on this site are substantial.

07/01915/FULL

Single storey front extension.

34 Queen Elizabeth Close.

No objection.

07/01885/FULL

Erection of single storey side/rear extension, two storey front extension and conversion of loft incorporating the construction of dormer windows to rear.

61 Bedford Road.

Objection : the single storey side/rear extension, two storey front extension and conversion of loft represents an unacceptable enlargement of the dwelling to the detriment of the character and appearance of the street scene.

07/01815/FULL

Single storey front extension, two storey rear extension.
5 Great Hill.

Objection : the single storey front extension and two storey rear extension represents an unacceptable enlargement of the dwelling to the detriment of the character and appearance of the street scene.

4. DECISIONS

Notice of Approval of Listed Building Consent
07/01668/LB
Replacement signage.
6 North Bridge Street.

Notice of Approval of Planning Permission
07/01712/FULL
Single storey front and side extensions, two storey rear extension.
10 Oakwood Road.

Notice of Approval of Planning Permission
07/00873/FULL
Use of land as sports ground and erection of changing pavilion.
Land Off Hitchin Road.

Notice of Consent to Display Advertisement(s)
07/01543/ADV
Replace existing signs with two illuminated fascias to front and rear elevation.
Somerset Stores, St. Francis Way.

Notice of Refusal of Planning Permission
07/01234/FULL
Change of use from school to residential.
East Lodge School, Ampthill Road.

5. BEDFORDSHIRE HIGHWAYS ROADSHOW

An invitation to attend a roadshow has been received from the Beds C C's Highways Department. This will be an opportunity for the C C to understand and further shape the service they deliver to the community. They will also be seeking advice and thoughts on a number of initiatives including the Freight Strategy for the area and the 5 year programme. The roadshow will be taking place on Monday 7th January 2007 from 7 to 9 p.m. at St Mary's Church Hall, Church Lane, Maulden.

6. PRECEPT – 2008/9

The precept in respect of the Planning and Environment committee was established and as such is **RECOMMENDED** to the full Council.

1587 12/2007

7. MBDC-EQUALITY IMPACT ASSESSMENT-GYPSY & TRAVELLER POSITION STATEMENT

The District Council has recently updated its Position Statement regarding Gypsies and Travellers. The Statement sets out what the D C said it would do in 2005, what

the Commission for Racial Equality recommended in 2006 and what the D C has done subsequently and what actions they intend to implement in the future. An Equality Impact Assessment (EIA) of the Position Statement and the Unauthorized Encampment Procedure will have to be carried out in order to fulfill their duties under discrimination laws for race, disability, gender, age, religion and belief and sexuality. Town/Parish Councils are invited to nominate a representative to take part in the EIA.

8. REPORT OF SUBSIDENCE TO HOUSE IN BEDFORD ROAD

The committee has received a report from Eversheds solicitors stating that their client (Lloyds TSB General Insurance Ltd) has received a claim from their client stating that his house in Bedford Road is experiencing subsidence caused by some tree roots at Waterside spreading towards his property.

Last summer the committee initiated steps for the removal of one tree at Waterside by way of a three-stage process - *two of those stages have already been carried out.

The clerk has contacted an arboricultural contractor and requested a quotation for the pollarding of other trees at Waterside. The quotation has now been received and approved by the committee and the contractor is to be requested to carry out and complete the work by March 2008.

* The work has to be staged in order to minimize the effect of soil disturbance which is automatically caused by the withdrawal of tree roots. If the tree was to be removed immediately this would seriously impact of the soil stability of the surrounding area.

9. ANY OTHER BUSINESS

It was reported that work has been carried out to the storm drains in Ampthill Road.

Repairs to the NTL box at the end of New Street still have not been carried out. Clerk to make further enquiries as to when the work is likely to be carried out.

The meeting closed at 8.45 p.m.