

**MINUTES OF THE MEETING OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD ON 17<sup>TH</sup> JUNE 2009**

**PRESENT**

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

**1. APOLOGIES**

Mrs. Holmes and Mr. Mackin.

**2. DECLARATIONS OF INTEREST**

None.

**3. PLANS FOR CONSIDERATION**

**i). CB/09/01008/FULL**

Change of Use from A1 to A3 Use.  
Chatterbox, 30 High Street.

No objection.

**ii). Top sheet of documentation not enclosed – Chief Planning Officer at Central Beds. informed.**

Proposed amalgamation of planning permission 07/00873/FULL and 08/01439/FULL to provide one new and comprehensive sports pitch facility with associated clubhouse, changing facilities, car park and site access.  
Land at Hillfoot Farm, west of Hitchin Road.

Objection : inadequate parking provision. Sited on a hill with poor access. Changing rooms for 6 teams but provision for only 4 teams.

Too many inaccuracies in the Planning, Design and Access Statement :

1.6 The ground was always for the benefit of the town as a whole and not exclusively for the benefit of the Shefford Saints.

2.2 Planning permission for a retail store and not necessarily Tesco's.

2.5 RAF Chicksands does not exist any more – now DISC.

5.2 It was always intended that the pitch would be administered by the Shefford Sports Trust this being the reason why it was set up in the first place.

5.5 The plan was supported by the Town Council on behalf of the Shefford Sports Trust.

5.25 Disagree – the site is not relatively flat in nature.

5.36 A totally inaccurate statement. The Town Council has always maintained that there are already too many junior pitches.

By linking this dual application with Shefford Saints it breaches the covenant that is held by Shefford Sports Trust i.e. a benefit for the whole town and not Shefford Saints F C.

All these inaccuracies call into question the validity of the entire document.

Suggestion of convening a meeting with the Shefford Sports Trust for clarification of the situation.

**1773 : 06/2009**

#### **4. DECISIONS**

Lawful Development Granted  
CB/09/00772/LDCP  
Dormer windows to front and rear for loft conversion.  
7 Bramley Close.

#### **5. PORTABLE SIGNALS – SITE APPROVAL**

Temporary signals at the Bury Road/Clifton Road junction on 25<sup>th</sup> June 2009.

#### **6. LETTER FROM NHS BEDFORDSHIRE RE APPLICATION TO OPEN A PHARMACY AT THE NEW PRIMARY CARE FACILITY.**

The committee has received a letter from the Primary Care Contracts Manager at NHS Bedfordshire along with copies of letters from other respondents regarding the above application. All but one of the respondents gave a negative opinion which in many cases without knowledge of either Shefford as a town or the reported current pharmacy situation i.e. Wilstead Pharmacy named Shefford as a village. The committee is to respond with the additional information as to why they support the application.

#### **7. ANY OTHER BUSINESS**

It was reported that the low branches of a Willow tree outside nos. 14 – 16 Ivel Road are causing a potential hazard to pedestrians. The clerk was requested to inform Central Beds to arrange for the appropriate tree work to be carried out.

The grasscutting contractor is to be requested to cut an area of grass in Old Bridge Way which has been missed on previous visits.

It was reported that the drain at the Campton Underpass is close to flooding again.

Central Beds Council is to be requested to cut back the overhanging branches of a tree in Churchill Way adjacent to Montgomery Close.

Concerns were raised about the state of the old laundry site in the High Street. Mrs. Harrison reported that authorised personnel were observed inside the perimeter wall and it was hoped that some further action might be imminent.

It was reported that there had been one or two incidents of pedestrians nearly being hit while crossing the road on the zebra crossing in the High Street – Beds police are to be informed. Central Beds is to be requested to re-do the white lines on and around the crossing in order to highlight the area.

The meeting closed at 9.10 p.m.