

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 7TH FEBRUARY 2007

PRESENT

Mrs. Holmes presided over Mesdames Harrison and Clark. Messrs. Mackin, Steeples and Fisher.

1. APOLOGIES

Mr. Gray.

2. DECLARATION OF INTERESTS

None.

Mrs Holmes welcomed Doctor Gillian Goddard and Mr. Richard Crooks from Mid Beds District Council who arrived to discuss Houses in Multiple Occupation, Energy Efficiency and Empty Homes.

Central government want energy efficiency improved and as such it has become every council's strategy and developers are tasked with making homes as energy efficient as possible. Financial grants for loft insulation and cavity wall insulation etc. are available for certain categories of people.

In general, a home is not designated as 'empty' until it has been unoccupied for over six months. Although there may be very good reasons for this, central government judges councils on their performance in getting the homes back to an occupied state if at all possible as deterioration can set in very swiftly and hence will need a substantial amount of money spent on them. Although grants are available, Mid Beds District Council has found that there hasn't really been a much of a take-up.

There is a specific definition for household that are deemed to be in 'multiple occupation' and there are regulations in place regarding safety of the occupants i.e. smoke alarms, fire security etc. It is believed that Shefford does not have any houses that fit the 'multiple occupation' criteria.

3. PLANS FOR CONSIDERATION

07/00040/FULL

Two storey side and rear extension.

31 Eisenhower Road.

No objection.

07/00078/FULL

Single storey side and rear extension to garage.

21 Montgomery Avenue.

Objection : will interfere with amenity of no. 23 re loss of light / disruption of building line/street scene.

06/02123/FULL

Two storey side extension.

1 Walton Close.

Objection : overdevelopment of site.

BC/CC/2007/4

Extension to form 3 additional classrooms, toilet and storage.

Robert Bloomfield Middle School.

No objection.

4. DECISIONS

Notice of Approval of Planning Permission

06/02038/FULL

First floor rear extension.

14 Bedford Road.

Notice of Approval to carry out works to Protected Tree(s).

Works to TPO tree : Fell one Ash Tree.

Land at the Health Centre, Iveldale drive.

Notice of Withdrawal of Planning Permission

06/01686/FULL

Refurbishment of sewerage treatment works.

Sewerage Works, Woburn Lane, Chicksands.

5. HOUSE NUMBERS – PALMER CLOSE

Land between 8 and 11 Palmer Close.

Plot 1 – 9 Palmer Close, SG17 5EE

Plot 2 –10 Palmer Close, SG17 5EE

6. RESPONSE FROM ALLIANZ CORNHILL

A reply has been received from the Alliance Cornhill Insurance Company in response to the committee's question as to the Town Council's liability regarding fallen trees. In short it would appear that the Council could possibly be held legally liable for any injury or damage to Third Parties but their Public Liability section of the policy would cover those legal liabilities. The cover is subject to the standard policy terms, conditions and exclusions and the Limit of Indemnity of £5,000,000. It is expected that the Council would have a regular inspection and maintenance programme in force for all areas which are their responsibility and would expect a professional report to be completed by a suitably qualified person at intervals recommended by that person.

1467 : 2/2007

7. MBDC STRATEGIC FLOOD RISK ASSESSMENT

WSP have been appointed by the District Council to undertake a Strategic Flood Risk Assessment (SFRA) of their district to inform and support their Local Development Framework. The main focus of the SFRA is to define areas suitable for development

from flood risk perspective and assist the D C to implement future growth and development in a sustainable manner. To assist with this study, WSP are seeking to collate information from key stakeholders and local groups on local flooding issues. WSP has asked if the committee would complete their questionnaire with any relevant information and return it. The clerk is to respond accordingly.

8. MBDC – SURVEY OF COUNCIL STAKEHOLDERS

A survey has been received from the District Council requesting the views of stakeholders. Mr. Mackin said he would study the document and report back in due course.

9. FLOOD RISK INFORMATION FROM THE BRCC

The committee has received information from the BRCC that six exhibitions will take place in various venues in and around East Anglia offering information to parishes on how to manage flood risk up to 100 years in the future. Mrs. Holmes said she hoped to attend the exhibition at the Priory Centre in St. Neots or failing that Mr. Mackin said he hoped to attend the exhibition at Trumpington Village Hall.

10. INFORMATION re COUNTY UNITARY – BEDS C C

The committee has received a PDF version of the county unitary proposal sent on behalf of the leader of the County Council. It should be noted that the version received is not the final one. The document has been studied by the clerk pending the issuing of the final version.

11. INFORMATION re JOINT BID – MID BEDS DC / SOUTH BEDS DC – CENTRAL BEDFORDSHIRE

A similar joint submission document to that of the County Council's has been received from MBDC and SBDC. This document has also been studied by the clerk pending receipt of the final version.

12. MBDC – COMPREHENSIVE PERFORMANCE ASSESSMENT

The committee has received a copy of the D C's draft self assessment which forms part of the Comprehensive Performance Assessment (CPA) process. The document is for information only but all Town/Parish Councils are invited to comment.

13. ANY OTHER BUSINESS

Mrs. Harrison informed the committee that she was meeting a representative of the Highways Department of the County Council to discuss the possibility of introducing a one-way traffic flow system for New Street.

1468 : 2/2007

The County Council's Highway's Department is to be contacted to remove the branch of a tree which crosses the footpath at Bedford Road and Riverside.

The meeting closed at 9.05 p.m.
