

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 9th JANUARY 2007 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD, BIGGLESWADE

Present: Cllr Mrs WP Smith (Chair), Cllr BV Briars, Cllr DJ Lawrence, Cllr Mrs J Lawrence, Cllr Mrs H Ramsay, Cllr Mrs M Russell, Cllr Pr Rook, Cllr RGC Skinner, Cllr D Smith
Mrs DA King -Town Clerk

1. APOLOGIES

Apologies were received from Cllrs Mrs M Bracey, M Thomas and G Wilson

2. DECLARATION OF INTERESTS

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

Cllrs P R Rook and RGC Skinner registered a non-pecuniary interest in item 5b listed on the agenda in respect of the Ivel Sprinter.

3. PUBLIC OPEN SESSION

There were no matters discussed during the public open session.

4. PLANNING APPLICATIONS

a. 06/01994/FULL - 14 Hitchin Street, Biggleswade.

Full: Change of use from A1 (shops) to A2 (professional services).

It was **RESOLVED** that the Town Council **OBJECT** to this application as it would be a loss of a retail outlet in an important trading area.

b. 06/02086/FULL - 10 Swanbourne Close, Biggleswade.

Full: Two storey side extension . 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.

c. 06/01931/FULL - 10 Lavender Way, Biggleswade.

Full: Lean-to covered area to side elevation (retrospective)

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

d. 06/02019/FULL - Unit 4 and 6, Abbots Walk, Biggleswade

Full: Change of use from A2 (Financial and Professional Services) to A3 (Coffee Shop)

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

e. 06/01895/FULL - 123 Shortmead Street, Biggleswade.

Full: 42 sheltered apartments for the elderly, plus ancillary accommodation and communal facilities.

It was **RESOLVED** that the Town Council **OBJECT** to this application for the following reasons:

- It is an over-development of the site and is of an overpowering size and design which would have a detrimental impact on the entrance to Biggleswade.
- There is no provision for social housing within the development.
- Inadequate parking provision for the number of apartments.
- The access is considered dangerous.

- f. **06/01909/FULL - 12 Stratton Park Drive, Dunton Lane, Biggleswade.**
Full: Retention of replacement shed and addition of trellis to part of side fence.

It was **RESOLVED** that the Town Council raise no objection to this application.
- g. **06/02048/FULL - 19 High Street, Biggleswade.**
Full: Change of use of top floor into residential accommodation.

It was **RESOLVED** that the Town Council raise no objection to this application.
- h. **BC/CC/2006/49 - Southlands Lower School, Kitelands Road, Biggleswade.**
Proposal: Extensions to classrooms, reception area and staff room.

It was **RESOLVED** that the Town Council raise no objection to this application.
- i. **06/02099/FULL – New Spring Cottages, London Road, Biggleswade.**
Full: Erection of fencing adjoining 1 New Spring Cottages (Retrospective)

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

5. **ITEMS FOR CONSIDERATION**

a. **Review of Settlement Envelopes in Mid Bedfordshire (Deferred from 12th December)**

The following changes to the map were identified as being omitted:

- Jordans factory as the south end of town
- Houses at the end of Sandy View

b. **Bus Services**

Members considered correspondence from the County Council who have been notified by Stagecoach of changes effective from 8th February 2007.

It was reported that there will be review of the support given to the services. Assurance has been given that no area will be without a service although possibly not at the same level and it will not necessarily be Stagecoach.

6. **ITEMS FOR INFORMATION**

a. **Planning Decisions**

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

b. **New Procedures for the Implementation of Traffic Regulation Orders in Parish and Town Councils.**

It was **RESOLVED** that the correspondence regarding new procedures for the implementation of Traffic Regulation Orders be noted and that this item will be placed on a future agenda for discussion when further information has been received.

7. **PUBLIC OPEN SESSION**

There were no matters discussed during the public open session.

