

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 12 JANUARY 2010 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD, BIGGLESWADE

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

1. APOLOGIES

Apologies were received from Cllr Mrs J Lawrence and Cllr Ms R Kerfoot.

2. DECLARATION OF INTERESTS

(a) Prejudicial interests in any agenda item - Cllr PF Vickers registered an interest as a member of the Central Bedfordshire Management Development Committee in respect of planning applications listed on the agenda.

Cllr P Woodward declared an interest in item 4f as listed on the agenda.

(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/09/06864/FULL – 9 Boddington Gardens, Biggleswade.

Full: Single storey rear extension following the demolition of part existing 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 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.

b. CB/09/06860/FULL – The Lodge, Dunton Lane, Biggleswade.

Full: First floor 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.

c. CB/09/06874/CA – 23 to 31, London Road, Biggleswade.

Conservation Area Consent: Demolition of all existing buildings.

It was **RESOLVED** that the Town Council raise no objection to the design and style of this application **BUT** ask for clarification from Central Bedfordshire Council regarding the ratio of private housing and affordable housing on the site as Council believes that 30% affordable housing is the accepted recommended level.

d. CB/09/06874/CA – 23 to 31, London Road, Biggleswade.

Conservation Area Consent: Demolition of all existing buildings.

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

- e. **CB/09/06868/RM – Land South of Potton Road, Biggleswade.**
Reserved Matters: The provision of footpath/cycleway links between Road 2(south) and Eagle Farm Road 1 (north) and bridleway 28 (pursuant to outline planning permission MB/03/01205/OUT).

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

- f. **CB/09/06770/FULL – Stratton School Farm, Eagle Farm Road, Biggleswade.**
Full: Refurbishment of school barns and erection of butchery & laboratory, store, office & classroom.

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

- g. **CB/09/07056/FULL – 15 Fennel Drive, Biggleswade.**
Full: Loft conversion with two dormers to front & three dormers 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.

5. **ITEMS FOR CONSIDERATION**

a. **The Lakes football pitches**

Members received correspondence from a resident of Biggleswade whose son uses the football pitch at the Lakes off Windermere Drive. She is complaining about the amount of debris on the pitch, and says that she usually checks the pitch before the match to ensure that it is clean and safe for the children to play on.

For the last couple of months she had to clean up dog foul from the pitch and last week, she had to remove used condoms. In November there was a lot of firework debris and empty cans of bottles of beer. She also states that at the beginning of the season, when parents were 'scouring' the pitch there were sheers of broken glass all over the pitch and that it was evident that bottles had been on the pitch when the grass was cut.

She says that as they pay for the use of this pitch and the lengths they have to go to on weekly basis to ensure the pitch is safe for the children to play on, that this situation is unacceptable.

She is requesting that as a matter of urgency, Town Council repair the fences and gates around the periphery of the pitches as there are many holes around the site which allow dogs to stray onto the pitch.

Also, she feels that the pitches should be locked and all football teams be allowed a key to unlock the area, as they do the changing rooms, when playing games, therefore restricting access to the general public at other times.

It was **RESOLVED** that a reply be written to inform the resident that as this area is a public recreation ground Council is unable to lock the pitch area. The Lakes pitch used to be a bottle dump, therefore glass works its way through, but the ground staff regularly roll and slit the ground to help eliminate the problem, although due to the weather conditions of the last few months no grass cutting has been possible.

The ground staff have been working on Saturday mornings to clear the pitches of rubbish and debris to make the area safe for matches to take place.

The fences have been repaired on numerous occasions, and become vandalised in no time at all, but the Police have been asked to monitor the area.

b. Central Bedfordshire Council Draft Private Sector Housing Renewal Policy

Central Bedfordshire Council has contacted Council informing of an informal consultation. They have to adopt a policy in respect of grants of loans for improvement of housing in this area, by the end of March 2010.

The issues and options for the Renewal Policy were accepted by Overview and Scrutiny Committee in October 2009 and the draft policy (attached) was signed off by Director of Social Care, Health and Housing.

The general aim of the policy is to prioritise any funding that the Council may provide towards specific needs and they have requested comments from Members.

It was **RESOLVED** to inform Central Bedfordshire Council that Members felt that this policy would have little impact on Biggleswade Town Council.

6. ITEMS FOR INFORMATION

a. Street naming and numbering for 95 dwellings - Site 2 Land South of Potton Road, Biggleswade

Central Bedfordshire Council has confirmed the addresses for the above dwellings and a copy was attached to the agenda.

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

b. Parent Partnership Service

Members received a copy of the first newsletter from the new Central Bedfordshire Parent Partnership Service.

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

c. Members' Customer bulletin for period 09/11/09 to 06/12/2009

Members received a copy of Members' Customer bulletin for period 09/11/09 to 06/12/09.

It was **RESOLVED** that this be noted, but that a letter be written to Highways to ask if the reports are used for financial planning and repairs programming, and also to inform of problems with gullies in The Baulk and Boddington Gardens that need to be addressed, as the water does not drain into the drains.

d. Temporary Closure – Biggleswade; Parts of Footpath Nos 25, 26 and 27

Central Bedfordshire Council informed Council of temporary closures of footpaths nos 25, 26 and 27 to enable development works on the land east of Biggleswade to take place. These closures are expected to take place from Monday 4 January 2010 for up to six months.

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

e. A1 Trunk Road – Provision of Maintenance Hardstandings

CarillionWSP have written to Town Council on behalf of Highways Agency informing that they will be starting work shortly to provide maintenance hardstandings on the A1 between Buckden and Langford commencing on the evening of Monday 15 February 2010 and are due to be completed by the morning of Saturday 10 April 2010. The hours of work will be from Monday to Friday nights between 8pm and 6am.

The works will involve the construction of 10 hardstandings required for safe access for maintenance of the highway lighting and will be constructed at Brampton, Buckden, Tempsford, Sandy, Seddington, Biggleswade and Edworth

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

f. **Biggleswade History Society Newsletter**

Town Council has received a copy of the Biggleswade History Society Newsletter for December 2009, and a copy is attached to this agenda.

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

g. **Hackney Carriage Stands – Central Bedfordshire**

Central Bedfordshire Council has replied to Town Council's letter dated 9 December 2009 regarding the above item. They thank Council for the views, and say that they will be taken into account when the matter is further discussed in the New Year.

On January 13 2010, new regulations/conditions are being considered by the Regulation Committee for the Central Bedfordshire District and copies will be forwarded as soon as they are printed.

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

h. **Notice of Intended Entry onto Land**

The Environment Agency has written to Council informing of their intended entry onto land at Biggleswade mill channel for the purpose of carrying out maintenance work, commencing on 14 January and finishing within 4 weeks, subject to weather conditions and to emergency actions necessary elsewhere.

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

7. **PUBLIC OPEN SESSION**

There were no items discussed during the public open session.