

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 11th DECEMBER 2007
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD,
BIGGLESWADE**

Present: Cllr P Woodward (Chair), Cllr D Albone, Cllr R Forbes, Cllr Mrs S Grayston,
Cllr Mrs J Lawrence, Cllr P Rook, Cllr R Skinner, Cllr D Smith, Cllr PF Vickers,
Cllr S Watkins, Cllr G Wilson, Cllr T Woodward
Mrs Doreen King - Town Clerk

1. APOLOGIES

Apologies were received from Cllrs Mrs R Kerfoot, D Lawrence and Mrs W Smith

2. DECLARATION OF INTERESTS

- (a) **Prejudicial interests in any agenda item** – Cllr PF Vickers declared an interest in Item 4d listed on the agenda.
- (b) **Personal interests in any agenda item** - Cllr PF Vickers and Cllr D Smith registered an interest as a member of the District Council Development Control Committee in respect of planning applications listed on the agenda. Cllr P Woodward declared an interest in Item 4e listed on the agenda.

3. PUBLIC OPEN SESSION

There were no matters discussed during the public open session.

4. PLANNING APPLICATIONS

a. 07/01773/FULL - 10, Eagle Farm Road, Biggleswade

Full: Two storey side, single storey front & rear extensions.

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.

b. 07/01913/FULL - 47 The Balk, Biggleswade.

Full: Single storey front 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. 07/01897/TPO - 14 Wharf Mews, Biggleswade.

TPO: Pruning of two Horse Chestnuts

It was **RESOLVED** that the Town Council raise no objection to the application only if it is absolutely necessary and subject to the Arboricultural Officer's approval.

d. 07/01820/FULL - The Black Bear, 10 Hitchin Street, Biggleswade.

Full: Erection of 8 flats & associated works.

It was **RESOLVED** that the Town Council **OBJECT** to this application on the grounds that the development is overbearing and overpowering and a 3 storey development is completely out of character within the surrounding area.

Cllr Mrs J Lawrence was requested to call-in this application.

- e. **07/01900/FULL - Stratton Upper School, Eagle Farm Road, Biggleswade.**
Full: Erection of a new single storey music facility building adjacent to existing recreation centre & playground

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

- f. **07/01890/FULL - 44 London Road, Biggleswade.**
Full: Erection of 12 apartments (comprising 10 no. 2 bed & 2 no. 1 bed) with access & parking.

It was **RESOLVED** that the Town Council **OBJECT** to this application as it considers it is an overdevelopment overlooking adjacent properties, out of keeping with the area and detrimental to the street scene.

- g. **07/01878/FULL - Unit 4, London Road Trading Estate, Biggleswade.**
Full: External alterations to the building roof & walls including recladding & installation of 3 no. new entrances & creation of signage zones.

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

- h. **07/01990/FULL - 5 Chapel Fields, Biggleswade.**
Full: Erection of two 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.

- i. **07/01937/FULL - 8 The Baulk, Biggleswade.**
Full: Alterations & extension to form 5 no. self contained flats.

It was **RESOLVED** that the Town Council **OBJECT** to this application as it is an overdevelopment of the site and detrimental to adjoining residents and a lack of off street parking in an already heavily congested area.

Cllr Mrs J Lawrence requested to call-in this application.

- j. **07/01973/FULL - 29 Playfield Close, Biggleswade.**
Full: Dormer loft conversion with new gable wall.

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. **07/01972/LDCP - 29 Playfield Close, Biggleswade.**
LDCP - Single storey rear extension with hipped roof.

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.

- l. **07/01964/FULL - Land to the East Side, London Road, Biggleswade.**
Full: Erection of building for B2(General Industrial) and/or B8(Storage & Distribution) purposes with ancillary offices, construction of access road, parking areas & landscaping.

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

- m. **07/01986/FULL - 20 Nursery Close, Biggleswade.**
Full: Erection of a single garage to adjoin previously approved garages (ref:06/00333/FULL)

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

- n. **07/01945/ADV - Aldi Store, Bonds Lane, Biggleswade.**
ADV: Erection of 1no. mounted shop advertisement sign externally illuminated.

It was **RESOLVED** that the Town Council raise no objection to this application provided that the illumination is focused on the sign.

- o. **07/01922/FULL - Land adjacent to 6, Church Street, Biggleswade.**
Full: Erection of 23 sheltered apartments with associated access, parking & landscaping.

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

- p. **07/01958/FULL - Unit K, Montgomery Way, Biggleswade.**
Full: Erection of boundary fence.

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

- q. **07/01993/FULL - 12 Sandy View, Biggleswade**
Full: Conversion of garage to habitable space and alteration of flat roof to pitched roof.

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.

- r. **07/02013/FULL - Land at rear of 19, Teal Road, Biggleswade.**
Full: Erection of three bedroom dwelling & associated parking.

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.

5. **ITEMS FOR CONSIDERATION**

a. **Confident Communities Fund**

Members considered the 17 options where the Town Council are able to spend their allocation from the above fund.

It was **RESOLVED** that the order of priority would be:

1. Option 16 CCTV - Mobile CCTV Camera
2. Option 4 - Public Space Lighting
3. Speed Activated Signs

b. **Falcon Property Trust - Albone Way, Biggleswade**

Members considered further correspondence from the representative of the owner of the Albone Way Industrial Estate who are hoping to get local approval to stop up the road so it is no longer repaired and maintained at public expense but through a service charge that is current set up for the commercial tenants of the estate.

It was **RESOLVED** that the Town Council would raise no objection.

c. **Nativity Tableau and Carol Singing**

It was **RESOLVED** that permission be given for The Parochial Church Council of St Andrews Church to stage their Nativity Tableau and carol singing on Saturday 22nd December.

6. **ITEMS FOR INFORMATION**

a. **Planning Decisions**

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

7. **PUBLIC OPEN SESSION**

There were no matters discussed during the public open session.