

Item No. 7**SCHEDULE B**

APPLICATION NUMBER	MB/09/00032/FULL
LOCATION	LAND AT BONDS LANE AND, FOUNDRY LANE, BIGGLESWADE
PROPOSAL	FULL:DEMOLITION OF EXISTING VACANT WAREHOUSE AND DERELICT BUILDINGS AND ERECTION OF MIXED DEVELOPMENT COMPRISING OF 39 RESIDENTIAL APARTMENTS AND 801SQM OF COMMERCIAL SPACE COMBINED USE CLASS A1 TO A3
PARISH	Biggleswade
CASE OFFICER	Mark Spragg
DATE REGISTERED	08 January 2009
EXPIRY DATE	09 April 2009
APPLICANT	Southfield Hathway Properties Ltd
REASON FOR COMMITTEE TO DETERMINE	THE DIRECTOR OF SUSTAINABLE COMMUNITIES REFERS THIS TO COMMITTEE ON THE BASIS OF THE PROMINENT LOCATION OF THIS SITE AND LOCAL INTEREST
RECOMMENDED DECISION	S106 PENDING

Delegated application – see Minute No. DM/08/8

that the Director of Sustainable Communities be delegated to refuse the application on policy ground TCS2.

[Notes (1) In advance of the consideration of the application the Committee were advised of consultation received as follows:-

Biggleswade Town Centre Partnership – Have raised the following issues:-

1. Concerns relating to the level of on-site parking for the residential and commercial units.
2. Absence of contributions towards enhancing off street public car parks.
3. Inadequate servicing provision.
4. The partial development of the under used land in the area could hamper efforts for a more comprehensive development of the wider area.

In respect of the comments raised by the Biggleswade Town Centre Partnership:-

1. The matters relating to parking provision are dealt with in the committee report, where reference is also made to the recent appeal decision, in which the Inspector concluded that no parking was required for the commercial/residential scheme in such a sustainable location, noting the range of car parks in the town centre.
2. As detailed in the committee report the applicants have agreed to make the full contributions required by the Council's Supplementary Planning Document and by the Highways Authority. Contributions include payment towards sustainable measures such as the Biggleswade Cycle Network, Safer Routes to Schools, and the provision and maintenance of real time display equipment for the local bus network. There is not considered to be any justification for seeking any additional contributions.
3. The matter of servicing provision is addressed in the committee report, with reference to the proposed off-street area to the rear of the retail units, not included in the previous proposal. In addition, the inclusion of a condition to prevent any unit from becoming a supermarket exceeding 120sqm has also been included, to minimise deliveries to the site.

The principle of development is addressed in the committee report and complies with Policy TCS5 of the Local Plan. It is not considered that the form of layout proposed would prejudice future redevelopment of the town centre and could indeed act as an incentive to future development.

- (2) Condition C be amended to include "all first floor windows in the south elevation"
- (3) In advance of the consideration of the application the Committee received representations under the Public Participation Scheme.]