Minutes of the meeting of the Planning and Highways Committee held on 2nd April 2025 at 19:00hrs in the Council Chamber at Shefford House, 15 High Street, Shefford, SG17 5DD

Present: Cllr Hayes (Chair), Cllr Culleton, Cllr Pollard, Cllr Mackin, Cllr Wilson.

Clerk: T Medley

1. **Apologies:** None

2. **Declarations of interest:** Cllr Mackin in regard to Application/25/00950/FULL

3. **Minutes**
   The minutes of the meeting of the Committee on 5th March 2025 were received and approved by the Committee, and the Zoom recording was agreed to be deleted.

4. **Public Question Time:**
   None

5. **Plans for Consideration**

   CB/25/00693/DOC Land to rear of 210 to 228 Shefford Rd, Clifton

   Discharge of Conditions 3, 6, 14, 15, 16, 21, 22, 23, 25, 26, 33, 34 & 35 against planning permission ref. 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 associated outbuildings and 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)

   Cllrs have previously discussed this application and agreed to reiterate the points previously raised for consideration by the Planning Officer.

   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."***

CB/25/00811/LDCP 11 Swallow Close, Single storey rear extension.

Lawful Development Certificate Proposed: Single storey rear extension with roof light following demolition of existing conservatory.

It was resolved to support this application.

CB/25/00950/FULL 11 Queen Elizabeth Close.

Erection of side and front extensions to garage linking main dwelling. Partial garage conversion to habitable space and raised roof height. Alteration to rear window to bifold door.

It was resolved to support this application in principle, however due to the application only just being received Cllrs had not all viewed the online portal or visited the site, this decision will therefore be agreed again at full council prior to comments being submitted to CBC by the deadline of 29th April 2025.

6. **Closure by Anglian Water.**
   The clerk has spoken with Anglian water, the road leading to the cemetery will be closed from 19/5/25 to 11/6/25, arrangements will be made for residents to access the area and pre-arranged access for grounds maintenance, but the closure will mean no funerals can take place.

Meeting closed 19.25hrs.