Minutes of the meeting of the Planning and Highways Committee held on 1st May 2024 at 16.00hrs using www.zoom.us

Present: Cllrs Lisa Hayes, Fred Wilson, Den Fensome, Ken Pollard, and Julie Ford.

Town Clerk: C Quinlan (Admin Assistant) and Francesca Fitch.

1. **Apologies:** apologies received from Cllr Paul Mackin.

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

3. **Minutes**
   The minutes of the meeting of the Committee on 3rd April 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:** No questions received.

5. **Plans for Consideration**
   CB/24/00711/FULL
   58 Ivel Road, Shefford, SG17 5LB
   Proposal: Change to external materials and to fenestrations relocation of front entrance doors, replacement roof to rear extension, removal of chimneys, removal of conservatory, new side gates and internal layout alterations.

   It was resolved by Delegated Powers to support this application.

   CB/24/00938/FULL
   107 Clifton Road, Shefford, SG17 5AG
   Proposal: Loft extension with a hip to gable extension, rear dormer, rear Juliette balcony and front roof lights. Four new parking spaces to the rear.

   It was resolved by Delegated Powers to support this application.

   CB/24/00967/REG3
   Land adjacent to 28, Elm Road, Shefford
   Proposal: New build detached 4 bedroom dwellinghouse

   It was resolved by Delegated Powers to object to this application on the following grounds:
   - ***Due to the property not responding positively to the existing buildings in Elm Road and wider surroundings, it directly contradicts sections 6.10 Densities, 6.11 Building Form, 6.12 Infills and Backland Development, and 6.15 Building Design of Central Bedfordshire Council's Design Guide, and sections Identify 1, Built Form 2, and Context 1 of the NPPF.***

- ***Historically, there is evidence to suggest that the land in question was used as a soakaway to prevent flooding of the houses in Elm Road. If this land were to be developed, this may have a negative environmental impact on the adjacent houses and surrounding land.***
- ***In the past few years, there have been multiple occasions when emergency helicopters have used the Shefford Town Memorial Association (STMA) grounds as a landing base when attending emergencies in Shefford and therefore, the turning circle at the end of Elm Road must be preserved for use by the emergency services.***
- ***It should be highlighted that as the entrance to the STMA from Elm Road is in frequent use for football matches and is the main access for vehicles during the annual fete, there must be an arrangement with the STMA in order to minimise impact on access to their land. Additionally, the land adjacent to the Shefford Bowls Club, accessed via the Elm Road entrance, is the proposed area for their overflow car park area. The parking spaces proposed in the application and any additional on street visitor parking would potentially impede the access to the site and to emergency vehicles.***
- ***As the site lies immediately adjacent to a group of trees (protected by TPO 13/2001 Digswell Park), the comments submitted by the Tree and Landscape Officer are reiterated, as the loss or degradation of these trees in any way are deemed unacceptable.***
- ***Due to the proposed development being located directly underneath the canopy of the TPO A category trees and the proposed development is a two-storey dwelling, there would be additional and regular reduction/pruning and increased crown lift of the trees to reduce the overhang the property, creating constant pressure of extensive pruning and thus an unsustainable tree management regime.***

However, if CBC are minded to approve this application, STC request the following:

- ***The installation of yellow hatched lines in the turning circle to prevent any disruptive parking impeding access to the STMA land or inconvenience to emergency vehicles when necessary.***
- ***Due to the proposed development being located directly underneath the canopy of the TPO A category trees and the proposed development is a two-storey dwelling, there would be additional and regular reduction/pruning and increased crown lift of the trees to reduce the overhang the property. Although the trees are on the land of STMA, these additional required works would come as a considerable cost; therefore, it is proposed that an agreement be made between the STMA and Central Bedfordshire Central to subsidise or otherwise take responsibility of the necessary works.***
- ***All contractor vehicles are suitably contained within the site and that all works are carried out during considerate and sociable hours.***

- ***A comprehensive structural survey is carried out and produced for review by a fully qualified structural engineer/specialist for the five dwellings adjacent to the development, prior to and following the completion of the works.***

CB/24/01185/FULL
33 Ampthill Road, Shefford, SG17 5BD
Proposal: Single storey rear extension.

It was resolved by Delegated Powers to support this application.

6. **Commonplace Local Plan Engagement and Settlement Audit**
Correspondence from Central Bedfordshire Council regarding the Commonplace Local Plan Engagement, including the Settlement Audit for review, was received.

It was resolved by Delegated Powers for the Clerk to make the following amendments:

- ***The inclusion of Waterside and Drovers Spinney green spaces***
- ***The renaming of the Cornerstone to Jake's American Diner, the Meadows to the Meads, Millennium Green to Bellcote Meadow Millennium Green, Digswell Park to the STMA, the Angle Green play area to the Shefford Leys play area, the Church Walk play area to St Michael's play area, Pellys Solicitors to One Dragonfly Studio, and the Hive Playcentre to Perfect Playland***
- ***The addition of the Brewery Tap***
- ***The relocation of Polehanger Meadow and Woods to Meppershall***

Meeting closed 16:30hrs.