

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12<sup>th</sup> SEPTEMBER 2006  
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD,  
BIGGLESWADE**

**Present:** Cllr PF Vickers (Vice Chair), Cllrs Mrs ME Bracey, BV Briars, Ms R Kerfoot, DJ Lawrence, Mrs JG Lawrence, PR Rook, RGC Skinner, D Smith, GED Wilson  
Mrs DA King - Town Clerk  
Members of the Public - 2

**1. APOLOGIES**

Apologies were received from Cllrs Mrs H Ramsay, Mrs MA Russell, Mrs WP Smith, MD Thomas and TP Woodward.

**2. DECLARATION OF INTERESTS (P20/06)**

Cllrs PF Vickers, Mrs JG Lawrence and D Smith 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 a pecuniary interest in item 4b listed on the agenda.

**3. PUBLIC OPEN SESSION (P21/06)**

There were no matters discussed during the public open session.

**4. PLANNING APPLICATIONS (P22/06)**

**a. 06/01192/FULL – Brunswick House, Rose Lane, Biggleswade**

Full: Construction of 15 no. one bed and two bed flats as category 1 sheltered accommodation and House Manager's office following demolition of existing dwelling. Revised scheme to that previously allowed on appeal ref: 04/02023/FULL dated 03.04.06 to incorporate dormer window to flats 9 (north elevation) and 14 (west elevation) and two further dormer windows and rooflight to flat 14.

It was **RESOLVED** that the Town Council raise no objection in principle to this new development, however there are concerns that the new dormer windows do not have impact with them overlooking adjacent residential accommodation. In addition, the District Council should ensure there is adequate off-street car parking for the properties in question.

For the next item on the agenda, Cllr BV Briars took over as Chair.

**b. 06/00333/FULL – 20 Nursery Close, Biggleswade**

Full: Erection of 10 no. three bedrooms and 1 no. one bed flat together with roads, garages, landscaping and ancillary works.

*N.B. Amendment to the above application showing the following:-*

*1) Reduction in number of dwellings and new site layout.*

It was **RESOLVED** that the Town Council **OBJECT** to this application as it would result in an adverse effect on the amenities in the area and the entrance onto Potton Road.

**c. 06/01258/FULL – 3 The Dells, Biggleswade**

Full: Single storey front, two storey side extension with integral 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.

- d. **06/01297/SE73 – 28-28A Hitchin Street, Biggleswade**  
Section 73: Variation of condition (opening hours) attached to planning permission 07/94/934 dated 30/08/94 to extend opening hours from 12 midday to 23.00 to 08.00 a.m. to 01.00 a.m. all week.
- It was **RESOLVED** that the Town Council **OBJECT** to this application as the extended hours would have an adverse impact and be intrusive to the adjacent residential properties.
- e. **06/01303/FULL – Land at 64 to 72, High Street, Biggleswade**  
Full: Alteration and extension to form 2 no. additional residential units.
- It was **RESOLVED** that the Town Council **OBJECT** to this application due to the overdevelopment of the site and lack of parking.
- f. **06/01263/FULL – Land on the South Side of, Eagle Farm Road, Biggleswade**  
Full: Change of use from agricultural to amenity land for use as Multi-Use Games Area, erection of youth shelter, sports fencing and security fencing.
- It was **RESOLVED** that the Town Council raise no objection to this application.
- The Clerk updated members regarding the difficulty of diverting the public footpath and it was agreed that there be an amendment to the planning application to install a gate at the entrance to the footpath.
- g. **06/01312/FULL – 89 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. **06/01316/FULL – 67 Fennel Drive, Biggleswade**  
Full: Dormer to rear.
- It was **RESOLVED** that the Town Council raise no objection to this application.
- i. **06/01319/FULL – 3 Mulberry Close, Biggleswade**  
Full: Porch to rear elevation.
- It was **RESOLVED** that the Town Council raise no objection to this application.
- j. **06/01360/FULL – 14 Edward Road, Biggleswade**  
Full: Single storey side 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.
- k. **06/01377/TPO – Land at, Dark Lane, Biggleswade**  
Tree Preservation Order: Works as per schedule.
- It was **RESOLVED** that the Town Council raise no objection to this application.

5. **ITEMS FOR CONSIDERATION (P23/06)**

a. **Joint Reception by Bedfordshire County Council and Mid Beds District Council**

The Town Council considered correspondence from Mid Beds District Council informing us that the above event will be taking place on Tuesday 7<sup>th</sup> November 2006, commencing at 6.30 p.m. at the new District Council offices. Up to 5 Town Council representatives are invited to attend.

It was **RESOLVED** that Cllrs BV Briars, MD Thomas and GED Wilson be nominated to attend.

6. **ITEMS FOR INFORMATION (P24/06)**

a. **Planning Decisions**

It was **RESOLVED** that items i. – iii. Listed on the agenda be noted.

b. **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 correspondence from Bedfordshire Heartlands Primary Care Trust stating that Boots the Chemist Ltd have now withdrawn their application.

It was **RESOLVED** that this item be noted.

7. **PUBLIC OPEN SESSION (P25/06)**

There were no matters discussed during the public open session.

8. **CONFIDENTIAL BUSINESS (P26/06)**

That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they are instructed to withdraw.

a. **Biggleswade Town Football Club**

