

**MINUTES OF A MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 20<sup>TH</sup> JUNE 2007**

**PRESENT**

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

**1. APOLOGIES**

Mr. Gray.

**2. DECLARATIONS OF INTEREST**

None.

**3. PLANS FOR CONSIDERATION**

07/00889/OUT

Residential development with all matters reserved except access.  
Shefford Town Football Club, Ivel Road.

No objection.

Comment : S106 Agreement should stand in its entirety. A thorough Risk Assessment should be carried out. An assurance should be given that the existing sewerage/drainage system will be able to cope with the number of proposed dwellings.

Copy of the Town Council's concerns appertaining to flooding sent to the Planning Officer.

07/00873/FULL

Use of land as a sports ground and erection of changing facilities.  
Land Off Hitchin Road.

No objection.

Comment :

Visibility and turning splay should be made longer. Layout of car parking area could be improved. A full traffic survey should be carried out because of location.

07/00858/FULL – Amended plans to include garden shed & enclosed BBQ area.

Single storey front extension to existing garage.

6 Bedford Road

No objection.

07/01039/TPO

Shorten branches of 2 no. Alder trees.

11 The Hollies

No objection.

07/00836/FULL – Amendmended Drawing 01 Rev A  
Front porch, two storey rear extension, detached garage to rear.  
3 Stanford Road.

No objection.

07/00647/FULL  
Erection of a free-standing shelter.  
White Hart Hotel, North Bridge Street.

Objection : Shelter should be more distant from the main building.

Comment : concerns over access by emergency vehicles.

07/00648/LB  
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White Hart Hotel, North Bridge Street.

Objection : Shelter should be more distant from the main building.

Comment : concerns over access by emergency vehicles.

07/00986/ADV  
Retention of 4 free-standing signs on roundabout.  
Roundabout at A507 & A600 Hitchin Road.

No objection.

Comment : improvement on roundabout required.

07/00984/ADV  
Erection of 4 free-standing signs on roundabout.  
Roundabout at A507 and Ivel Road.

No objection.

Comment : improvement on roundabout required.

07/00985/ADV  
Erection of 3 free-standing signs on roundabout.  
Roundabout at Shefford Road and Churchill Way.

No objection.

Comment : improvement on roundabout required.

07/00983/ADV  
Erection of 3 free-standing signs on roundabout.  
Roundabout at A600 Bedford Road.

No objection.

Comment : improvement on roundabout required.

**1528 6/2007**

07/00982/ADV  
Retention of 4 free-standing signs on roundabout.  
Roundabout at A600 and A507 Ampthill Road.

No objection.

Comment : improvement on roundabout required.

#### **4. DECISIONS**

None.

#### **5. INFRASTRUCTURE DEFICITS QUESTIONNAIRE**

Several weeks ago it was agreed to re-visit the questionnaire previously completed by the committee in 2005 in order to ascertain if any updating was required. The committee discussed the answers already given and made appropriate amendments to reflect any changes in the infrastructure over the last two years. Mrs Holmes is to précis the amendments prior to forwarding them to the District Council.

#### **6. STRATEGIC FLOOD RISK ASSESSMENT**

Mr. Leith informed the committee that he had studied the draft Strategic Flood Risk - Stage One Report as issued by the District Council and informed them of his comments accordingly. The committee agreed with those comments which will be forwarded on to the District Council in due course.

#### **7. LOCAL DEVELOPMENT FRAMEWORK – TECHNICAL PAPERS**

Mrs. Harrison informed the committee of her comments regarding her observations on the draft Report on Retailing and Town Centre-Stage One. Those comments are to be e:mailed to the clerk who will forward them on to District Council by the deadline of 2<sup>nd</sup> July.

Mr. Mackin's comments regarding the draft State of the Environment Report (2006) are also to be forwarded to the Clerk prior to being passed to the District Council.

Mrs. Holmes studied two draft reports, namely Settlement Hierarchy and Affordable Housing (Stage 1) and her comments will also be forwarded to the District Council by the 2<sup>nd</sup> July deadline.

#### **8. ANY OTHER BUSINESS**

The committee has received a definition of a MAIN ROAD from the Chief Planning Officer at the District Council.

An answer has been received from the District Council's Chief Planning Officer regarding the committee's question as to the status of the S.106 Agreement appertaining to the Shefford Football Club site. It is understood that the original 106 agreement is still valid but as to whether or not it is implementable is another matter. If reserved matters for this site are approved then the 106 will still apply until a further outline has been approved.

The meeting closed at 8.50 p.m.