

**MINUTES OF THE MEETING OF THE PLANNING AND DEVELOPMENT
COMMITTEE HELD ON 3RD OCTOBER 2007**

PRESENT

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

1. APOLOGIES

Messrs. Mackin and Gray.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

07/01637/FULL

First floor side, single storey side extension and porch canopy.
4 Hardwick Close.

No objection.

4. DECISIONS

Notice of Approval of Details

06/01178/RM

Proposed Development : External appearance, siting, landscaping and design for 112 units comprising flats and dwellings with associated garages and parking(pursuant to outline 04/00639 allowed on appeal 02/12/205 for residential development including means of access)

Details of Conditions discharged : Condition number **2 (waste audit)** attached to Planning Permission reference 06/01178/RM dated 16/03/2007.

Land On The Eastside Of Old Bridge Way.

Notice of Approval of Planning Permission

07/01065/FULL

Change of use from hairdressers to solicitors.
30A High Street.

Notice of Approval of Planning Permission

07/01082/FULL

Provision of new access to serve existing commercial/industrial depot and construction of roundabout on highway land.

Land at Hillfoot Depot, Hitchin Road.

Notice of Approval of Planning Permission

07/00959/FULL

Pergola to rear of public house.
The Black Swan, 1 High Street.

Notice of Approval of Planning Permission
07/01230/FULL
Retention of dormer to side elevation (retrospective).
7 Roosevelt Avenue.

Notice of Refusal of Planning Permission
07/00965/FULL
Single storey front extension, first floor extension over garage and rear conservatory.
5 Great Hill.

Notice of Refusal of Planning Permission
07/00956/FULL
Two storey side extension.
1 Walton Close.

Notice of refusal to Display Advertisement(s)
07/01266/ADV
2 no. free-standing non-illuminated signs.
Land at Hitchin Road and Squires Close.

Notice of Refusal of Planning Permission
07/1198/FULL
Single storey rear extension. Front porch.
15 New Street.

5. INFORMATION ON LICENSING ACT – TOWN COUNCIL'S ROLE

Due to the recent situation arising from Tesco's application in respect of the alcohol licence for their store in Ivel Road, the committee requested the BRCC to supply information as to the role on Town/Parish Councils in respect of licensing applications. It would seem that although the provisions of the Act itself have not altered since 2003, the guidance does provide some encouragement regarding the involvement of Parish Councils. Para 8.5 of the Act recognizes Parish Councils as a legitimate voice representing local residents and para. 8.11 indicates that it is permissible for Licensing Authorities to keep Councils informed of all applications in their area, so long as this is not done in a way which 'solicits objections'. A copy of NALC's Legal Briefing (Licensing Act L04-06 (10/04/06) and their Legal Briefing L12-07 Guide relating to Licensing Act 2003 (21/08/07) was also enclosed with the BRCC's response.

6. CONSULTATION – DRAFT WASTE DEVELOPMENT – BEDS C C

The C C is now at the stage of issuing a final call for site nominations. The period starts on 1st October and all representations must be received not later than 5th November. So far 42 potential sites have been put forward but there are none in this parish but may be in an adjacent parish.

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7. LETTER FROM RESIDENT re IVEL ROAD PLANNING APPLICATION

A resident in Queen Elizabeth Close has written to the committee requesting their guidance as to what can be done about the level of development which is planned for that particular area of the town. Although the resident has received a formal response

from the D C's Chief Planning Officer it did not allay his concerns. The committee is to write to the resident and suggest to him that as planning permission has been refused on a previous occasion it will undoubtedly return for consideration and when it does he should contact the District Councillors as it will only go to committee if they object but not if Town Councillors object.

8. POSTAL ADDRESSES – 81-85 CLIFTON ROAD

The Building Control Manager at the District Council has received a request from the developer of 81-85 Clifton Road (previously known as Olivers) to invite the Town Council to suggest a street name for the development. The developer's suggestions were Hamlet Mews, Huntsworth Mews and Woodbeach Mews.

The committee rejected these suggestions as they felt those names did not have any relevance to the original site and the development was not a 'mews'.

The suggestions to be forwarded to the DC's Officer are Olivers Court or Harvest Court/Close.

9. RAILINGS – ARAGON HOUSING PROPERTIES

Following on from the meeting of the full Council on 28th September, the clerk is to write to the Aragon Housing Association to register their concerns regarding the closeness of the recently erected railings to the fire escape on one dwelling in particular.

10. CORE STRATEGY & DEVELOPMENT CONTROL POLICIES – BEDS C C

The above documentation has been received from the County Council. Mrs. Holmes agreed to study the information contained therein and report back accordingly.

11. TRANSFER OF PUBLIC CONVENIENCES FROM MBDC TO SHEFFORD T C

The committee discussed and finalized the two remaining conditions as pointed out in their solicitor's letter of 26th July 2007. Both conditions related to the overall size of the building and the maintenance of a 6ft. high brick wall.

12. ANY OTHER BUSINESS

Concerns were raised about a Horse-chestnut tree on the left- hand side of the Campton turning. Clerk to request the County Council's Arboricultural Officer to carry out an investigation to ascertain what remedial action may be required.

The vandalized phone box outside the Lemon Plaice in Ampthill Road has been reported.

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It was reported that the footpath at Priory Gate still had not had its top surface laid and the cycle path in Ampthill Road was in a similar state.

Mrs. Harrison reported on her attendance at the Mid Beds Green Infrastructure Plan Workshop on 25th September. As part of the new Local Development Framework, Mid Beds D C in partnership with a wide range of environmental organizations is producing a Green Infrastructure Plan for the District. This important Plan will set out

the investment needed to improve the local environment for both people and wildlife over the next 20 years.

The meeting closed at 8.40 p.m.
