

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

PRESENT

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

1. APOLOGIES

Mr. Gray.

2. DECLARATIONS OF INTEREST

None.

At this point Mrs. Holmes welcomed Mr. Ken Matthews, Portfolio Holder for Planning at the District Council and Mr. Andrew Davie, Head of Development Control also from the District Council.

The initial discussion covered matters relating to Planning Enforcement. The committee felt too much time passed before any enforcement action took place. Mr. Davie agreed that that was often the case and in some instances although a planning condition had been breached it was not always expedient to carry out enforcement action due to costs, the appeal system and exactly how serious the breach was. It was hoped that in future the D C would be able to issue updates to Town/Parish Councils on the state of progress of any appeal.

The committee also registered their discontent about town centre developments that had an insufficient car parking allocation. Mr. Davie explained that the D C had to abide by Government Legislation and as such there was little that could be done.

Further concerns were raised that leaving wheelie bins and associated debris on the pavement was destroying the street scene. It was explained that the D C hoped to implement moves to address the problem.

The proposed Tesco retail outlet was also discussed and Mr. Davie informed the committee that he would investigate as to whether or not Tesco had been requested to tidy up the site under s215 legislation. This enforces a duty on a landowner to tidy-up a site. If it proved that a s215 had not been issued then moves would be put in place to see that it was issued as soon as was practicable.

Neither representative could enlighten the committee as to why part of The Meads had been cleared of shrub/vegetation.

A question was also asked as to who would be the likely owners of the newly proposed football field. Regrettably an answer could not be given at the present time.

The behaviour of both carers and residents of the three bungalows in Elm Road was also discussed. Mr. Davie said he would investigate as to whether or not the residences were being operated under the licence granted and report back accordingly.

It was pointed out to the D C representatives that Planning Application for over 300 dwellings had been received by the Town Council in the last twelve months. Bearing this in mind, a question was asked as to whether or not due consideration would be given to the town's infrastructure by the planners. It was noted that Stotfold had been given a special strategy to deal with such matters and as such it was felt that Shefford similarly required a special strategy. In short, the committee was told that any planning permissions granted would be in accordance with Government Legislation as they were the guidelines for any Planning Authority. It was underlined to both Mr. Davie and Mr. Matthews that Shefford had a large area of either floodplain or areas likely to flood and due consideration should be given before planning permission was granted.

Finally, Mr. Mackin registered a formal complaint regarding the 'mud on the road' incident he had witnessed on 24th August in Ivel Road which has already been documented in 'Town Mayor's Announcements' at the full Council meeting on 31st August.

Mr. Matthews and Mr. Davie were thanked for their attendance after which they left. The overall feeling was that the meeting had been successful from both the Town Council's point of view and that of the District Council.

3. PLANS FOR CONSIDERATION

07/01409/FULL

First floor rear extension.

52 Elgar Drive.

No objection.

07/01393/ADV

Two internally illuminated fascia signs.

Shefford Service Station, Ivel Road.

No objection.

07/01419/SE73

Removal of condition 4 (obscure glazing to dormer windows) attached to planning permission ref. 07/00831/FULL dated 04/07/2007.

68 Ampthill Road

Objection : Unable to form an opinion as insufficient documentation was enclosed. No information was received as to why the change was required.

06/01418//SE

Variation of conditions 2 and 3 (duration and consent) attached to planning permission 99/00060/OUT dated 14.01.2004: outline consent for demolition of existing buildings and erection of retail foodstore with car parking and highway improvement works (all matters reserved except siting and means of access).

Land at Old Bridge Way.

No objection.

1553 : 9/2007

BC/CM/2006/30

Extraction, processing and sale of sand and gravel, erection of concrete batching plant and construction of improved access to B658.

Land to the South of Broom.

Objection. Section 5 – Traffic Flow. Too much use of 'B' roads by HGV's and insufficient use of appropriate major roads – unacceptable travel flow through the town.

4. DECISIONS

Approval of Minor Amendment to Permission Granted

07/00070/FULL

Proposal Approved : Single storey extensions to side and rear, walled courtyard to side and other alterations.

Description of Amendment : 3 No. Window omitted from front elevation of toilet block.

Folding doors widened and staff/storage area extended by 1 metre.

Black Horse, Ireland

Not in the Shefford envelope.

Notice of Refusal to Display Advertisement(s)

07/00982/ADV

Retention of 4 freestanding signs on roundabout.

Roundabout at A600 and A507 Ampthill Road.

Notice of Refusal to Display Advertisement(s)

07/00983/ADV

Retention of 2 freestanding signs and erection of one further freestanding sign on roundabout.

Roundabout at A600 and Bedford Road.

Notice of Consent to Display Advertisement (s)

07/00984/ADV

Retention of 2 freestanding signs and the erection of a further two freestanding signs.

Roundabout at A507 Ivel Road.

Notice of Consent to Display Advertisement(s)

07/00985/ADV

Erection of 3 freestanding signs on roundabout.

Roundabout at Shefford Road and Churchill Way.

Notice of Consent to Display Advertisement(s)

07/00986/ADV

Retention of 4 freestanding signs on roundabout.

Roundabout at A507 and A600 Hitchin Road.

Notice of Approval of Planning Permission

07/01103/FULL

Infill to rear (retrospective). Pitched roof over existing flat roof extension.

62 Clifton Road.

1554 : 9/2007

Notice of Consent to Display Advertisement(s)

07/01006/ADV

Retention of 2 freestanding signs and erection of further 2 freestanding signs on roundabout.

Roundabout at Ampthill Road, Chicksands Avenue and Priory Road, Campton, Shefford.

5. POSTAL ADDRESSES

The committee has received a letter from the Building Control Manager at the District Council informing them of several street naming suggestions that they have received from the developer. The names included : Coopers Corner, Clifton Lodge, Coopers Lodge, Brewers Lodge and Brewers Corner.

However, the committee rejected these suggestions as the development that replaced the house that had previously stood on the corner of Ivel Road/Clifton Road had nothing to do with brewing. Furthermore, as the address of the house had been 8 Clifton Road, it was decided that the dwellings should be addressed as 8a, 8b, 8c etc. Clifton Road.

6. ANY OTHER BUSINESS

It was reported that one of the railings at Kingsmede needed re-instating. The clerk is to contact the contractor.

The County Council Highways Department is to be contacted about a large conifer tree at the bottom of Ampthill Road which is obstructing the footpath.

The tree warden is to be contacted about replacing the tree in the High Street.

The meeting closed at 10.00 p.m.
