

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12<sup>th</sup> FEBRUARY 2008  
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD,  
BIGGLESWADE**

**Present:** Cllr P Woodward (Chair), Cllr Mrs R Forbes, Cllr Mrs S Grayston,  
Cllr D Lawrence, Cllr P Rook, RGC Skinner, Cllr D Smith, Cllr Mrs W Smith  
Cllr PF Vickers, Cllr S Watkins, Cllr G Wilson  
Mrs Doreen King - Town Clerk  
R. McGregor - Works Manager  
Peter Golds, Jeff Wilson, Julian Foot, Sean McGrath - On behalf of Sainsburys

Members of the Public - Mr and Mrs Welman, Ivel Gardens

**1. APOLOGIES**

Apologies were received from Cllrs D Albone, Mrs R Kerfoot, Mrs J Lawrence and T Woodward

**2. DECLARATION OF INTERESTS**

- (a) **Prejudicial interests in any agenda item** - Cllr PF Vickers declared an interest in respect of Planning applications 5c and 5f 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. Cllrs D Smith and Mrs W Smith declared an interest in planning applications 5a and 5b listed on the agenda as owners of adjacent land.

**3. PUBLIC OPEN SESSION**

Mr Welman addressed members regarding his concern in respect of planning application 08/00130 - 9 Shortmead Street, listed as 5f on the agenda. His property was on the south and west side of the proposed development and he had great concerns regarding noise, lack of privacy and amenity value as well as architectural issues and loss of trees.

**4. INVITED SPEAKERS**

The current situation at the Sainsburys store was outlined and the need to expand the store. Results of the customer survey recently carried out were highlighted: Virtually all customers used the petrol filling station; customers avoided Sunday and Bank Holidays because of traffic problems; support for a larger and extended store with clothing, overwhelming response for the petrol filling station to be relocated.

The entrance to the store and car park needed to be addressed and they were looking at a site east of the store where the petrol filling station could be moved. This would have the benefit of addressing access. There were deficiencies in layout and vehicular access. The petrol filling station is in a unique position and beyond the level it was designed for. 85% of the customers using the filling station did not use the store.

Sainsburys would also be looking at the store frontage and considering moving the restaurant onto a mezzanine to make a more pleasant environment.

Following a discussion with members, it was stated that Sainsburys are aware of all the parking issues and a later stage in the process they will be producing a detailed transportation report.

Sainsbury's stated they would like to come back to the Town Council before a planning application is submitted and agreed to send a copy of the completed survey.

## 5. **PLANNING APPLICATIONS**

### a. **05/01477/OUT - Land South of Potton Road, Biggleswade.**

Draft Design Strategy.

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

### b. **07/02189/RM - Site 2 Land South of Potton Road, Biggleswade.**

Reserved Matters: Erection of 95 dwellings, public open spaces, balancing facility, roads & sewers.

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

### c. **08/00020/FULL - 19, Byron Close, Biggleswade.**

Full: Single storey front extension & basement below.

It was **RESOLVED** that the Town Council **OBJECT** to this application as it is considered an inappropriate and overdevelopment and out of keeping with the surrounding houses.

### d. **08/00087/FULL - 10, Eagle Farm, 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.

### e. **08/00123/FULL - Flats 1 to 34, Copelands, Biggleswade.**

Full: Formation of additional parking bay & 'Drop Off' area.

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

### f. **08/00130/FULL - 9, Shortmead Street, Biggleswade.**

Full: Conversion from office to residential, two storey side extension to provide 9 no.1 bed flats with parking.

It was **RESOLVED** that the Town Council **OBJECT** to this application as it is considered an overdevelopment, there would be a detrimental impact on the street scene in a conservation area and would cause further problems in respect of traffic in an already congested area. It was also felt that there would also be a detrimental impact on the surrounding properties and residents in respect of noise and light implications, privacy and loss of amenity.

It was agreed that Cllr Mrs Wendy Smith would "call in" this application.

### g. **07/02151/FULL - 10, Church Street, Biggleswade United Working Mens Club.**

Full: Erection of Smoking Shelter

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

### h. **08/00139/ADV - 8, Hitchin Street, Biggleswade.**

Advertisement Consent: Illuminated Fascia Sign to front of building.

It was **RESOLVED** that the Town Council raise no objection to this application provided it complies with MBDC guidelines.

### i. **08/00111/FULL - 8, St Johns Street, Biggleswade.**

Full: Two storey side extension with rear conservatory.

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. **08/00155/ADV - Bingo Hall, Station Road, Biggleswade.**  
Advertisement Consent: 5 no. areas of illuminated signage & visual effects & replacement signs (retrospective).

It was **RESOLVED** that the Town Council **STRONGLY OBJECT** to this application as it considers the illumination is totally inappropriate in a conservation area and is detrimental to the street scene and surrounding buildings of architectural interest.

6. **ITEMS FOR CONSIDERATION**

a. **Fixed Penalty Notices**

Members considered The District Council's correspondence regarding a proposed trial of the use of Fixed Penalty Notices by Police Community Support Officers for the offences of littering and dog fouling in the Biggleswade area for an initial period of six months from 1<sup>st</sup> April 2008.

It was **RESOLVED** that the Town Council would support the trial.

b. **Confident Communities Fund**

Public space lighting was one of the areas on which Council wished to spend part of the allocation from the above fund and it was **RESOLVED** that the following locations be identified as where additional or improved lighting be installed:

Mill Lane, Sandy View/Nursery Close, Western end of Bonds Lane, Eagle Farm Road (adjacent to Rec. ground).

c. **Annual Open Air Service - Biggleswade Town Square Friday 21<sup>st</sup> March**

It was **RESOLVED** that permission be given for Biggleswade Churches Together to hold the annual open air service on the 21<sup>st</sup> March (Good Friday).

d. **Request for 'Bike Turbo' - Market Square**

It was **RESOLVED** that permission be given for a sponsored 'Bike Turbo' in the Market Square.

e. **Liaison Forum**

Following the demise of the Biggleswade Liaison Forum, members were asked to consider the formation of a Liaison Forum in respect of Sport, Leisure and Recreation.

It was **RESOLVED** that a forum be formed. It was further **RESOLVED** that the forum would consist of the following members:

County Councillor David Lawrence  
Mid Beds District Councillor Mrs W Smith  
Town Councillors Mrs S Grayston and S Watkins; and  
3 members of the former Themed Group for Sport, Leisure and Recreation.

7. **ITEMS FOR INFORMATION**

a. **Planning Decisions**

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

8. **PUBLIC OPEN SESSION**

There were no matters discussed during the public open session.

