Minutes of the meeting of the Planning and Highways Committee held on 5th February 2025 at 16.00hrs using www.zoom.us

Present: Cllrs Lisa Hayes (Chair), Fred Wilson, Christine Culleton and Ken Pollard.

Clerk: C Quinlan (Admin Assistant).

1. **Apologies:** apologies received from Cllrs Steve Nash and Paul Mackin.

2. **Declarations of interest:** None.

3. **Minutes**
   The minutes of the meeting of the Committee on 8th January 2025 were received and approved by the Committee, and the Zoom recording was agreed to be deleted.

4. **Public Question Time:** None.

5. **Regular Meetings of the Committee.**
   The number, time and day of the regular meetings of the Committee were reviewed.

   It was agreed for the Planning and Highways Committee meetings to be held on the first Wednesday of each month at 7pm in the Council Chamber.

6. **Terms of Reference**
   The draft Terms of Reference for the Planning and Highways Committee were reviewed.

   Recommendation to Full Council for the adoption of the Planning and Highways Committee Terms of Reference.

7. **Old Bridge Way deterioration**
   The deterioration of Old Bridge Way and the draft letter to Central Bedfordshire Council were reviewed and discussed by the Committee

   It was agreed for the Chair of the Committee to sign the letter to Central Bedfordshire Council, and for the Committee to contact the businesses affected by the matter.

8. **Delegated Powers**

   CB/25/00004/FULL
   75 Ampthill Road, Shefford, SG17 5AZ
   Proposal: Construction of vehicular driveway to front of dwelling along with associated highway crossover and dropped kerb

   It was resolved by majority to object to this application on the following grounds:
   - ***The drawings detailing the size of the area allocated for four cars as sufficient parking space are inaccurate.***

- ***There is adequate parking provision for this property from Wynchwood Lane and if additional parking is needed for this property, an expansion of the existing parking at the rear of the site would cause less hazard to the public, both pedestrians and drivers.***
- ***STC believe that the creation of vehicular access to the front of the property from Ampthill Road would exacerbate the already congested traffic on the road and increase risk to the many school children who use the footpath daily as a route to school.***
- ***The application includes the remove of two well-established and substantial trees, which would alter the street scene significantly, contrary to Policy EE4: Trees, Woodlands and Hedgerows.***

9. Plans for Consideration

CB/24/03687/FULL
15 Lovelace Meadow, Shefford, SG17 5ZX
Proposal: Single storey rear extension with roof light and garage conversion

It was resolved by Delegated Powers to support this application.

CB/24/03635/FULL
5 Town Meadow Drive, Shefford, SG17 5EF
Proposal: Erection of a ground floor rear extension with rooflight and new side windows. Demolition of existing conservatory.

It was resolved by Delegated Powers to support this application.

CB/24/03253/RM
Land to the rear of 210 to 228, Shefford Road, Clifton
Proposal: Reserved Matters: following planning application CB/24/00246/VOC (Variation of condition numbers 4, 5, 13, & 21 of planning permission CB/23/01718/VOC (Variation of conditions 4 & 13 of planning permission CB/20/04642/OUT (Outline Application: Demolition of 210 Shefford Road and the erection of up to 29 dwellings, associated public open space, with all matters reserved except for access) to allow a revision to the Parameters Plan and to provide amendments to the public track between 189 Clifton Road and 228 Shefford Road and connecting the development with Shefford Road). Variation sought to parameters plan, supporting documentation and control over access along public track) For approval of appearance, landscaping, layout and scale

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

- ***The pedestrian/cycleway access to the rear of houses in Bury Road and Clifton Road will be detrimental to those property owners, creating a noise nuisance, litter, and security issues. Furthermore, the designated area proposed as 'main road' doesn't provide enough space to accommodate two vehicles.***
- ***The exit onto the main road is located directly opposite the present on-road parking for Samuel Whitbread Academy, which currently restricts***

the road to 1.5 lanes rather than 2 full lanes. At school drop off/pick up times, this road is subject to heavy traffic and congestion; with the additional traffic flow from the proposed development of twenty-nine family dwellings, this would exacerbate the traffic situation.

- ***The proposed development is sited on a flood zone - grade 2.***
- ***As specified in section H4 of the Local Plan, 30% of the total housing provision of the development must be affordable housing.***
- ***As detailed in Section 16: Fire mains and hydrants of Volume B5 of The Building Regulations 2010, it is stipulated that additional fire hydrants should be provided within 90m of an entrance to the building and should be located a maximum of 90m apart. The proposed development does not comply with these regulations.***

However, if Central Bedfordshire Council are minded to approve this Reserved Matters application, the below provisions would be requested:

- ***There should be S106 contributions towards the infrastructure for Shefford to reflect the additional loading on the community. Residents of this development, although geographically in the Parish of Clifton, are located closer to the Town of Shefford, and would utilise and access facilities/services and infrastructure in Shefford as opposed to Clifton. This would include schools, the health centre, rights of way (the footpath network linking to the centre of Shefford), highways, sports and leisure provision in Shefford (outdoor gym provision at Bellcote Meadow Millennium Green), play provision (Bellcote Meadow Play Area), and parks and open spaces provision (Bellcote Meadow Millennium Green).***
- ***The vision splay onto Clifton Road should be extended to take into consideration the development's proximity to the busy access route for both vehicular and pedestrian traffic to the nearby Samuel Whitbread Academy, and the BEST nursery sites. It is also noted that the access proposed should be used to service this development only, and any adjacent future developments should be provided with a separate access route.***
- ***The footpath should be illuminated to maximise visibility and increase the safety of pedestrians using the path. In addition to this, the proposed shrubberies surrounding the entrance to the footpath should not impede the line of sight to the footpath."***

10. Notice of Appeal Decision

Notification from Central Bedfordshire Council regarding planning appeal decision for planning application CB/24/01061/FULL (6 Bridge View, Shefford, SG17 5FT) was received and noted by the Committee.

Meeting closed 17:18hrs.