

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 14th AUGUST 2007 AT
THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD,
BIGGLESWADE**

Present: Cllr P Woodward (Chair), Cllr D Albone, Cllr Mrs R Forbes, Cllr Mrs S Grayston, Cllr Ms R Kerfoot, Cllr P Rook, Cllr PF Vickers, Cllr S Watkins, Cllr G Wilson, Cllr T Woodward.
Miss A Baldwin – Finance Assistant
Members of the public - 6

1. APOLOGIES

Apologies were received from Cllrs Mrs J Lawrence, D Lawrence, Mrs W Smith, D Smith & R Skinner

2. DECLARATION OF INTERESTS

Cllr PF Vickers registered an interest as member of the District Council Development Control Committee in respect of planning applications listed on the agenda.

Cllr PF Vickers registered a personal interest in item 4i in respect of a planning application listed on the agenda.

Cllr Ms R Kerfoot registered a personal interest in item 4e in respect of a planning application listed on the agenda.

Cllr T Woodward registered a personal interest in item 4k in respect of a planning application listed on the agenda.

3. PUBLIC OPEN SESSION

Mr Wallis and Mr Peck of Sandpiper Close stated that the residents of Sandpiper Close are not happy with the proposed erection of a bungalow listed as planning application 4k on the agenda. They are concerned that the building of the bungalow would be out of character to the area. The only access to the bungalow would be through Sandpiper Close which will cause the parking problems they are currently experiencing much worse.

4. PLANNING APPLICATIONS

a. 07/01225/CAC - 27-27A, Hitchin Street, Biggleswade

Conservation Area Consent: To demolish outside storage buildings and WC.

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

b. 07/01223/FULL - 27-27A, Hitchin Street, Biggleswade.

Full: Erection of potters studio & 1 bed flat to first floor with roof terrace. Demolition of outside buildings & WC.

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

c. 07/00930/FULL - The Old Court House, 4 Saffron Road, Biggleswade.

Full: Installation of air conditioning units.

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

d. 07/01271/Full - 5, London Road, Biggleswade

Full: Replace flat roof with pitched roof to rear.

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

- e. **07/01284/FULL - Land rear of 68 & 82, The Baulk, Biggleswade.**
Full: Erection of 2 no. 3 bed dwellings with associated garages, parking, amenity & an additional 5 parking spaces following demolition of existing garage blocks & brick barn.

It was **RESOLVED** that the Town Council **OBJECT** to this application in that it is an overdevelopment, overbearing and out of character with the existing street scene and the access is considered dangerous.

Cllr Mrs W Smith has already requested that that this application goes forward to the District Development Control Committee.

- f. **07/01264/FULL - 16, Lime Tree Walk, Biggleswade.**
Full: Two 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.

- g. **07/01305/FULL - 12, Apple Tree Close, Biggleswade.**
Full: Retention of replacement conservatory to rear elevation (retrospective).

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

- h. **07/01310/LB - 15, Shortmead Street, Biggleswade.**
Listed Building Consent: Timber stud protection wall to oxygen security cage.

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

- i. **07/01281/FULL - Land at Corner of Blunham Road & Holme Crescent, Biggleswade.**
Full: Erection of 1pr of 3 bed semi-detached houses, 12 no. 1 bed & no. 2 bed flats & detached garage.

It was **RESOLVED** that the Town Council **OBJECT** to this application in that it is an overdevelopment, overbearing and out of character with the existing street scene and the access is considered dangerous.

- j. **07/01154/FULL - 1, Auckland Road, Biggleswade.**
Full: Two storey rear extension and replace flat roof with pitched roof to side.

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. **07/01312/FULL - Land to the rear of 4, Mill Close, Biggleswade.**
Full: Erection of 1 no. 3 bed detached bungalow.

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

- It is an overdevelopment, overbearing and out of character with the existing area.
- Potential impact on access to the public sewer and to the river bank for maintenance and dredging.
- Impact on the surrounding properties in Sandpiper Close and Mallard Walk and a danger to children from vehicles

Clr Mrs W Smith has already requested that that this application goes forward to the District Development Control Committee.

5. ITEMS FOR INFORMATION

a. Planning Decisions

It was **RESOLVED** that items i. - viii. listed on the agenda be noted.

6. PUBLIC OPEN SESSION

There were no items discussed during the public open session.