

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

**Present:** Cllr Mrs W Smith (Chair), Cllr D Smith, Cllr Mrs J Lawrence, Cllr D Lawrence, Cllr P Woodward, Cllr P Vickers, Cllr S Watkins, Cllr Mrs R Forbes, Cllr Mrs S Grayston, Cllr R Skinner, Cllr P Rook, Cllr D Albone  
Rob McGregor – Town Clerk  
Sue Crowther – Administrative Assistant  
Nick Shaw- CBC  
Sam Caldbeck – CBC  
Adrian Clothier – AMEY  
Piotr Bogusiewicz – AMEY  
Members of the Public - 3

**1. APOLOGIES**

Apologies were received from Cllr G Wilson and Cllr T Woodward

**2. DECLARATION OF INTERESTS**

**(a) Prejudicial interests in any agenda item -**

**(b) Personal 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.

**3. PUBLIC OPEN SESSION**

The Town Mayor, Cllr Mrs Wendy Smith, brought item 5c forward to enable the representatives from CBC and Amey to address the meeting regarding improvements to the junction of The Baulk/London Road.

Nick Shaw, from CBC said that improvements to this junction are part on the Safer Routes to School project which aims to encourage walking, cycling and to reduce cars on the road. They plan to work with schools and parents.

Adrian Clothier said that the improvements are to include 20mph to Elm Road, a Zebra crossing east of Dells Lane, 20mph at junction of Eagle Farm Road/Drove Road, mini roundabout at Elm Road to be part of 20mph area. There would be crossings either side of Drove Road as well as speed humps.

Cllr Mr J Lawrence said that she thought that the cycle route was to be through via Chestnut Avenue instead of Crab Lane.

Adrian Clothier replied that this route is promoted by the CBC Cycle Officer.

Cllr Mrs J Lawrence said that at the last Council meeting that if the A1 is blocked, all the traffic is re-directed through Biggleswade, including articulated lorries, and if there is a Cycle route, it would make the traffic even worse.

Adrian Clothier replied that based on analysis regarding articulated vehicles, a Cycle route would not make any difference.

Cllr Mrs W Smith asked if Town Council comments would be taken back and adjustments made accordingly.

Adrian Clothier replied yes.

Cllr D Lawrence said that this in one road in the Safer Routes to School scheme, Lawnside School should be included.

Adrian Clothier replied agreed that this should be looked at, but the budget won't stretch at this time.

Cllr D Lawrence said that whilst these plans help to protect Secondary students, it is not protecting Primary school children.

Stratton School students cross Drove Road where there is blind spot, a crossing is needed that is not in a blind spot.

Cllr Mrs S Grayston said she would be grateful if the crossing in London Road could be moved, it's not just Lawnside School that is affected there are 3 educational units in this area and many of Ivel Valley School students are in wheelchairs or have physical disabilities and must be top priority.

Adrian Clothier replied that other measures would be looked at and he would check and confirm if there is 106 money available.

Cllr D Albone agreed with Cllr Mrs S Grayston that a crossing is needed in the Baulk, he supports original cycle route and widening of the pavement. Crossing Drove Road round a corner is very difficult at present for articulated vehicles to negotiate and needs to be looked at.

Cllr P Woodward said that he regularly drives along Drove Road/Eagle Farm Road and at times its absolute chaos, turning right is horrendous the traffic gets backed up. A roundabout at the junction of Drove Road/Eagle Farm Road would stop congestion and a zebra crossing is needed in Drove Road. A roundabout at Elm Road junction would not ease congestion; it would be safer at Drove Road.

Adrian Clothier said that the idea of the roundabout at Elm Road junction is to slow the traffic down. Drove Road/Eagle Farm Road junction would be a double roundabout.

Cllr P Vickers what timescale is to be applied to these improvements.

Adrian Clothier said that they hope to have a Public Consultation before Christmas 2010.

Cllr P Vickers said that once the main road on the new development is completed, the traffic problems in Drove Road should be significantly reduced.

Member of the Public, Martin Thomas said that we must ensure that the town centre doesn't become traffic bound. This situation existed in late 90's, we have come full circle. We must look at the wider picture. There will be so many junctions within one roundabout, these need to be investigated by CBC. Wider kerbs would be a problem, 3 metres is no good for Lorries. With regards to Back Street to Dells Lane junction, reverse Back Street and get rid of one junction at Dells Lane, this might be worth looking at. The town will be damaged by widening kerbs.

Member of the Public, Hazel Ramsey said that Dells Lane is a dangerous road, and parking is a big problem in London Road and Back Street. A cycle path in London Road won't work. If traffic is held up on London Road they will use Holme Court Avenue as an alternative, this includes Lorries as well as cars, which then causes a hold up at the junction of Dells Lane/London Road.

Adrian Clothier replied that with the speed limit of 20mph, the cycle route will be safe.

Nick Shaw said that the children will be taught in schools about road safety.

Hazel Ramsey replied that regardless of the speed limit, cyclists still have to work their way through the parked cars. Motorists regard cyclists as a nuisance.

Martin Thomas said that traffic would be safer if travelling in one direction only.

Nick Shaw replied that if there is no opposing traffic, the vehicles will travel faster and this will make it more dangerous for pedestrian crossings.

