

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 14 AUGUST
2012 AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE,
SAFFRON ROAD, BIGGLESWADE**

Present: Cllr T Woodward (Chair), Cllr Mrs H Ramsay, Cllr Mrs M Russell, Cllr D Albone, Cllr B Briars, Cllr S Watkins.
Rob McGregor – Town Clerk
Louise Wilcox – Deputy Town Clerk
Members of the Public - 3

1. APOLOGIES

Apologies were received from Cllr G Wilson, Cllr P Woodward, Cllr P Vickers, Cllr R Skinner, Cllr Mrs W Smith, Cllr Mrs J Lawrence, Cllr D Lawrence, Cllr I Bond and Cllr Ms S Mulchrone.

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 Mrs H Ramsay declared an interest in item 4b as listed on the agenda.

3. PUBLIC OPEN SESSION

There were no items discussed during the public open session.

4. PLANNING APPLICATIONS

- a. **CB/12/02576/FULL – 19 Dells Lane, Biggleswade**
Full: Erection of a single storey ancillary annex to rear of garden.

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/12/02736/FULL – 55 The Baulk, Biggleswade**
Two storey rear extension & single 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 size of the proposed development and the impact on the adjoining property.

- c. **CB/12/02672/VOC – Asda Store, Church Street, Biggleswade**
Variation of condition 3 (hours of opening) attached to planning ref: 05/01588/FULL for the construction of a retail store with catering facilities, bakery, pharmacy, dry cleaners, creche & associated parking, store serving & access arrangements granted 29/11/2002 to read 'the premises shall only be open to customer between the hours of 7am & 11pm Mon to Fri & 7am to 10pm Saturday & Sunday' as apposed to the approved hours of opening that are 7am-10pm Monday to Sunday.

It was **RESOLVED** that Town Council **OBJECT** to this application as the additional opening hours would impact on the local residents, may cause additional deliveries and will impact on the smaller shops in that area.

- d. **CB/12/02689/FULL – 62 Derwent Avenue, Biggleswade**
Proposed single storey side and 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.

- e. **CB/12/02870/FULL – 55 Rose Lane, Biggleswade**
Single 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.

5. **ITEMS FOR CONSIDERATION**

- a. **Central Bedfordshire Highway Maintenance Four-Year Programme 2013-17**

Correspondence had been received to commence the consultation process on the maintenance schemes programme with town & parish councils and to inform Members of the process & timescales for producing the programme for 2013-2017. (A copy was attached to the agenda).

Highways and Transport are keen to seek the Councils views on the road and footway schemes, which schemes are more important and any other schemes that may be important.

It was **RESOLVED** that the Town Council note the Highway Four – Year maintenance programme.

- b. **Street Naming and Numbering – County Tyres & Exhausts, Ivel Bridge, Biggleswade**

Postal Addresses for 13 flats following demolition of garage.

Correspondence had been received from CBC for Members to consider the Street Naming of the above application. The developer has proposed the following name: **Ivel Rise.**

Members felt that as we already have Ivel Gardens and Ivel Bury, Ivel Rise may lead to confusion. Members felt that it would be more appropriate to name the development as a continuation of Riverside Court.

It was **RESOLVED** that the proposed development be called Riverside Court

6. **ITEMS FOR INFORMATION**

a. **Works to Trees –57-59 London Road, Biggleswade – CB/TPO/12/00230**

CBC had received an application to carry out works to trees subject to a Tree Preservation Order:

Prune lower side the crown of one Beech tree, so as to clear the ground by no more than 2.25m above existing ground level. Located to the eastern side of no. 57 London Road.

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

b. **Appeal Decision**

CB/12/00643/Full – 39 Kitelands Road, Biggleswade

Ground floor extension to side of property & first floor extension.

Discussed by Town Council 13 March – No Objection

The application above was **refused** by CBC 13 April 2012 and the applicant lodged an appeal.

The appeal was **dismissed**, the main issues being the effects of the proposal on the character of the area, to ensure that extensions to semi-detached houses do not give rise to a terracing effect & to retain space between properties.

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

c. **East & North Hertfordshire NHS Trust – Charitable Fund**

A thank you letter was received from the above for the donation of £378 towards The Forster Suite, Lister Hospital. Monies were raised from the raffle at the Jubilee Fun Day plus a donation from Henry Harries for the Town Mayor's charity.

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

d. **Battersea Dogs & Cats Home**

A letter of thanks, received by Mr Des Ball, for grant money.

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

7. **PUBLIC OPEN SESSION**

A period of up to 15 minutes was permitted to allow members of the public to ask questions.

There were no items discussed during the public open session.