

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 7<sup>TH</sup> NOVEMBER 2007**

**PRESENT**

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

**1. APOLOGIES**

Messrs. Gray and Mackin.

**2. DECLARATIONS OF INTEREST**

None.

**3. PLANS FOR CONSIDERATION**

07/01782/FULL

Two storey side extension.  
1 Walton Close.

No objection.

07/01739/FULL

First floor rear extension.  
18 Bedford Road.

No objection.

07/00889/OUT

Residential development with all matters reserved except access.  
1 - Footpath connection to Churchill Way revised to east (rear) of no. 20. Plan no. 07438-05.  
Shefford Town Football Club, Ivel Road.

Objection : Insufficient information to determine as to how it will interfere with rest of site.

07/00873/FULL

Use of land as sports ground and erection of changing pavilion.  
Land off Hitchin Road.

Objection : insufficient parking for two full football teams and accompanying spectator vehicles. No provision for coach parking re visiting teams/spectators.

**4. DECISIONS**

Notice of Approval of Planning Permission  
BC/CC/2007/3  
Single storey extension to form music room.  
Robert Bloomfield Middle School, Bloomfield Drive.

Notice of Approval of Planning Permission.

07/01489/FULL

Erection of building to form pre-school and children's centre.

Shefford Lower School. Bloomfield Drive.

Notice of Approval of Planning Permission  
07/01394/FULL  
Installation of additional ATM  
Shefford Service Station, Ivel Road.

Notice of Approval of Planning Permission  
07/01400/FULL  
Single storey side extension to garage.  
21 Montgomery Avenue.

Notice of Approval of Planning Permission  
06/01451/OUT  
Residential development of 58 dwellings (including siting, design, external appearance and means of access).  
Shefford Business Park, 1 Clifton Road.

Notice of Consent to Display Advertisement(s)  
07/01393/ADV  
Two internally illuminated fascia signs.  
Shefford Service Station, Ivel Road.

Notice of Approval of Planning Permission  
07/01275/FULL  
Detached double garage with indoor swimming pool to rear. Two storey side and rear extension.  
3 Penfold Close.

Notice of Approval of Planning Permission  
07/01409/FULL  
First floor rear extension.  
52 Elgar Drive.

Notice of Approval of Planning Permission  
07/01170/FULL  
Dropped kerb.  
7 Hitchin Road.

Notice of Approval of Planning Permission  
07/01306/FULL  
Conservatory to rear.  
72 Kingfisher Road.

Notice of Consent to Display Advertisement(s)  
07/01331/ADV  
Replacement signage.  
The Bridge Hotel, 50 High Street.

**1583 11/2007**

Notice of Refusal of Planning Permission  
07/01419/SE73  
Removal of condition 4 (obscure glazing and restriction of opening) attached to planning permission ref 07/00831/Full dated 04/07/2007 in respect of the forwardmost window serving the new bedroom.

68 Amptill Road.

Notice of Withdrawal of Planning Permission  
05/01364/SE73

Proposal : variation of condition 7 (visibility splays) attached to outline planning permission ref. 96/01341/OUT for residential development.  
Shefford Town Football Club, Ivel Road.

#### **5. STREET NUMBERING – 81 TO 85 CLIFTON ROAD**

Information has been received from the Building Control Manager at the District Council informing members that the address of the thirteen new dwellings now developed on land between numbers 81 to 85 Clifton Road will now be nos. 1 – 13 Olivers Court, Shefford. SG17 5JF

#### **6. EAST OF ENGLAND PLAN**

The committee has received information from *GO-East* regarding the *East of England Plan : Consultation on the Assessment of the Plan under the European Habitats Directive and the Secretary of State's further Proposed Changes* informing them that the Secretary of State now proposes to make a limited number of further changes to the East of England Plan. Bearing this in mind, all authorities that replied to the earlier request for information have now been given until 18<sup>th</sup> December to comment on the FURTHER Proposed Changes. The Secretary of State is expected to publish the finalized East of England Plan early in 2008.

#### **7. GYPSY AND TRAVELLER DEVELOPMENT PLAN DOCUMENT – MBDC**

The committee has received information from the District Council regarding the above. The document includes a new range of sites that have been submitted to the D C by their owner as potential permanent Gypsy and Traveller sites. All of the proposed sites were discussed by the committee but none of them appear to be that close to Shefford. At the present time the D C has not made any decision and it should be noted that the sites have merely been published for initial comment and consideration.

#### **8. CONSERVATION WALK – NEW PERMISSIVE ACCESS**

A letter and encapsulated map have been received from A J Parrish Ltd informing the committee that they have entered into a CSS/ELS/HLS agreement with Natural England on part of their land. Part of the agreement is to create a public access to provide opportunities for people to enjoy the countryside. The access provided is permissive only and will not become a permanent right of way. Mr R Parrish is to be thanked accordingly.

**1584 : 11/2007**

#### **9. PLANNING & COMPULSORY PURCHASE ACT – CONSULTATION DRAFT WASTE DEVELOPMENT DOCUMENTS**

The County Council has written to the committee to inform them that they are conducting a series of workshops around the county to discuss the sustainability appraisal of the plans and sites. A full list of the drop-in sessions was enclosed.

## **10. ANY OTHER BUSINESS**

It was agreed that the Land Registry's TR1 Document relating to the transfer of the public conveniences from District Council ownership to Town Council ownership can now be signed as all matters have now been resolved.

An invitation to attend a Beds County Council Youth event has been received from their Youth Service. The event will take place on 21<sup>st</sup> November from 10.30 am to 12.30 pm at the Rufus Centre, Flitwick.

Virgin has been requested to replace the inspection cover and carry out remedial action to a hole adjacent to it on the verge at the corner of Bloomfield Drive and New Street.

Amey's wish to build a small section of footway on the plot of land at the corner of New Street and Bloomfield Drive and have contacted the County Council's Highways Department to ascertain if they have adopted the grass verge on the corner.

Aragon Housing association is to be requested to clear the debris at Midland Close.

The Enforcement Officer at the District Council is to be contacted to enquire as to whether or not Countryside Properties are permitted to place a banner on their premises within a conservation area.

The Town Council has been asked to give a financial contribution towards some new 'crash mats' for a trampolining and gymnastics group which will be operating from the Robert Bloomfield Middle School premises. In order to comply with the Local Government legislation on donations, the clerk is to contact the school to ascertain the intended ownership of the mats.

The meeting closed at 8.30 p.m.