

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 10 JANUARY 2012 AT THE
OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD,
BIGGLESWADE**

Present: Cllr T Woodward (Chair), Cllr Mrs J Lawrence, Cllr D Lawrence, Cllr Mrs W Smith, Cllr D Albone, Cllr P Woodward, Cllr P Vickers, Cllr S Watkins, Cllr Ms S Mulchrone, Cllr Mrs H Ramsay, Cllr Mrs M Russell, Cllr B Briars, Cllr R Skinner, Cllr I Bond
Rob McGregor – Town Clerk
Sue Crowther – Administrative Assistant
Members of the Public - 13

1. APOLOGIES

Apologies were received from Cllr G Wilson.

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

Members of the public raised the following points regarding planning application 4a as listed on the agenda, Land at former Fairholme, Fairfield Road, Biggleswade:

- The development does not cater for older people
- 19 dwellings still too many for the size of the site
- 1.8 metre wall not high enough
- Privacy issues
- Access problems

4. PLANNING APPLICATIONS

a. CB/11/04402/FULL – 32 Lilac Grove, Biggleswade

Raising roofline with dormers to rear and formation of rooms in roof space

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.

b. CB/11/04415/FULL – 13 Stratton Way, Biggleswade

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

c. CB/11/04503/FULL – Land at former Fairholme, Fairfield Road, Biggleswade Beds SG18 ODP

Residential development comprising 19 no units plus associated car parking and landscaping (Revision of application CB/11/3095/FULL)

It was **RESOLVED** that the Town Council **OBJECT** to this application as it is an inappropriate development within this area, with the loss of elderly sheltered accommodation, safety issues with vehicles accessing Fairfield Road, privacy issues and of too high a density.

Objections from members of the public who were present at the meeting included:

- Insufficient parking, and associated increase in parking in Cedar Avenue and surrounding areas
- Will cause difficulty for emergency vehicles as people are forced to park in the street
- Development will be overlooking properties gardens in Cedar Avenue
- No elderly accommodation provision on the site.
- Privacy issues
- Safety issues with vehicles accessing Fairfield Road from the development
- 1.8 metre wall is not high enough; it needs to be at least 2 metres high.
- Grand Union be asked to change plots 1 - 4 to bungalows as this would solve the privacy issue and provide elderly accommodation.

d. CB/11/04055/FULL – 57 – 59 London Road, Biggleswade SG18 8ED

Erection of 3 no 3 bedroom dwellings.

It was **RESOLVED** that the Town Council raise a **HOLDING OBJECTION** to this application and request clarification whether this replaces **CB/1103526/REN** renewal of planning application **MB/08/01682/FULL**, erection of 4 no one bed flats and 2 no studio apartments and provision of new access.

5. ITEMS FOR CONSIDERATION

a. CB/TPO/12/0003- Works to a tree protected by a TPO located at 21 Ivel Gardens, Biggleswade

CBC has received the above application: Pollard one Lime tree by reducing by at least 30% of the crown. Located to the front right hand side of the front garden, the tree is protected by MB/TPO/09/2002 and is listed as T8.

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

b. A request from Cllr I Bond

Members were asked to consider a request from Cllr Ian Bond for Town Council to purchase Land Registry documents relating to car parks in Biggleswade.

Cllr Ian Bond said that Town Council needs to clarify ASDA car park conditions of sale as well as ALDI, and recommended that Town Council purchase Land Registry Documents at £19 per query.

It was **RESOLVED** that Town Council agree to purchase these documents and that they then be presented to OSCP Committee.

6. ITEMS FOR INFORMATION

a. Thank you letters from Ivel Valley School

A letter was been received from Ivel Valley School to thank Town Council for taking one of their students for work experience. The student had also written to say thank you and both letters are attached to this agenda.

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

b. Beds-Spread

A copy of Beds-Spread was received and was attached to the agenda.

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

c. **Biggleswade History Society newsletter**

Town Council had received a copy of Biggleswade History Society Newsletter and a copy was attached to the agenda.

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

d. **Street Naming and Numbering – Phase 2, Land South of Potton Road, Biggleswade**

CBC has confirmed the addresses and construction of the above site.

Copies were attached to the agenda.

It was **RESOLVED** that this be noted and also CBC be contacted to confirm the location of Erlensee Way and Baden Powell Way.

7. **PUBLIC OPEN SESSION**

A member of the public asked if there was any progress on the Town Council website and when would it be going 'live'.

Cllr T Woodward replied that the consultation process was over and the information is being collated for a spec to be produced, as all views need to be taken into account.

Cllr Woodward said that he wasn't able to comment on a go 'live' date yet.

Cllr Mrs W Smith added that the website needs to be considered carefully by Committee and should be an agenda item at a later date.

A member of the public asked why it takes so long for minutes of meetings to be published on the Town Councils website.

Cllr T Woodward replied that the minutes legally have to be adopted first, as per the Standing Orders. The Council is scrutinised carefully and has to follow strict guidelines.

A member of the public suggested that Grand Union be asked to change some of the houses on the former Fairholme development, to bungalows for the elderly – this would also solve the privacy issue.