Minutes of the meeting of the Planning and Highways Committee held on 6th March 2024 at 16.00hrs using www.zoom.us

Present: Cllrs Lisa Hayes (Chair), Fred Wilson, Paul Mackin, and Den Fensome.

Ward Cllr Mark Liddiard, and two members of the public.

Town Clerk: C Quinlan (Admin Assistant)

1. **Apologies:** apologies received from Cllrs Julie Ford, Steve Nash and Ken Pollard.

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

3. **Minutes**
   The minutes of the meeting of the Committee on 7th February 2024 were agreed as a true record and signed digitally by the Chair. The Zoom recording was agreed to be deleted.

4. **Public Question Time:** The members of the public conveyed their objections to planning applications CB/24/00495/FULL and CB/24/00496/LB, which were received by the Committee and were agreed to be included in the Committee's resolution.

   It was resolved by the Committee to write a letter of complaint to Central Bedfordshire Council regarding the ongoing challenges of the building and the effect on the local residents and town as a whole.

5. **Delegated Powers**

   CB/24/00204/LB
   The White Hart Hotel, North Bridge Street, Shefford, SG17 5DH
   Proposal: Listed Building: Remove door and frame and block up, create new opening from letting bedroom to toilet, add new vinyl floor, upgrade vanity unit.

   It was resolved by Delegated Powers to support this application.

6. **Plans for Consideration**

   CB/24/00281/FULL
   128 Ampthill Road, Shefford, SG17 5BH
   Proposal: Installation of 3 dormers to an outbuilding (Part retrospective as approved under CB/21/01585/FULL)

   It was resolved by Delegated Powers to object to this application on the following grounds:
   - ***The dormer windows proposed would overlook the neighbouring properties and gardens, and present an overbearing invasion of privacy***

to residents, in direct contradiction to Policy HQ1.11 of the Local Plan ("There is not an unacceptable adverse impact upon nearby existing or permitted uses, including impacts on amenity, privacy, noise or air quality."), and sections 11.33.7 Overlooking and a Loss of Privacy, 11.10 Gardens and Privacy Amenity Space, and 11.9.3 Achieving Privacy through Design of the Design Guide SPD.

- ***The retrospective nature of the application is not looked upon favourable by Shefford Town Council, due to the change of approved Velux windows in planning application CB/21/01585/FULL.***

However, if Central Bedfordshire Council are minded to approve this planning application, we would like to request the following conditions:

- ***In the future, the building is not granted planning permission for any residential development or private subletting of the property, to prevent overdevelopment of the site (11.33.13 Overdevelopment of the Plot) and further invasion of privacy to the neighbouring residents (11.10 Gardens and Privacy Amenity Space).***
- ***Due to the overbearing nature of the dormer windows, clouded or screened glass panes would reduce the severity of the privacy intrusion (11.33.7 Overlooking and a Loss of Privacy).***

CB/23/03907/FULL
9 Nightingale Mews, Shefford, SG17 5YX
Proposal: Single storey rear extension; hip to gable loft conversion with front dormers and new detached garage

Although the proposed Description for the planning application was revised, this has not rectified Shefford Town Council's previous objections; therefore, it was resolved by Delegated Powers to object to this application on the following grounds:

- ***The proposed loft conversion constitutes overdevelopment of the property, contravening 11.33.13 Overdevelopment of the Plot, and the proposed dormer windows to the rear of the property would result in an immediate loss of privacy to the adjacent properties, making it non-compliant with Policy HQ1.11 of the Local Plan ("There is not an unacceptable adverse impact upon nearby existing or permitted uses, including impacts on amenity, privacy, noise or air quality."), and sections 11.33.1 Overbearing Impact, 11.33.7 Overlooking and a Loss of Privacy, 11.10 Gardens and Privacy Amenity Space, and 11.9.3 Achieving Privacy through Design of the Design Guide SPD.***
- ***The proposed construction of a detached garage would have a negative impact on the communal parking area as, when entering/exiting the garage, the access to the parking area would be blocked. Furthermore, the erection of the proposed garage would result in a reduction in available parking spaces in the communal area, meaning that there is insufficient off-street parking allocation for this property (as dictated in***

section 4.3.1 of the Parking Standards SPD). Moreover, the Committee queried the ownership of the entrance and subsequent access to the shared rear car park, as the details are not conveyed within the proposed application and it is believed that at least 4 vehicles should have parking access to the area.

However, if Central Bedfordshire Council are minded to approve this planning application, we would like to request the following conditions:

- ***There is to be no further development of the ground floor extension, to prevent any additional extension or stories at be added, which would result in further overdevelopment (11.33.13 Overdevelopment of the Plot).***
- ***The windows of the second floor should be outwards-opening or they should be fixed to allow for no access, as in compliance with section 3.1 Protection from Falling of approved document K of the Building Regulations 2020.***

CB/24/00495/FULL
Ground Floor Of 6 North Bridge Street, Shefford, SG17 5DH
Proposal: Installation of a commercial flue, its ducting surrounding enclosure, external window and doors alterations. Retrospective.

See resolution below.

CB/24/00496/LB
Ground Floor Of 6 North Bridge Street, Shefford, SG17 5DH
Proposal: Listed Building: Installation of a commercial flue, its ducting surrounding enclosure, external window and doors alterations and internal works. Retrospective.

