

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 9 JUNE 2009 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD, BIGGLESWADE

Present: Cllr George Wilson (Chair), Cllr Mrs J Lawrence, Cllr D Lawrence, Cllr Mrs W Smith, Cllr D Smith, Cllr P Woodward, Cllr T Woodward, Cllr S Watkins, Cllr P Vickers, Cllr Mrs S Grayston, Cllr D Albone, Cllr Ms R Kerfoot, Cllr R Skinner.
Rob McGregor – Works Manager/Deputy Town Clerk
Sue Crowther – Administration Assistant
Members of the Public - 1

1. APOLOGIES

Apologies were received from Cllr Mrs R Forbes.

The Town Mayor, Cllr George Wilson informed the Committee that on 28 May 2009 Cllr Peter Rook was suspended from serving as a Town Councillor by the Standards Sub Committee for a period of two months from that date.

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. PLANNING APPLICATIONS

a. CB/09/00939/ADV – St Georges Hall, 67 High Street, Biggleswade

Advertisement Consent: Metal lettering above existing entrance door to read 'Georges Hall Bar & Restaurant'

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

b. CB/09/00938/FULL – St Georges Hall, 67, High Street, Biggleswade

Full: Conversion & change of use of existing upper floors into a Bar/Restaurant with a new replacement mezzanine floor.

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

c. 09/00727/FULL – 18 The Rowlands, Biggleswade

Full: Front porch

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 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. 09/00991/FULL – 98 Dells Lane, Biggleswade

Full: First floor side/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 CBC in their deliberations. In addition, the 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. 09/00900/Full – 3 Furzenhall Road, Biggleswade

Full: Two storey side and first floor 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 CBC in their deliberations. In addition, the 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. 09/00779/FULL – 20 Boddington Gardens, Biggleswade

Full: Two storey side extension, bay window to front with canopy over door and single extension and conservatory 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 CBC in their deliberations. In addition, the 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. 09/01043/FULL – 35 Stratton Way, Biggleswade

Full: Demolition of existing garages and erection of two storey side extension to form 1 no. 1 bed annexe

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 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.

h. 09/01025/FULL – 6 Banks Road, Biggleswade

Full: Conservatory 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 CBC in their deliberations. In addition, the 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.

i. 09/01051/FULL – 8 Wilsheres Road, Biggleswade

Full: Replace existing flat roof with pitched roof to front and side and infill extension at 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 CBC in their deliberations. In addition, the 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.

5. ITEMS FOR CONSIDERATION

a. Quotes to repair potholes in road way.

Members considered 2 quotes to repair potholes in road way, Mountstar Metals.

Quote A - £1845.00 ex VAT

Quote B - £2157.60 ex VAT

It was **RESOLVED** that Quote **A** be accepted **PROVIDING** that the final cost does not exceed the amount quoted.

b Requests for Market stall on Biggleswade Market

Members considered two requests for a market stall on Biggleswade Saturday market on 20 June 2009.

The first is from Central Bedfordshire who would like to promote 'Real Nappy Week' on the Market. They will be launching Recycle Week (which runs from 22-28 June), in conjunction with Preen Furniture Bank, who will be providing the Reuse Room. They have requested a space approx 20' x 10' if possible to enable them to set up two reuse rooms (such as kitchen and living room)

The other request is from the Safety Community Group to have a stall on 20 June as it is Neighbourhood Watch Week 15-21 June. They have requested space to park a Police Car and a small display stand. Members of the Group and probably the PCSO's will be giving out leaflets and talking to the public.

The Market Superintendant is able to facilitate these requests.

It was **RESOLVED** that these requests be granted.

c. Request from Rainbow Pre-School

Members considered a request from Rainbow Pre-School to hold their annual Teddy Bears Picnic to raise much needed funds for new equipment and toys. They would like to hold the event on Friday 17 July and have requested to use the grassed area in front of the football club in Fairfield Road, as they have done previously.

It was **RESOLVED** that this request be granted.

d. Biggleswade Town Council Lighting Maintenance

Before the Unitary Authority change from Bedfordshire County Council to Central Bedfordshire, Amey (Bedfordshire Highways) carried out the maintenance on street lighting in Biggleswade. They would like Council to inform them as to whether this is to continue.

The rate for maintenance from 1 April 2009 – 31 March 2010 would be £2,615.43 (plus VAT)

The rate includes the following:

1. Minor repairs – a yearly lump sum of £2615.43 (plus VAT). This includes for visits and parts for minor repairs such as the replacement of lamps, ballasts, photocells, igniters, capacitors, fuses and re-setting clocks.
2. All other repairs – this includes visits and parts for vandalism repair, accidental damage, upgrades or major parts such as new lanterns, outer bowls, re-wires, new columns or painting. Quotations would be submitted for approval before any repairs are undertaken, this does not include call-outs as these rates are as per their contract with Central Bedfordshire Council Unitary Authority. Faults would be attended within 10 day of being reported, where possible.

It was **RESOLVED** that this contract should continue with Amey.

e. Request from Hitchmead School

Town Council considered a request from Hitchmead School for a stall on the Market on Saturday 13 June and Saturday 20 June to ask the public to sign a petition with regards to the school closure.

The Market Superintendant can accommodate them on both days.

It was **RESOLVED** that permission be granted and that a letter of support be sent to Hitchmead School to show Town Council's support in their fight to keep the school open.

6. ITEMS FOR INFORMATION

a. Planning decisions

Council decision

i. 09/00173/FULL – 57 High Street	APPROVED	No objection
ii. 09/00445/LDCP – 11 Primrose Close	GRANTED	(Decision notice only rec'd)
iii. 09/00549/FULL – 5 Derwent Ave.	APPROVED	No objection
iv. 09/00247/RM – Land South Of, Potton Road	RESERVED MATTERS	No objection
v. 09/00409/FULL – 32 Sun Street	REFUSED	No objection
vi. 09/00423/FULL – 9 Chapel Fields	APPROVED	Object

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

b. Appeal decisions

i. 08/01115/FULL – 66 & 68 Sun Street	DISMISSED	No objection
ii. 07/01980/FULL – 81 The Rowlands	DISMISSED	Object

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

c. Street Lighting Improvement works – Hitchmead Road, Biggleswade

Town Council has received notification from Amey that lighting columns in Hitchmead Road have been selected for replacement by Bedfordshire Highways owing to their deteriorated condition and age. The local residents have been notified of the works which are programmed to take place during June/July 2009.

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

d. Bedfordshire Police Newsletter

Council has received a copy of the Safer Neighbourhood Team Newsletter from PC Ian Wilson and a copy is attached to this agenda.

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

7. PUBLIC OPEN SESSION

Cllr Peter Rook asked whether the local political parties had paid for their Market stalls in the run-up to the recent elections.

Both parties said they were waiting for an invoice.

