

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 6TH JUNE 2007

PRESENT

Mr. Mackin presided over Mesdames Harrison, Holmes and Clark. Messrs. Gray, Steeples, Fisher and Leith.

1. TO ELECT A CHAIRMAN

Proposed Mr. Steeples, seconded Mrs. Harrison and agreed unanimously that Mrs. Holmes be elected Chairman.

2. TO ELECT A VICE CHAIRMAN

Proposed Mr. Fisher, seconded Mrs. Harrison and agreed unanimously that Mr. Gray be elected Vice Chairman.

Mrs. Holmes the presided over the rest of the meeting.

3. APOLOGIES

None.

4. DECLARATIONS OF INTEREST

None.

At this point, Mrs. Holmes welcomed 5 local residents and Cllr. Birt who arrived to discuss Planning Application number 07/00762/RM – Shefford Town Football Club site. Mr. Sean Coleman, the owner of the site was also present along with his agent Mr. Martin Payne. Various issues and concerns were discussed by all parties after which all non-committee members left.

5. PLANS FOR CONSIDERATION

07/00836/FULL

Front porch, two storey rear extension, detached garage to rear.
3 Stanford Road.

Objection : - Overdevelopment- not in keeping with street scene.

07/00912/TPO

Fell one Willow.
18 Hitchin Road.

No objection.

07/00858/FULL

Single storey front extension to existing garage.

6 Bedford Road

No objection.

07/00831/FULL

Three dormers to side elevation, forward extension at roof level to comprise change from hipped to gable roof.

68 Ampthill Road

No objection.

07/00747/LB

Retention of air conditioning unit to rear.

46 – 48 High Street

No objection.

07/00843/FULL

Section 73: Variation of condition 7 (hours of operations floodlighting) attached to planning permission 99/1218/CC for multi-use games area.

Robert Bloomfield Middle School.

No objection.

07/00762/RM

Layout, scale, appearance and access for 68 dwellings and associated roads (pursuant to outline planning permission ref. 96/01341 dated 04/05/2004 residential development.

Sheffield Town Football Club, Ivel Road.

Objection : local infrastructure will not support this development i.e. schools, medical and health facilities, sewerage. The character of Sheffield has changed substantially over the last ten years. e.g. in the last 6 months applications have already been received for 112 dwellings Old Bridge Way, 11 dwellings Clifton Road, 68 dwellings Sheffield Business Park. Access by emergency vehicles is not viable in certain areas of the development. Nos. 17 – 33 may be affected by floodplain (see enclosed map and extract from D C's LDF Strategic Flood Risk). A flood risk assessment needs to be carried out.

6. DECISIONS

Approval of Minor Amendment to Permission Granted

06/01478/FULL

Proposal Approved : Full : First floor front extension and retention of rear conservatory (part retrospective).

Description of Amendment : Insert a new window to the bedroom located above the entrance door.

19 Priory Gate.

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Notice of Refusal of Planning Permission

07/00191/FULL

Loft conversion to include dormer window to side elevation.

7 Roosevelt Avenue.

Notice of Approval of Planning Permission
07/00499/FULL

Revised house to Plot 1 (revised scheme to that previously approved under ref. 04/01290/FULL dated 18/08/2005.

Land Off Squires Close.

Notice of Approval of Details

05/01952/FULL

Proposed development : Erection of 9 no. 1 bed flats.

Details of Conditions Discharged : Condition number 3 (boundary treatment) attached to Planning Permission reference 05/01952/FULL dated 19/09/2006.

7. LOCAL DEVELOPMENT FRAMEWORK : TECHNICAL PAPERS – MBDC

The committee has received several technical papers in draft form from the District Council in relation to the Local Development Framework. The District Council's 'Preferred Options' for this document will be published for formal comment (Regulation 26 of the Town & Country Planning (Local Development) (England) Regulations 2004) in August 2007. Any comments relating to the technical papers are to be forwarded to the District Council by 2nd July 2007. Affordable Housing (Stage 1) and Settlement Hierarchy are to be studied by Cllr. Holmes : State of the Environment Report (2006) will be studied by Cllr. Mackin : Strategic Flood Risk will be studied by Cllr. Leith : Retailing and Town Centres (Stage 1) will be studied by Cllr. Harrison. The members will discuss their thoughts at the next meeting of this committee with a view to forwarding them to the District Council by the due date.

8. INFRASTRUCTURE DEFICITS QUESTIONNAIRE - MBDC

The committee had already completed the questionnaire as above some two years ago. However, it was decided to re-visit to review the document to ascertain if there was a requirement to update any of those answers. Cllr. Holmes agreed to study the questionnaire and report back in due course.

9. ANY OTHER BUSINESS

The committee has finally received a reply from the Chief Constable in respect of their concerns about various crime and anti-social behaviour incidents in the town. It is hoped that Inspector Whittred will visit the Council Chamber on Wednesday 13th June to discuss the issues. It was agreed that if the meeting did not have a satisfactory conclusion then the Chief Constable would be contacted again.

The committee has received a copy of a letter from a resident in Stanford Road to Anglian Water raising his concerns about sewerage problems in the area. It is anticipated that a representative from Anglian Water will be attending a committee meeting in the next few weeks to discuss the various sewerage problems thus giving an opportunity for the committee to support the various issues raised by the resident along with their own concerns.

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The Highways Department is to be contacted to enquire as to the reasons why the bus stop in Ampthill road is taking so long to complete.

It has been noted that the District Council has authorised contractors to clear the vegetation at the entrance to The Meads adjacent to Old Station Way. The committee has not been made aware of the reasons for this and concerns have already been raised by a resident who has observed that it now opens up the possibility of unwanted vehicles and/or travelers being able to park there. A suggestion that bollards should be erected at the entrance to the area in order to

avoid this situation has been received. The District Council is to be contacted for more information

The meeting closed at 9.40 p.m.
