

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 14 APRIL 2009 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD, BIGGLESWADE

Present: Cllr G Wilson (Chair), Cllr Mrs W Smith, Cllr Mrs J Lawrence, Cllr D Lawrence, Cllr T Woodward, Cllr P Woodward, Cllr P Vickers, Cllr S Watkins, Cllr Mrs R Forbes, Cllr Mrs S Grayston, Cllr Ms R Kerfoot, Cllr D Albone, Cllr R Skinner, Cllr P Rook (late arrival)
Rob McGregor – Works Manager/Deputy Town Clerk
Juliet Brookes – Finance Assistant
Sue Crowther – Administration Assistant
Cliff Andrews – Green Infrastructure Team Leader

1. APOLOGIES

Apologies were received from Cllr D Smith

2. DECLARATION OF INTERESTS

(a) **Prejudicial interests in any agenda item** - There were no prejudicial interests declared.

(b) **Personal interests in any agenda item** – There were no personal interests declared.

3. PUBLIC OPEN SESSION

There were no items discussed during the public open session.

4. Invited Speaker

a. Cliff Andrews, Green Infrastructure Team Leader & Greensand Leader Programme Manager presented the GI plan and is seeking Town Councils endorsement.

The Green Infrastructure Plan has been produced by local residents for Biggleswade Town Council and Central Bedfordshire Council with guidance and facilitation supplied by BRCC.

To gather information from residents 2 workshops and one open session were held during February and March. Not as many people attended as expected but the quality of the input formed the basis of the GI Plan.

The next step is one more event at Stratton School as is felt that lower ages are under-represented. It is hoped to take the plan to 6th form for comments and ideas.

The following aspirations have been identified as the priorities with most popular listed first:

Priority 1. Create 'Town and Country Park' including woodland walk, nature reserve, picnic area, boating lake, etc. Consider restoration of river to create a more natural setting.

Priority 2. Extend proposed linear park to the east of watercourse, extending Biggleswade Common southwards to enhance eastern section of Biggleswade Green Wheel.

Incorporate a sports, leisure and community complex into southern end of proposed linear park extension as part of Biggleswade Green Wheel

Priority 3. Extend linear woodlands westward.

Priority 4. Extend Biggleswade Common (Shortmead Common) southwards

Priority 5. Create woodland belts and meadow areas as habitat links and green corridors to create southern section of 'Green Wheel'

The plan would never be 'final' as it would constantly be revised and altered.

Councillors agreed to endorse the Plan in principle only at this stage.

5. **PLANNING APPLICATIONS**

a. **BC/CM/2009/11 – R & R House, Normandy Lane, Stratton Business Park.**

Proposal: Change of use from B1 to mixed B1 and waste electrical & electronic equipment (WEEE) processing.

It was **RESOLVED** that the Town Council raise no objection to this application but would like to obtain more information regarding the nature of the electrical and electronic equipment.

b. **09/00496/FULL – 131 Sun Street, Biggleswade**

Full: Single storey front & side 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 CBC 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. **09/00507/FULL – 9 Chapel Fields, Biggleswade**

Full: Erection of 2 no. 1 bed flats.

It was **RESOLVED** that Town Council **OBJECT** to this application as this proposal by reason of its size, design and siting would result in an undesirable and unacceptable form of development such that it would have an overbearing impact on the amenities of the occupiers at no 10 Chapel Fields: as such the proposal is contrary to Policy DPS5 of the Adopted Mid Beds/Central Bedfordshire Local Plan 2005.

d. **09/00507/FULL – 21 Hawesmere Close, Biggleswade.**

Full: Part single storey part two 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.

e. **09/00549/FULL – 5 Derwent Avenue, Biggleswade.**

Full: Two storey side extension.

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

f. **09/00459/TPO – 1 Cooks Way, Biggleswade**

TPO: Works to trees as per submitted schedule.

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

6. ITEMS FOR CONSIDERATION

a. 'Easy Access' paths in Biggleswade

Members received correspondence from Cliff Andrews, Green Infrastructure Team Leader & Greensand Leader Programme Manager, informing Council that Beds CC have requested that an exercise be carried out looking at the provision of 'Easy Access' paths in Biggleswade.

A basis audit has already been undertaken of the paths in Biggleswade, identifying those which are already considered to be existing 'easy access' paths (shown in green on the attached map) and those paths believed to have the potential to become 'easy access'. They are seeking input from Town Council into this work.

Mr Andrews informed Council that the paths marked in orange on the map could be made up to the same standard as paths marked in green, Central Bedfordshire Council have asked which paths are seen as priority, with the input of the local community. Green standard was not the same as Disabled Access.

Mr Andrews said he would welcome any comments by the end of the month.

b. Request from Easyjive dance club

Members considered a request from Easyjive dance club to publicise their classes in Sandy held every Tuesday evening. They would like to dance in Market Square on Saturday 25 April from approximately 12.30 to 3.30pm.

It was **RESOLVED** that the Town Council raise no objection to this request but agreed that the Market Superintendant should be consulted.

c. Fairfield Recreation Ground Pavilion

Further to the Public Land and Open Spaces held on 3 March 2009, Council have obtained quotation for work to be carried out at Fairfield Recreation Ground Pavillion. Members are asked to consider these quotations.

Cloakroom

- a. £716.00 + vat
- b. £1,690.00 + vat
- c. £ See Quote (C) Below.