Adrian Clothier said that this needs to be a controlled environment, but will be bound by available funding

Cllr Mrs W Smith said that people don't always agree with the experts and hoped that the representatives would consider Town Councils concerns regarding the 20mph area and the cycle path and asked what the next step would be.

Nick Shaw replied that the next step is a Public Consultation.

Cllr Mrs W Smith asked if there is going to be a public display in Biggleswade.

Adrian Clothier replied that there would be a manned exhibition in a public location.

Cllr D Lawrence asked if we would be consulting on recommendations or choices.

Nick Shaw replied recommendations.

Sam Caldbeck said that a Transportation Study by County Council showed that a roundabout was the option most supported.

Cllr Mrs W Smith said that the Community need to have an input.

Sam Caldbeck said that there would be a 2 month consultation period and after internal processes a supplementary plan document would be produced. The consultation should start in mid January 2011 and it would take 6 weeks to collate the responses.

#### **4. PLANNING APPLICATIONS**

##### **a. CB/10/03786/SE73 – Land rear of 144 to 146, London Road, Biggleswade**

Section 73: Removal of planning condition 2 (time constraint) on planning approval 07/01526/FULL dated 12 November 2007.

It was **RESOLVED** that the Town Council **OBJECT** to the removal of the planning condition but raise **NO OBJECTION** to extending the planning condition for another 3 years.

##### **b. CB/10/03897/FULL – 29, Lindsell Crescent, Biggleswade.**

Full: Erection of wood log cabin in rear garden to be used as children's play room (retrospective).

It was **RESOLVED** that the Town Council raise no objection to this application but are to make CBC aware that they are not happy about receiving another retrospective planning application.

##### **c. CB/10/03903/ADV – 1B Market Square, Biggleswade**

Advertisement Consent: 1no. illuminated fascia sign & 1no. illuminated internal window sign.

It was **RESOLVED** that Town Council **OBJECT** to this application on the grounds that the original application for change of use was rejected and that internally lit signs are **NOT ALLOWED** in the Market Square.

##### **d. CB/10/03655/FULL – Land to the front of 127 & 129 Mead End, Biggleswade.**

Full: 6no. parking bays & dropped kerb & crossover.

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

##### **e. CB/10/03845/FULL – 11 Beech Avenue, Biggleswade.**

Full: Single storey front & rear 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 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. CB/10/03949/FULL – 2 Eagle Farm Road, Biggleswade.**

Full: Detached double open-fronted garage with side store

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. **Request from RNLI**

The RNLI requested permission to hold a Flag Day in Biggleswade Market Square on 18 June 2011. The monies collected will go towards supporting the Volunteer Lifeboat Crews to save lives at sea.

It was **RESOLVED** that Town Council raise **NO OBJECTION** to this request.

b. **Request from Jamie Harris Funfairs**

Jamie Harris has requested to use White Hart Car Park for the Christmas Lights switch on, Friday 3 December in order to hold a Funfair. If possible he would like to stay on car park the next day, Saturday 4 December as well.

It was **RESOLVED** that Town Council raise **NO OBJECTION** to these requests.

c. **Proposed junction improvements – The Baulk/London Road**

Representatives from Highways and CBC will discuss the proposed Baulk junction improvements/SRtS Scheme Consultation.

This item was brought forward to the Public Open Session, item 3 on the agenda.

d. **Sub-letting part of 4 Saffron Road**

Members discussed proposals to sub-let part of 4 Saffron Road on or after 22 March 2011.

It was **RESOLVED** that Town Council staff move to the front of the building and to sub-let the rear possibly to a Charity and to rent part of the car park.

6. **ITEMS FOR INFORMATION**

a. **Biggleswade History Society Newsletter**

Town Council received a copy of the Biggleswade History Society October Newsletter and a copy is attached to this agenda.

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

b. **Street Naming and Numbering – Land South of Potton Road**

Central Bedfordshire Council confirmed postal addresses of the dwellings under construction at the above site.

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

c. **TCN Update**

Correspondence was received from TCN Consultation Team to confirm that there will be no second consultation and that they do not plan to take the proposals forward in their current form.

The downturn in air traffic levels since the 2008 consultation means there is less urgency on capacity grounds to achieve the TCN changes to the original timescale. Current forecasts show that air traffic levels are not expected to return to the peak levels of 2007 until at least 2013/14.

This enables them to incorporate their proposals into a wider review of airspace over much of southern England which is already underway.

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

d. **Electoral Review of Central Bedfordshire; Final Recommendations**

The Local Government Boundary Commission has concluded its report setting out its final recommendations for electoral arrangements in Central Bedfordshire Council. A full copy is available to view at; [www.igbce.org.uk](http://www.igbce.org.uk).

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

e. **Land East of Saxon Drive and North of Stratton Park, Saxon Drive, Biggleswade**

Town Council received a copy of the revised planning application for the above address. It was on display in the Council Chamber to view.

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

Cllr Mrs W Smith said that Town Council has heard unofficially that the application has been moved back to January 2011 and that CBC are in discussions with developers as are the PCT.

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.

8. **EXEMPT ITEMS**

The following resolution will be moved that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

Section 1001 (1) of the LGA (Access to information) (variation) order 2006. Schedule 12a part I paragraph 3.