

MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 19TH NOVEMBER 2008

PRESENT

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

1. APOLOGIES

Mr. Leith.

2. DECLARATIONS OF INTEREST

None.

3. PLANS FOR CONSIDERATION

08/02093/FULL

Residential Development comprising 59 houses and Apartments, with associated access road, parking facilities and amenity space.

Shefford Town Football Club. Ivel Road.

Objection : re Transport Statement September 2008-Section 8.1 penultimate paragraph-this is an opinion which is not shared by the Town Council or the residents who are 100% behind the construction of an adult pitch and not junior pitches.

Concerns as to why this information should be hidden in a Transport Statement as it is totally irrelevant in this context - appears almost devious!

The committee does not agree to the traffic survey as Ivel Road already has major traffic problems.

The Mid Beds District Council's policy as previously stated is that there should be a replacement football pitch and not finance.

There is a lack of pedestrian access which is why the application was refused last time.

The land is subject to a Covenant that is not owned by this developer – the town Council is aware as to the current owner of said Covenant.

The drainage ditch along the south side of the site and a strip of land along the west side is again not owned by this developer thus resulting in access problems. The Town Council also knows the current owner of this land.

The Shefford Town Plan states that the town requires an alternative adult football pitch.

Re : para. 2.1.1 Transport Statement – penultimate and ultimate sentence – the committee totally disagrees with this opinion – an actual football pitch is required and not the finance to invest in a football club elsewhere. The original agreements etc. must not be diluted down to suit this application.

4. DECISIONS

Full Conditional Approval

08/01439/FULL

Provision of new sports pitch (one senior or two junior), changing facilities, car park, roundabout access junction and associated landscaping.

Land at Hillfoot Farm, Hitchin Road.

5. INFO. – GYPSY/TRAVELLER DEVELOPMENT PLAN DOCUMENT

The Acting Forward Planning Manager at the District Council has written to inform the committee that the preferred site options for the Gypsy and Traveller Development Plan Document has been placed on public consultation from Monday 17th November to Wednesday 7th January 2009. Further information is available on the Talk to Mid Beds website.

6. PREPARING A FLOOD LEAFLET – MBDC

Information on how to prepare for a flood has been received from the D C's Environmental and Planning Services.

7. NHS BEDFORDSHIRE – CONSULTATION – SHEFFORD HEALTH CENTRE

The committee has received a consultation document on the proposed new Shefford Health Centre. It is hoped that all recipients of the consultation will respond accordingly.

8. PHASE II TOWN CENTRE ENHANCEMENT

In principle the committee would like to proceed with Phase II of the enhancement but more information is to be sought.

9. LAWSON'S CIRCUS – REQUEST FOR A SITE IN THE TOWN

The proprietor of Lawson's Circus has written to enquire if the Town Council is able to offer them a site for their circus some time next September or October. The committee felt this would be a good idea but does not own any suitable land. The clerk is to contact local landowners to see if they are able to help.

10. ANY OTHER BUSINESS

Invitation to AGM – Volunteer Centre, 23 Bromham Road, Bedford. 12th December 2008.

The Leader of Central Bedfordshire's Shadow Executive has issued a media release stating that she is totally opposed to the possibility that Buckinghamshire's waste will be transported to Bedfordshire for disposal.

The meeting closed at 8.20 p.m.