

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 13TH JUNE 2006 AT
THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD,
BIGGLESWADE**

Present: Cllr Mrs WP Smith (Chair), Cllr BV Briars, Cllr Ms R Kerfoot, Cllr Mrs H Ramsay,
Cllr PR Rook, Cllr Mrs MA Russell, Cllr RGC Skinner, Cllr D Smith, Cllr MD Thomas,
Cllr PF Vickers, Cllr GED Wilson
Mrs M Chaplin – Admin Assistant
Miss A Baldwin – Finance Assistant
Mr R McGregor – Works Manager
Mr C Wilkinson – Bedfordshire County Council
Mr R Pope – Bedfordshire County Council
Members of the Public – 8

1. APOLOGIES

Apologies were received from Cllrs DJ Lawrence, Mrs JG Lawrence and TP Woodward.

2. DECLARATION OF INTERESTS

Cllrs D Smith and PF Vickers declared an interest as members of the District Council Development Control Committee in respect of planning applications listed on the agenda.

Cllr PF Vickers declared an interest in Item 6j listed on the agenda, as he is a School Governor at Lawnside Lower School.

3. ELECTION TO THE OFFICE OF VICE CHAIR

It was **RESOLVED** that Cllr PF Vickers be elected to the office of Vice Chair of the Planning Committee for the period 2006/2007.

4. PUBLIC OPEN SESSION

A representative of the Plymouth Brethren spoke in relation to Item 6c listed on the agenda. He stated that they were a Christian group, currently meeting in Rose Lane, whose congregation has grown over the last 70 years and therefore require much larger premises. Their purpose in building a new church is to provide for future generations, and that their application is a very professional proposition that will be a credit to the town.

5. INVITED SPEAKER

a. Transportation Study for Biggleswade: Consultation

Cllr Mrs Smith welcomed Colin Wilkinson and Robin Pope to the meeting.

Mr Wilkinson explained to members that Beds County Council was undertaking a transport study, through the co-operation between the Council and Highways. His role was to co-ordinate the study, and to look at the transport needs of Biggleswade.

The recently circulated Scoping Report outlined a timescale for the study:-

May/June	-	Consultation period for stakeholders
July/August	-	putting together ideas/propositions
September	-	Public Exhibition for community
October/November	-	draft report for approval with all Councils
January 2007	-	final report

Mr Wilkinson circulated a “skeleton” report to members, which focused on various transport issues in the town, and proposed developments, and briefly outlined the contents. A copy of this report is attached to the minutes.

Following a lengthy and detailed discussion on the skeleton report, it was **RESOLVED** that the matter be discussed in more detail at the next meeting of the Planning Committee, to be held on Tuesday 11th July 2006, and that the Town Council's full response be made to Mr Wilkinson immediately thereafter.

Cllr Mrs Smith thanked Mr Wilkinson and Mr Pope for their presentation.

6. PLANNING APPLICATIONS

It was agreed that Item 6c listed on the agenda be taken at this point in the meeting.

c. 06/00804/FULL - Land off London Road, Biggleswade

Full: Erection of single storey building for use as a church with car park, vehicular access and landscaping.

It was **RESOLVED** that the Town Council raise no objection to this application.

a. 06/00747/FULL – 35 High Street, Biggleswade

Full: Rear entrance lobby and ramp and replacement rear boundary wall.

It was **RESOLVED** that the Town Council raise no objection to this application.

b. 06/00749/CAC – 35 High Street, Biggleswade

Conservation Area Consent: Demolition of rear boundary wall.

It was **RESOLVED** that the Town Council raise no objection to this application.

d. 06/00806/ADV - Viceroy Indian Restaurant, 51 Sun Street, Biggleswade

Advertisement Consent: Wall mounted illuminated box signs to elevations.

It was **RESOLVED** that the Town Council **OBJECT** to this application as is it out of character for a residential area and the application does not comply with MBDC regulations for advertisements above 1st floor levels.

e. 06/000810/ADV - 35 High Street, Biggleswade

Advertisement Consent: 1 no. non-illuminated fascia sign, ATM collar and 1 flag sign to front elevation and 2 non-illuminated fascia signs and 1 logo sign(s) to rear elevation.

It was **RESOLVED** that the Town Council raise no objection to this application.

f. 06/00842/FULL – 153 London Road, Biggleswade

Full: Garage extension to side following demolition of existing garage.

It was **RESOLVED** that the Town Council raise no objection to this application provided the neighbours are consulted and that any comments they may make are considered by MBDC in their deliberations. In addition, the District Council is to ensure that their guidelines on the size of the proposed extension to the principle dwelling are complied with in order to eliminate detriment in respect of light and privacy of adjacent residents.

g. 06/00877/FULL – 51 Mead End, Biggleswade

Full: Single storey rear extension.

It was **RESOLVED** that the Town Council raise no objection to this application provided the neighbours are consulted and that any comments they may make are considered by MBDC in their deliberations. In addition, the District Council is to ensure that their guidelines on the size of the proposed extension to the principle dwelling are complied with in order to eliminate detriment in respect of light and privacy of adjacent residents.

h. 06/00911/LDCP – 82 Osprey Road, Biggleswade

Lawful Development Certificate (Proposed): Loft conversion and 2 no. dormers to rear.

It was **RESOLVED** that the Town Council raise no objection to this application.

i. **06/00913/FULL – 11 The Dells, Biggleswade**

Full: Conservatory to rear.

It was **RESOLVED** that the Town Council raise no objection to this application provided the neighbours are consulted and that any comments they may make are considered by MBDC in their deliberations. In addition, the District Council is to ensure that their guidelines on the size of the proposed extension to the principle dwelling are complied with in order to eliminate detriment in respect of light and privacy of adjacent residents.

j. **BC/CC/2006/23 – Lawnside Lower School, Lawnside, Biggleswade**

Proposal: Installation of play equipment – a Trim Trail.

It was **RESOLVED** that the Town Council raise no objection to this application.

k. **06/00951/FULL – Biggleswade Health Centre, Saffron Road, Biggleswade**

Full: Variation of condition 1 (temporary consent) attached to planning permission reference: 03/00792/FULL dated 12/08/03 for erection of single storey portable building for use as a temporary extension to rear of health centre.

It was **RESOLVED** that the Town Council raise no objection to this application subject to the extension being in situ for a maximum of 2 to 3 years. However, the Town Council would object to the portable building remaining on site permanently.

7. **ITEMS FOR CONSIDERATION**

a. **Bedfordshire Heartlands Primary Care Trust**

Application by Boots the Chemist Ltd for a change of premises from 9-10 Market Square, Biggleswade to the proposed Health Centre at the junction of Saxon Drive and Foxglove Drive, Biggleswade.

The Town Council considered the above application.

It was **RESOLVED** that the Town Council object to this application as it would result in a loss of amenity in the town.

It was also **RESOLVED** that the Town Clerk write to the Primary Care Trust to clarify the result of the various applications already submitted for this site would have in the town.

8. **ITEMS FOR INFORMATION**

a. **Planning Decisions**

It was **RESOLVED** that items i. to xii. listed on the agenda be noted.

9. **PUBLIC OPEN SESSION**

There were no matters discussed during the public open session.