

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 9 MARCH 2010 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD, BIGGLESWADE

Present: Cllr G Wilson (Chair), Cllr Mrs J Lawrence, Cllr D Lawrence, Cllr T Woodward, Cllr S Watkins, Cllr Mrs R Forbes, Cllr Mrs S Grayston, Cllr D Albone, Cllr Mrs R Kerfoot, Cllr P Rook, Cllr R Skinner
Juliet Brookes – Finance Assistant
Sue Crowther – Administrative Assistant
Sam Caldbeck – Central Bedfordshire Council
Adrian Clothier – Amey – Highways Department

1. APOLOGIES

Cllr Mrs W Smith, Cllr D Smith, Cllr P Vickers and Cllr P Woodward.

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.

3a. INVITED SPEAKER

Sam Caldbeck from Central Bedfordshire Council and Adrian Clothier from Amey Highways Department carried out a presentation to Members regarding the proposed new road layout at the junction of The Baulk and London Road, Biggleswade.

Members listened to the presentation and whilst in agreement that the junction needs improving, asked that the following amendments are made to the plans:

1. The pedestrian crossing to be moved further south along London Road (2 metres beyond the Bus Stop)
2. In the interest of safety, the cycleway to be moved from Crab Lane to Chestnut Avenue
3. The flowerbeds in front of Stratton House Hotel to remain as they are.

Also requested:

1. Drainage along the High Street to be improved as a matter of urgency, as this area floods regularly.
2. An additional pedestrian crossing along The Baulk, outside the Library.

Adrian Clothier requested that Town Council write to Amey with these observations.

Cllr G Wilson asked that Town Council be sent a copy of any revised plans.

4. PLANNING APPLICATIONS

a. CB/10/00428/LB – 40 Shortmead Street, Biggleswade

Listed Building Consent: Repositioning of flue to rear (Retrospective) and replacement conservatory to side elevation.

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

b. CB/10/00527/FULL - 43 High Street, Biggleswade

Full: Change of use to fish & chip shop and insertion of external extractor flue.

It was **RESOLVED** that Town Council **OBJECT** to this planning application as it would be the loss of a valuable retail unit.

- c. **CB/10/00546/RM – Land South of, Potton Road, Biggleswade**
Reserved Matters: The provision of footpath/cycleway links between Road 2 (south) and Eagle Farm Road & Road 1 (north) & bridleway 28 (pursuant to outline planning permission MB/03/01205/OUT).

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

- d. **CB/10/00629/FULL – 19 Berkeley Close, Biggleswade.**
Full: Single storey 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. **CB/10/100480/SE73 – Unit 2, London Road Trading Estate, London Road, Biggleswade**
Section 73: The variation of condition 1 on planning permission **07/MB/94/1418** to allow the ancillary retail sale of food goods from 150 sq m of the unit.

It was **RESOLVED** that Town Council **STRONGLY OBJECT** to this application as it would undermine the Town Centre shops.

5. **ITEMS FOR CONSIDERATION**

a. **Stratton School Golf Day**

Red Hill events have been asked by Stratton School to run a golf day to raise funds for the refurbishment of their School. The day is being held at Chesfield Downs Golf on Wednesday 14 April 2010. To ensure as many people as possible attend the event, they are asking if there is any way in which Town Council could help raise awareness of the event, and also if Town Council are interested in supporting the day.

It was **RESOLVED** that the event is advertised on Town Council's website and that the school needs to apply for a grant at the appropriate time.

b. **Chlamydia screening in Biggleswade**

Brook health service for the under 25's in Bedfordshire. would like to carry out some Chlamydia Screening events in Biggleswade as part of the overall outreach campaign taking place in Bedfordshire. The aim is to reach young people who may have not yet had the opportunity to be screened for Chlamydia through school, college etc.

Chlamydia is the most commonly diagnosed sexually infection among the under 25's, often there are no symptoms, but testing and treatment are simple. If left untreated can lead to infertility and other complications for both men and women.

They will have a promotional stand and table to encourage young people aged between 15 – 24 years old to be screened in exchange for an incentive e.g. mobile phone cover/fold up hairbrush/mirror/

They are requesting for the events to take place on two of the following dates; 13, 20, or 27 March from 12-4pm in the Market Square, but will not interfere with the Saturday Market.

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

c. **Application for Premises Licence – Pizza Town, 58 High Street, Biggleswade**

Correspondence has been received from Central Bedfordshire Council informing that an Application for Premises Licence has been made by Pizza Town, 58 High Street, Biggleswade and has asked for Town Council's comments by **26 March 2010**.

Central Bedfordshire Council has asked that this notice of application is disregarded by Members as it should be a **variation of existing licence** and that a new notice will be sent to Town Council for consideration in due course.

6. **ITEMS FOR INFORMATION**

a. **Temporary Road Closure – Crab Lane, Biggleswade**

Central Bedfordshire Council have written to Town Council informing of a temporary road closure at Crab Lane from Monday 15 March 2010 until Friday 24 April 2010, to allow bridge repair works to take place.

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

b. **Biggleswade History Society Newsletter**

Town Council have received a copy of Biggleswade History Society Newsletter and a copy is attached for information.

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

c. **Planning decisions**

Council decision

i. MB/09/00409/FULL – 32 Sun Street, Biggleswade - Appeal Dismissed No Objection

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

d. **Members' Customer Service Bulletins (Amey)**

Town Council has received Members' Customer Service Bulletins for the periods 21/21/09 to 17/01/10 and 18/10/10 to 14/02/10 and copies are attached to this agenda.

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

e. **Update on item 6e Planning Meeting – 12 January 2010**

Further to the letter dated 12 February 2010, from CarillionWSP, informing of roadworks to provide maintenance hardstandings on the A1 between Buckden and Langford, they have written to Council to advise that due to unforeseen circumstances these works have been delayed. They will contact Council again when the start of work dates have been finalised.

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

7. **PUBLIC OPEN SESSION**

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