

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 8th JANUARY 2008 AT
THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD,
BIGGLESWADE**

Present: Cllr Mrs W Smith (Deputy Chair), Cllr D Albone, Cllr R Forbes, Cllr Mrs S Grayston,
Cllr Mrs R Kerfoot Cllr D Lawrence, Cllr Mrs J Lawrence, Cllr P Rook, Cllr D Smith,
Cllr PF Vickers, Cllr T Woodward
Mrs Doreen King - Town Clerk
Gemma McLean - BRCC
Trevor Saunders – MBDC
Tracey James - BUFC
D McCormick - BUFC

1. APOLOGIES

Apologies were received from Cllrs P Woodward, RGC Skinner, S Watkins and G Wilson

2. DECLARATION OF INTERESTS

(a) **Prejudicial interests in any agenda item** - None

(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.

3. PUBLIC OPEN SESSION

There were no matters discussed during the public open session.

4. INVITED SPEAKERS

Gemma McLean of BRCC gave a presentation to members on producing a Biggleswade Town Plan. She outlined the benefits, what other town/parishes are doing in Mid Beds, community consultation and timescales. BRCC has time allocated to support Biggleswade in producing a Town Plan and would be able to assist at all stages of the process. Trevor Saunders stated that Mid Beds District Council actively encourages towns and parishes in their District to embark upon the process and provide dedicated officer time to provide a link between the Parish Plan groups and the District Council. (A full copy of the presentation is attached to these minutes)

Whilst the idea was generally welcomed members felt that it should be considered in more depth and it was agreed that this should be done at a meeting especially for this purpose. It was agreed that the Clerk would arrange a meeting in the near future.

5. PLANNING APPLICATIONS

a. 07/01933/FULL - Unit 5 Shortmead Street, Biggleswade.

Full: Change of use of building to hand car wash & valeting (temporary period of 12 months)

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

b. 07/02104/FULL - 49, Holme Court Avenue, 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.

- c. **07/01988/FULL - 65, Hitchin Street, Biggleswade.**
Full: Change of use of ground floor commercial unit to form one self contained residential flat with external alterations to building.

It was **RESOLVED** that a **HOLDING OBJECTION** be placed on this application until clarification has been received on the 2 applications received (see k)

- d. **07/02103/FULL - 15 Nursery Close, Biggleswade.**
Full: Rear conservatory (retrospective).

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.

- e. **07/02118/FULL - 174, London Road, Biggleswade.**
Full: Loft conversion with side & rear dormers.

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.

- f. **07/02094/FULL - 37 Mountbatten Drive, 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.

- g. **07/02070/FULL - 28-28A Hitchin Street, Biggleswade.**
Full: Change of use of first floor to residential use & installation of external staircase 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.

- h. **07/02074/FULL - 111, Mead End, Biggleswade.**
Full: Change of use from sandwich bar (A1) to hot food takeaway (A5)

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

- i. **07/02079/FULL - 25, Holme Court Avenue, Biggleswade.**
Full: Single storey 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.

- j. **07/02035/FULL - 1, Fennel Drive, Biggleswade.**
Full: Re-positioning 1.8m garden fence.

It was **RESOLVED** that the Town Council place a **HOLDING OBJECTION** on this application and ask whether the height and positioning of the fence complies with Highways Regulations.

k. 07/01988/FULL - 65 Hitchin Street, Biggleswade.

Full: Change of use of commercial ground floor & residential flat x 2 to form one single dwelling.

It was **RESOLVED** that a **HOLDING OBJECTION** be placed on this application until clarification has been received on the 2 applications received (see c)

6. ITEMS FOR CONSIDERATION

a. Development of Fairfield Recreation Ground Facilities

The detailed proposal for the first phase of a long term improvement plan for development of the Fairfield Recreation Ground facilities was submitted by Biggleswade United Football Club together with drawings was discussed by members.

In order to retain Senior Club status and comply with the Football Associations new national ground grading minimum requirements for the 2008/09 season, the Football Club are required to upgrade the existing facility which includes perimeter fencing and stands. Anticipated costs for the first phase are £80,000 with the Town Council being asked to contribute £15,000-£20,000.

It was **RESOLVED** that the Town Council agree in principle to the funding for the first phase of £20,000 subject to clarification of any legalities associated with 2nd Meadow and new Lease being entered into.

It was also **RESOLVED** that the method of funding will be discussed with the Accountant at the Precept meeting.

b. Copying Charges

It was **RESOLVED** that the Clerk would put forward for members consideration a schedule of charges for the provision of information under the Freedom of Information Act but as an interim measure a charge of 10 pence per copy would be made.

c. Mature Dead Horse Chestnut Tree - Entrance to Fairfield Recreation Ground

It was **RESOLVED** that the above tree be removed.

7. ITEMS FOR INFORMATION

a. Planning Decisions

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

8. PUBLIC OPEN SESSION

There were no matters discussed during the public open session.

