

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 12 APRIL 2011 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD, BIGGLESWADE

Present: Cllr Mrs W Smith, Cllr D Lawrence, Cllr Mrs J Lawrence, Cllr D Smith, Cllr G Wilson, Cllr P Woodward, Cllr P Vickers, Cllr Mrs S Grayston, Cllr D Albone, Cllr R Skinner
Rob McGregor – Town Clerk
Sue Crowther – Administrative Assistant
Colin Keeble – Market Superintendent
Members of the Public - 3

1. APOLOGIES

Apologies were received from Cllr Mrs R Forbes, Cllr T Woodward, Cllr P Rook and Cllr S Watkins

2. DECLARATION OF INTERESTS

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

(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

There were no items discussed during the public open session.

4. PLANNING APPLICATIONS

a. CB/00931/ADV - 23 Hitchin Street, Biggleswade
Advertisement; Box section illuminated shop fascia sign

It was **RESOLVED** that Town Council raise **NO OBJECTION** to this application **PROVIDED** that the sign is **EXTERNALLY LIT**. Town Council does **NOT ALLOW** signs to be internally lit.

b. CB/00940/FULL – 23 Hitchin Street, Biggleswade
Change of shopfront window to 3 fixed windows

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

c. CB/11/00967/FULL – 9 Auckland Road, Biggleswade
Proposed: Conservatory at rear of property

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. Town Council ask that CBC monitor carefully the impact on the adjoining property.

d. CB/11/00972/FULL- 165 Holme Court Avenue, Biggleswade
Two storey side 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. Town Council ask that CBC monitor carefully the impact on the adjoining property.

e. **CB/11/00886/FULL – 133 London Road, Biggleswade**

Front 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. Town Council ask that CBC monitor carefully the impact on the adjoining property.

f. **CB/11/01087/FULL – 21 Dells Lane, Biggleswade**

Proposed side/front single extension to existing dwelling

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. Town Council ask that CBC monitor carefully the impact on the adjoining property.

g. **CB/11/01128/FULL – 6 Walnut Close, Biggleswade.**

First floor rear extension. Single storey side extension. Conservatory across rear elevation. Alterations to fenestration including bay window to front elevation.

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. Town Council ask that CBC monitor carefully the impact on the adjoining property.

h. **CB/11/01032/FULL – 27 Hitchin Street, Biggleswade.**

Change of use from A1 retail premises to mixed use retail & beauty salon (Sui Generis)

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

i. **CB/11/00200/FULL – 1 Willow Trees, Holme Mills, Biggleswade**

Demolition of existing house and erection of two storey dwelling

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

5. **ITEMS FOR CONSIDERATION**

a. **Tuesday Market**

Members considered the 6 month review of the Tuesday Market.

It was **RESOLVED** that the Tuesday Market becomes permanent and operates under the same rules as the Saturday & Farmers Markets and will be reviewed annually.

b. **Draft Strategy & Master Plan document**

Members were asked to consider the Draft Strategy & Masterplan, Biggleswade Town Centre document.

Councillors received a copy of this document on 17 February 2011. If an additional copy is required prior to the meeting Councillors were to notify office staff.

Members **CONSIDERED** the above document and have made individual comments direct to Sam Caldbeck CBC.

c. Parking restrictions at Tennyson Avenue, Chaucer Drive and Dickens Court

Correspondence was received from a resident of Chaucer Drive regarding a request for parking restrictions in the roads as listed above.

A petition and letter of support was sent to CBC, Highways Dept on 7 December 2009 and was discussed and agreed at Town Council meeting on Tuesday 26 January 2010.

Since then Highways Dept has carried out an assessment, and these roads are considered 'low priority', a copy is attached to this agenda.

The resident is asking if Town Council can help progress this issue.

It was **RESOLVED** that Town Council write to the Highways Dept at CBC, to ask them to look at this issue and ask them for any other ideas in helping to resolve the parking problem.

d. Bedfordshire East School Trust (BEST) Ltd

Correspondence was been received from BEST inviting Councillors to meeting at BEST House, (Samuel Whitbread CC Site) Shefford Road, Clifton, Shefford, Beds SH17 5QS, to discuss the possibility of an exciting new project in education in Biggleswade. The meeting takes place on Thursday 28 April at 1.30pm.

It was **RESOLVED** that Cllr Mrs R Forbes and Cllr D Lawrence attend the meeting.

e. Street Naming and Numbering – Land Adjacent Fairlands, Chapel Fields, Biggleswade

CBC has received an application for the Street Naming for the above development (10 flats). The developer has proposed that the flats are called 'Fairlands Court', but as there are already some flats named 'Fairlands' located off Brunts Lane, this could cause confusion.

It was **RESOLVED** that the name **Bensons Court** be used.

f. Request from Biggleswade Sports

Biggleswade Sports has asked if they could use Fairfield Sports Ground on Friday 29 April at 6pm. They would like to stage a Fun Run and a manufacturer in Bradford will be producing some special medals for them for this occasion. They are raising funds for the Prada Willi Association. The Cricket Club are not using the ground on this date.

The location for the event was changed to Eagle Farm Road.

It was **RESOLVED** to agree to this request.

6. ITEMS FOR INFORMATION

a. Notice of decision for Works to preserved Trees – CB/TPO/00040

Central Bedfordshire Council granted consent for Town Council to carry tree works at the Recreation Ground, Fairfield Road, Biggleswade.

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

b. Notification of Tree Works – Conservation Area – TCA/11/00041

Central Bedfordshire Council has agreed that work to a tree located on land at Mill Bush, Mill Lane, Biggleswade, can be carried out as per the application made by Town Council.

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

c. **Thank you letter received**

A letter had been received from The New Horizon Club to thank Town Council for their grant allocation of £200.

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

d. **Central Bedfordshire Prioritised Works Programme 2011/12**

Town Council had received a copy of the above document and a copy of works planned for Biggleswade was attached to this agenda.

It was **RESOLVED** that this be noted but Town Council will write to CBC regarding Church Street, which needs re-treading not just resurfacing

e. **Members' Customer Service Bulletin – 28/02/2011 to 27/03/2011**

A copy of the above document was available in the Town Council office for Members to view.

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

7. **PUBLIC OPEN SESSION**

There were no items discussed during the Public Open Session.