Shower Room

- a. £7,160.00 + vat
- b. £6,655.00 + vat
- c. £6,890.40 + vat to include Cloakroom

Kitchen

- a. £5,682.50 + vat
- b. £6,920.00 + vat
- c. £5,616.60 + vat

Windows & Doors

- a. £12,028.75 + vat
- b. £11,550.00 + vat
- c. £9,350.00 + vat

Demolition of Social Club

- a. £6,325.00 + vat
- b. £3,685.00 + vat
- c. £7,909.00 + vat

Social Club Toilet Block

- a. £11,934.00 + vat + £5,556.50 + vat
- b. £13,720.00 + vat
- c. £22,028.60 + vat

It was **RESOLVED** that the following quotations be approved:

Cloakroom/Shower Room –	Quotation C
Kitchen -	Quotation C
Windows & Doors -	Quotation C
Demolition of Social Club -	Quotation B
Social Club Toilet Block -	Quotation B

Town Council are to apply for 106 monies from Central Bedfordshire Council for £25,234.60 and the remainder of £14,027.00 is to be funded from the Developers Contributions Fund.

7. ITEMS FOR INFORMATION

a. Planning decisions

Council decision

i. 08/02369/ADV – Bingo Hall, Station Road	REFUSED	Object
ii. 08/02146/FULL – 81 Rose Lane	APPROVED	No objection
iii. 08/02138/FULL – 3 Pegasus Mews, Stratton Business Park	APPROVED	No objection
iv. 08/01272/FULL – The Black Bear, 10 Hitchin Street	WITHDRAWN	Object
v. 09/00018/FULL – 58 Windermere Drive	APPROVED	No objection
vi. 08/02317/FULL – 21 Palace Street	APPROVED	No objection
vii. 09/00106/LDCP – 6 Sutton Avenue	GRANTED	
viii. 09/00310/AG – Stratton Farm, London Road	prior approval not required	
ix. 09/00131/FULL – Land Adjacent to Toybox Nursery	APPROVED	Object

It was **RESOLVED** that these be noted but that a letter be sent to Central Bedfordshire Council regarding planning application **09/00131 – Land Adjacent to Toybox Nursery**, seeking compensation as there is a covenant in place on this land.

b. Thank you letter from The Royal Anglian Regiment

Members received correspondence from The Royal Anglian Regiment to thank Council for the hospitality shown to them on the evening of 10 March at Town Council Chambers.

Cllr Mrs W Smith thanked Town Council staff for all their hard work in making the evening a success.

Cllr P Woodward informed Members that he had been invited to a 'Beating Retreat and Reception' by the Royal Anglian Regiment on 16 May, when he planned to present them with a commemorative plaque to mark the occasion of their visit to Biggleswade Town Council Chambers.

c. Update from Public Land and Open Space meeting held on 3 March 2009 – item 4g - Biggleswade Common Draft Constitution

At the Public Land and Open Space meeting held on 3 March it was agreed Town Council object to the proposed draft constitution. Following a letter from Town Council, Woodfines Solicitors have replied to report that the form of the Constitution has been discussed and one minor amendment has been made.

This was to clause 6.1 where it was suggested and agreed that decisions were to be made on the basis of a quorum being present and representing the holders of at least 36 of the Common Rights.

This replaces the previous provision where there was a requirement that the number of Common Rights represented had to be 33% of the total. It was felt that this change would more clearly represent the position as 33% of 108 is 35.64.

A copy of The Fen Reeves of Biggleswade Common Constitution is available for Members to view in Town Council offices.

It was **RESOLVED** that a letter be written to Central Bedfordshire Council or Woodfines solicitors to ascertain who owned the 36 Common rights.

d. Common Registration Act 1965 – Biggleswade Common Common CL19 – Transfer of Rights

Members received a formal notice of application for the transfer of rights of common at Biggleswade Common.

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

e. Constitution for Biggleswade Town Plan steering committee

Town Council received a copy of the Constitution for Biggleswade Town Plan steering committee.

It was **RESOLVED** that this be noted but requested that the term 'On behalf of the Town Council' be removed from the first line as this group works independently, although any plan written by the group ultimately has to be endorsed by Town Council.

Cllr Mrs S Grayston said she would ask for this to be removed from the Constitution.

f. The end of Bedfordshire County Council

Members received correspondence commemorating the end of Bedfordshire County Council. A book has been received as well as a commemorative medallion; both are in Town Council offices for Members to view.

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

g. Minutes of CCTV Liaison meeting held on 12 March 2009

Members received a copy of the minutes of the CCTV meeting held on 12 March 2009.

It was **RESOLVED** that this be noted but felt that Biggleswade is under represented with only one person on the Committee.

Councillors questioned with 19 incidents and only 1 arrest as to the effectiveness of CCTV cameras and would appreciate feedback.

h. Update from Planning meeting held on March 17 – item 6c – Tree Preservation order no 1. 2009

Cllr Mrs Jane Lawrence asked whether the Town Council could check that the trees within the grounds at Beaumont Nursing Home and the Lime Trees at the front of the church are included in the above Tree Preservation Order.

Further to the letter from Town Council, correspondence has been received from Mid Beds District Council informing Members that the Churchyard is one that is listed a Closed Churchyard so all treework should be authorised and monitored by them. The Oaks and other trees to the rear of Beaumont House are in a Conservation Area and are protected in a similar manner with penalties and obligations. They have sent a letter to Beaumont House as a reminder of this.

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

i. Notice of works to trees in a Conservation Area

Correspondence has been received from Central Bedfordshire informing Council of works to trees in a Conservation Area, at 43 London Road, Biggleswade.

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

8. PUBLIC OPEN SESSION

There were no items discussed during the public open session.