

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 10 JUNE 2008 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD, BIGGLESWADE

Present: Cllr G Wilson (Chair), Cllr D Albone, Cllr Mrs R Forbes, Cllr Mrs S Grayston, Cllr D Lawrence, Cllr Mrs J Lawrence, Cllr P Rook, Cllr R Skinner, Cllr Mrs W Smith, Cllr D Smith, Cllr P Vickers, Cllr T Woodward.

1. APOLOGIES

Apologies were received from Cllr Mrs R Kerfoot, Cllr S Watkins, Cllr P Woodward

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
Cllr T Woodward declared an interest in items **5a** and **5c** as listed on the agenda.
Cllr P Vickers declared an interest in item **5c** as listed on the agenda.
Cllr G Wilson declared an interest in item **5c** as listed on the agenda.

3. PUBLIC OPEN SESSION

There were no matters discussed during the public open session.

4. ELECTION TO THE OFFICE OF VICE CHAIR

It was **RESOLVED** that Cllr Mrs W Smith be appointed to the office of Vice Chair of the Planning Committee for the period 2008/2009.

5. PLANNING APPLICATIONS

a. 08/00749/FULL - 5 Mill Close, Biggleswade

Full: Loft Conversion with dormer window & balcony to rear.

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

b. 06/00136/FULL - 20 Hitchin Street, Biggleswade

Amendments: Revised layout & elevation plans

It was **RESOLVED** that the Town Council **OBJECT** to this application as they do not wish to see a loss of commercial/retail usage in the town in favour of residential usage and the proposed building is also out of character with the surrounding area.

c. 08/00851/FULL - Land rear of 1, St Andrews Close, Biggleswade

Full: Erection of 2no. 3 bed dwellings.

It was **RESOLVED** that the Town Council **OBJECT** to this application as it is considered to be an overdevelopment. Concerns were raised regarding access/floodplains and the proposed buildings are not in keeping with the surrounding areas.

d. 08/00778/FULL - Field North of Sheep Walk, Langford Road, Biggleswade.

Full: Renewal of planning permission 06/01982/Full for an additional 5 years for the change of use of land from agricultural to playing fields & for the use of part of site for emergency car parking 6 times a season.

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

- e. **08/00845/RM - Land South of Potton Road, Biggleswade**
Reserved Matters: Layout, scale, appearance and landscaping of 0.65km of internal roads & means of access to residential blocks 19, 20 & 21(pursuant to outline planning permission 03/01205/OUT dated 13.11.06)

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

- f. **08/00805/FULL – 12 Maple Close, Biggleswade.**
Full: Two storey & 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. **08/00892/FULL – 29 Nursery Close, Biggleswade.**

Full: Replacement of flat roofs with pitched & conversion of garage to store & bedroom.

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.

6. **ITEMS FOR CONSIDERATION**

a. **Bowling Green Maintenance Agreement**

Members were asked to approve a new maintenance agreement effective 1st July 2008. The monthly payment has increased from £553 to £575.39 which is a 3.89% increase, and set for the 3 year period.

It was **RESOLVED** that the Town Council raised no objection to the new maintenance agreement.

b. **BT's Proposal to re-align Payphone Provision**

Members were asked by Mid Beds District Council to consider notification from BT of its intention to remove 36 payphones located throughout the district not within 400m of another and has written to them as part of a formal consultation process regarding BT's current programme of proposed public payphone removals.

Before Mid Beds formally responds agreeing or objecting to each payphone removal it wishes to seek the views of Town & Parish Councils. Of the 36 payphones BT are proposing to remove, one is located in Biggleswade, i.e. Kitelands Road, and members views are requested.

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

c. **Biggleswade United Football Club - Proposed Perimeter Fencing**

Members were asked to consider the terms of the new lease for the Football Club, and previous plans as discussed with at the Planning Meeting of 8th January, for the development of Fairfield. A revised drawing showing the proposed perimeter fencing has been provided for member's approval before a planning application is submitted. The proposed plans were displayed at the meeting.

It was **RESOLVED** that the Town Council raise no objection to this application **PROVIDING** that adequate access be allowed for maintenance to the mobile telephone mast.

d. **Graffiti Boards - The Lakes**

Members were asked to consider a request by a regular user of the Graffiti Boards, that the boards at The Lakes be renewed as their condition has gradually worsened over the last few years. He believes that their renewal will cause the boards to be used properly and won't appear as unsightly as they do now.

It was **RESOLVED** that Cllr Peter Woodward would write a letter to a local Timber merchant to ask whether they are willing to support this and take on the responsibility.

e. **Pocket Park - Grass Cutting**

Members were asked to consider a request by Cliff Andrews of BRCC whether they would agree to the cutting of the footpath once per month for 4 months and a complete site cut at the end of the season. The Works Manager is happy to undertake this work and charges have provisionally been agreed with them.

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

f. **Street Naming & Numbering - 49 London Road and land to the rear of 88 The Baulk**

Members were asked to consider an application for street naming by Developers, but they are happy for the Town Council to choose a name for the development. Mid Beds wondered if it would be an idea to name the blocks after the past three Heads of Housing in memory of the Council being past owners of the site.

It was **RESOLVED** that the Town Council **OBJECT** to this suggestion, but put forward the name of:

DILLEY CROFT , and the blocks of flats to be numbered according.

7. **ITEMS FOR INFORMATION**

a. **Street Naming**

Members were informed by the District Council that the Developers have agreed to the Town Council's suggestions for the following sites:

123 Shortmead Street - North Gate Court
Land adjacent to 6 Church Street - Hilton Court

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

8. **PUBLIC OPEN SESSION**

There were no matters discussed during the public open session.

