

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 9 DECEMBER
2008 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON
ROAD, BIGGLESWADE**

Present: Cllr G Wilson (Chair), Cllr Mrs W Smith (Vice Chair), Cllr D Smith, Cllr P Woodward, Cllr P Rook, Cllr P Vickers, Cllr Mrs S Grayston, Cllr Mrs R Kerfoot, Cllr S Watkins, Cllr Mrs R Forbes, Cllr Mrs J Lawrence, Cllr R Skinner.
Rob McGregor – Works Manager
Juliet Brookes - Finance Assistant
Sue Crowther – Administration Assistant
Laura Hutchinson – Biggleswade Chronicle
Members of the Public - 7

1. APOLOGIES

Apologies were received from Cllr D Lawrence, Cllr T Woodward and Cllr D Albone

2. DECLARATION OF INTERESTS

(a) Prejudicial interests in any agenda item -

(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

A member of the public asked if there could be more detail on the public notice, when there is an invited speaker, stating the company name and content of the presentation.

The request was noted.

4. INVITED SPEAKERS

Jas bin Saleh and Derek Hoad from Browne Smith Baker, Architects, Michael Ruggieri from Developer Southfield Hathaway Properties and David Clifton from Clifton Properties presented their proposal for a mixed development at Bonds Lane and Foundry Lane, prior to submission for a planning approval application.

It was stated that the site had been an eye-sore for a long time and was in a good position near the Town Centre and transport links.

They would like to construct 801m² of commercial space on the ground floor which could be sub-divided into units, with residential properties for the over 55's at the back, as well as on the first and second floors.

The accommodation would consist of 39 units – 60% to be 2 beds and 40% to be 1 bed, 95% of these would be wheelchair accessible.

They plan to create positive feature buildings in a courtyard which would be pleasing to the eye with apartments overlooking the entrance, which would also be good for security.

There would be 14 parking spaces for residents, two thirds of which would be for disabled.

The traffic will stay as one-way, the footpath would be increased in size to 1.5m wide, separated from the main carriageway by bollards.

5. PLANNING APPLICATIONS

- a. 08/02170/TPO – The Lawns Early Excellence Centre, The Baulk, Biggleswade**
Tree Preservation Order: Phillyrea – Remove dead limb, thin crown by approximately 15% and remove deadwood.

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

- b. 08/02096/ADV - Petrol Filling Station, London Road, Biggleswade**
Advertisement Consent: 3 no illuminated canopy fascia signs, 1 no illuminated shop building fascia signs and 1 no illuminated pid pole sign.

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

- c. 08/02146/FULL – 81 Rose Lane, Biggleswade**
Garage side extension and new vehicular access to driveway and turning space.

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.

- d. 08/02138/FULL – 3 Pegasus Mews, Stratton Business Park, London Road, Biggleswade.**
Full: Erection of two storage containers. (Retrospective)

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

- e. 08/02150/ADV – Aldi Store & Car Park, Bonds Lane, Biggleswade.**
Advertisement Consent: 1 No. pole mounted & 1 no. H mounted shop sign both externally illuminated. (Retrospective).

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

6. ITEMS FOR CONSIDERATION

- a. Model Publication Scheme**

Council considered correspondence received regarding of the Model Publication Scheme from the Information Commissioner's Office. This document cannot be modified. A copy is attached to this agenda as well a copy of the Freedom of Information Act and a copy of Parish Council Guide to Information to be published.

It was **RESOLVED** that this scheme be adopted.

- b. Beds County Council – Christmas Drink Drive campaign**

Council considered correspondence received from Beds County Council, Road Risk Manager, Bill Brady, requesting permission to erect a table somewhere in the Town Centre between 12pm-2pm on Friday 19 December. They will be giving away Road Safety material accompanied by some costumed characters.

They will also be walking around giving out free prize draw leaflets on 11 December between 12pm-2pm to encourage awareness of the Drink Drive message, but do not need any space to carry this out.

It was **RESOLVED** that permission be granted.

7. ITEMS FOR INFORMATION

a. Biggleswade United Football Club

Town Council received minutes from the Biggleswade United Football Club Committee meeting held on 13 October.

It was **RESOLVED** that this be noted.

Cllr Mrs W Smith stated that no representative from Town Council was present at the meeting as the date had been changed and Councillors were not informed, but that they would be informed in the future of any alterations.

b. Street naming and numbering- 25 and 27 Hitchin Street, Biggleswade

Council received correspondence from Mid Beds District Council informing Council of the postal addresses for new dwellings that are under construction at 25 and 27 Hitchin Street.

It was **RESOLVED** that this be noted.

c. Planning Decisions

Council Decision

i	08/01776/FULL - UK Kebab House	APPROVED	No objection
ii	BC/CC/2008/33 – Land West of Beauford Farm (Construction of surface water balancing pond and associated works for flood attenuation).	APPROVED	No objection
iii.	08/01928/FULL – 82 Holme Court Avenue.	APPROVED	No objection

It was **RESOLVED** that these be noted.

d. Market

Council were informed that there will not be Charter Market on Saturday 27 December, as the Market Superintendent has informed Council that only 2 stall holders would be able to trade that day.

The stall holders will not be charged.

The Market will resume on Saturday 3 January 2009.

It was **RESOLVED** that this be noted.

8. PUBLIC OPEN SESSION

A period of up to 15 minutes is permitted to allow members of the public to ask questions pertaining to matters listed on this agenda.

There were no matters discussed during the public open session.

9. CONFIDENTIAL BUSINESS

That in view of the confidential nature of the business to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they are instructed to withdraw.