It was resolved by Delegated Powers to object to this application on the following grounds:

- ***As depicted in "1 500 Block Plan 21.02.2024.pdf + 1 1250 Site Location Plan 21.02.2024.pdf" by the red boundary line of the land, both the car park located behind no. 6 and the archway access to the car park are included in the site, and will be affected by the proposed changes to the property. Following sight of the registered title deed and plan of No. 6 (title number BD254741), Shefford Town Council believed that No.6 is the owner of the archway and therefore responsible for its upkeep. Therefore, details should be included in the application regarding the works done to repair the historic archway, which is in urgent need of repair, and to maintain the car park to an acceptable standard. Furthermore, the site location plan details only half of the car park as included in the application; the other half of the area belongs to the adjacent business and residential dwelling. The car park is already being used by workmen/visitors of no. 6 Northbridge Street, and***

there has been little to no consideration shown for the neighbours and other businesses while work has been carried out during unsociable hours. A gas main has been installed with no prior notice; as the access route is single width, this meant that the access to the car park was blocked for several hours while the work was completed. Additionally, there has already been issues with noise pollution to nearby residents due to engine idling from vans using the car park for no. 6 Northbridge.

- ***It is mentioned in "44410 01 02 Existing and Proposed Elevations Floor and Roof Plans 21.02.2024.pdf" that "the visible extract fan with Enclosure for proposed extraction. Timber frame in Zinc Cladding in dark grey colour finish." This is not at all in keeping with the current aesthetic or character of the Grade II Listed Building and is unacceptable to install in a Conservation Area. Furthermore, "The mentioned mortar (sand and lime) around the night safe sound match the original mortar in colour and texture as close as possible." These repairs are of the utmost importance and we would expect a qualified building restoration contractor to make good and fully restore the damage done, and upon completion, be approved by the Conservation Officer. It is also specified that the kitchen noise levels are to be kept below 3db, as there will be a noise impact from the kitchen and the extraction unit, having a negative effect on the adjacent properties. How can it be guaranteed that noise levels do not rise above this and will this be enforced if this stipulation is violated? Further clarification is requested regarding the "New partition to provide a fire escape corridor for first floor staff members as suggested by the building control.", as the first floor of the property is not included in the application, and there are no further details of this in the rest of the application.***
- ***Furthermore, the application does not take into consideration that, due to the surrounding commercial buildings already possessing operational extractors and the location of the adjacent backfill residential development, the installation of another extractor flue in the area will create a pocket of reverberation for noise pollution, in contrary to HQ1 of the Local Plan.***
- ***As detailed in the "CC180432-Planning R2 Ventilation System Details 21.02.2024.pdf", the proposed ventilation system requires a "high level of odour control". Although it is suggested that "installation of ESP RY5000B followed by a filter housing with F7 grade pleated filters, followed by carbon filters…dispersed via duct grills.", the application does not take into consideration that, due to the surrounding commercial buildings already possessing operational extractors and the location of the adjacent backfill residential development, the installation of another extractor flue in the area will create a pocket of reverberation for odour pollution. The extraction flue stipulated would not be capable of removing odours or minimising noise to a sufficient mitigation level that would not affect the neighbouring residents and businesses to the site. The effect of the flue installation will be very***

severe on the neighbouring residents and businesses: as the flue exit is not located above window height, it is predicted that all odorous fumes will be blown into the first storey windows of the adjacent buildings. Additionally, the flue remains unsatisfactory due to its close proximity to the adjacent properties ("There is a horizontal distance of only 14500 (1:200 scale) from proposed extraction flue to number 4A first floor front facing window.") and thus is contrary to HQ1 of the Local Plan and Section 2.7 of the Building Regulations 2010 Ventilation Volume 2: Buildings other than dwellings, detailing "Exhaust outlets should be located so that both of the following are achieved: Re-entry of exhaust air into a building, or entry into nearby buildings, is minimised. There is no harmful effect on the surrounding area."

- ***It is stated in the Design and Access Statement 21.02.2024.docx that "the proposed flue has been located in a position where it results in the least amount of harm to the historic asset." However, the visual impact of the proposed flue and the wooden cladding will create a negative impact on the silhouette of the building and, as the proposed development is not in keeping with the picturesque High Street nor with the Grade II Listed Building, it would detract from the preservation of the conservation area and historic value of the locality and the town as a whole, in contrary to Section 16 of the NPPF and Section 18.5 of the Local Plan.***
- ***The Heritage Statement 21.02.2024.docx and Planning Statement 21.02.2024.docx highlight paragraph 85 of Section 6 of the NPPF, stating "Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development". The proposed application does not mention any plans for local employment opportunities, support for the community or consultation with local businesses or residents, and would have a detrimental impact upon the amenity of neighbouring residents in terms of noise and disturbance: hence, the harm identified would not be outweighed by the public benefits of the development. The proposal is therefore considered contrary to Sections 12 and 16 of the National Planning Policy Framework (NPPF), Policies HQ1 and HE3 of the Central Bedfordshire Local Plan and the Central Bedfordshire Design Guide and would fail to satisfy the provisions of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.***
- ***The retrospective nature of the planning application means that works have been carried out without advice, guidance or suitable conditions stipulated from Central Bedfordshire Council that, taken into consideration the historical importance of the Grade II Listed Building and the potential negative impact upon neighbouring residents and businesses, should have been obtained prior to any works taking place. Conversely, the planning application includes works that have yet been conducted and thus is not retrospective, making the application***

proposed on false grounds. In regards to permitted development rights, certain works are allowed to be conducted in and on a building. However, as the property is both a Grade 2 listed building and is located in a conservation area, these rights require further investigation. There are various issues that have been raised by the Conservation Officer that have yet to be resolved: the repointing of the damaged night safe with appropriate materials and to be in keeping with the rest of the brickwork, and the limewash on the walls and the lathe and plaster will need to be made good.

Meeting closed 17:11hrs.