Minutes of the meeting of the Planning and Highways Committee held on 3rd January 2024 at 16.00hrs using www.zoom.us

Present: Cllrs Fred Wilson (Chair), Paul Mackin, Ken Pollard, Lisa Hayes, Den Fensome, Steve Nash, Mark Greenwood and Julie Ford.

Ward Cllr Mark Liddiard.

Ten members of the public.

Town Clerk: C Quinlan (Admin Assistant)

1. **Apologies:** no apologies received.

2. **Declarations of interest:** none declared.

3. **Minutes**
   The minutes of the meeting of the Committee on 6th December 2023 were agreed as a true record and signed digitally by the Chair. The Zoom recording was agreed to be deleted.

4. **Public Question Time:** ten members of the public made representation at the meeting regarding planning application CB/23/03933/FULL. Their comments were received by the Committee and it was resolved to include their comments in the Committee's resolution submission to Central Bedfordshire Council.

5. **Plans for consideration**

   CB/23/03933/FULL
   Land to the rear of 72 to 88, Ampthill Road, Shefford
   Proposal: Erection of 9 dwellings with access road and all ancillary works.

   It was resolved by Delegated Powers to object to this application on the following grounds:
   - ***Due to the close proximity (within 250 metres) to a registered land fill, there is a high risk of contamination of the site and pollution of the adjacent water in the case of the site flooding.***
   - ***The location of the proposed development would negatively impact on the character and appearance of the surrounding area by extending built development into the countryside and imposing on the greenspaces in the town. Furthermore, the proposed application would cause harm to the vulnerable landscape of the Flit Valley and would have a detrimental effect to the visual amenities.***
   - ***As Central Bedfordshire's five-year housing supply has already been satisfied, this development is not required. Moreover, the site was not included in the adopted Local Plan, to ensure that growth and***

developments are sustainable with good access to services and necessary infrastructure. In addition, the application does not comply with policy HQ8: Back-land Developments, which states "Proposals for the development of back-land sites will be resisted where they are against the existing pattern and grain of development and the character and appearance of the area would be harmed." In summary, the development proposed would not be sustainable use of the site and would further overtax the infrastructure in the town.

- ***The construction of the development on this site, a Level 2 floodplain, would result in the displacement of flood water, and could cause damage to the current flood defences; during the last week, the area of the site, the adjacent properties and the green spaces in the town has been victim to high levels of flood, which would only increase with this application and this problem may increase in the future due to climate change and global warming.***
- ***The area, due to its bucolic nature, is a great habitat for wildlife and deer, owls, foxes and badgers regularly frequent the site. The erection of the development would impact heavily on the wildlife and environment.***
- ***There is a current issue of traffic management on Ampthill Road, due to the increased traffic during peak school times to Robert Bloomfield Academy and Shefford Lower School. The proposed development would further develop the traffic flow. In addition, the development requires for the in-situ covered bus stop shelter to be moved. This will be carried out by Central Bedfordshire Council and may impact on residential parking, while the parking provision along Ampthill Road is already limited.***
- ***There is not sufficient parking for the site – the statement details 20 residential spaces and 7 visitor spaces but only 17 parking spaces are depicted on the plans.***
- ***The sewage pipe pump is presently overtaxed by the nearby Bovis development; further demand on the infrastructure may lead to potential issues in the future.***
- ***The proposed development does not include acceptable provisions for accessibility, pedestrian footpaths from Ampthill Road and does not comply with Policy H2: Housing Standards or the Nationally Described Space Standard. Additionally, the application does not adhere to Central Bedfordshire Council's Sustainable Drainage Guidance or the Government's Non-Statutory Technical Standards for Sustainable Drainage Systems.***
- ***The proposed buildings 5, 6 and 7 overlook existing buildings and do not adhere to Section 11.9: Achieving Privacy Through Design and 11.10: Gardens and Private Amenity Space of Central Bedfordshire Council's Design Guide.***

- ***There was no pre-application advice requested from Central Bedfordshire Council; therefore, there was little to no professional knowledge from the applicants regarding this submission.***
- ***In accordance with the stipulations stated in Internal Consolation Memo 2520149, Shefford Town Council request that the requirements are completed to a satisfactory standard, as well as necessary works, in advance of the application's approval to avoid any subpar construction or non-compliance (as the town has been subject to previously).***

CB/23/04011/FULL
Shefford Hardwicke Farm, Bedford Road, Shefford, SG17 5NU
Proposal: Single storey front extension.

It was resolved by Delegated Powers to support this application, with the request that the proposed works be suitably supervised by the Central Bedfordshire Council Conservation Officer.

CB/23/04012/LB
Shefford Hardwicke Farm, Bedford Road, Shefford, SG17 5NU
Proposal: Listed Building – Single storey front extension, create four internal door openings, internal wall removal and sub-division of existing first floor bathroom.

It was resolved by Delegated Powers to support this application, with the request that the proposed works be suitably supervised by the Central Bedfordshire Council Conservation Officer.

Meeting closed 17:05hrs.