



Ref: Agenda/Statutory Meeting-04052021

28th April 2021

Dear Sir/Madam

All Members of the Town Council are hereby summoned to the **Annual Statutory Meeting of Biggleswade Town Council** that will take place on **Tuesday 4th May 2021 via Virtual access** commencing at **7.00 p.m.** in order to transact the under mentioned items of business.

Yours faithfully

Peter Tarrant
Town Clerk & Chief Executive

Distribution: All Town Councillors
Notice Boards
Central Bedfordshire Council
The Press

Bedfordshire Constabulary
County Library, Biggleswade

AGENDA

1. **ELECTION OF TOWN MAYOR FOR THE YEAR 2021/2022**

To receive nominations for the office of Town Mayor for Biggleswade for 2021/2022.

2. **DECLARATION OF ACCEPTANCE OF OFFICE**

For the Town Mayor to sign the Declaration of Acceptance of Office as Town Mayor.

3. **ELECTION OF DEPUTY TOWN MAYOR**

To receive nominations for the office of Deputy Town Mayor for the year 2021/2022.

4. **DECLARATION OF ACCEPTANCE OF OFFICE**

For the Deputy Town Mayor to sign the Declaration of Acceptance of Office as Deputy Town Mayor.

5. **MEMBERSHIP OF STANDING COMMITTEES**

- a. For Members to determine membership of the Town Council's standing committees. Information setting out the Committees of the Council and membership is attached to the agenda.
- b. For each Committee to appoint a "Chair".
- c. For each Committee to appoint a 'Vice Chair'.

6. BIGGLESWADE JOINT COMMITTEE

To elect 4 Members to sit on the Biggleswade Joint Committee and two substitutes. Under the proposed new constitution for the Biggleswade Joint Committee, Members will be elected annually to sit on this Committee.

7. APPOINTMENT OF REPRESENTATIVES

a. For Members to consider appointments to the following bodies.

- i. Bedfordshire Association of Town & Parish Councils - 3 Members for voting at the AGM
- ii. Biggleswade Twinning Committee - 1 Member & 1 substitute
- iii. Sir John Cotton Educational Foundation - 1 Member
- iv. Fen Reeves Meetings - 1 Member as proxy voter
- v. Langford and Biggleswade Community Fund Group - 2 Members
- vi. Police Liaison Officer - 1 Member & 1 substitute
- vii. Biggleswade Green Wheel Development Group - 2 Members

8. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

9. DECLARATIONS OF INTEREST

To receive Statutory Declarations of Interests from Members in relation to:

- (a) Disclosable Pecuniary interests in any agenda item.
- (b) Non-Pecuniary interests in any agenda item.

10. TOWN MAYOR'S ANNOUNCEMENTS

11. PUBLIC OPEN SESSION

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, pertaining to matters listed on the agenda.

Please register in advance for this webinar:

https://zoom.us/webinar/register/WN_5DP1yJ0LTdK41VDLankIIQ

Each Speaker will give their name to the Chairman, prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one)** three-minute slot.

12. MINUTES AND RECOMMENDATIONS OF MEETINGS

None.

13. MATTERS ARISING

None.

14. PLANNING APPLICATIONS

You can view details of applications and related documentation such as application forms, site plans, drawings, decision notices and other supporting documents for planning applications. Click on the hyperlink on the heading of each planning application listed below.

a. CB/21/00817/FULL - 15 Eagle Farm Road, Biggleswade, SG18 8JH

Proposed part two storey and single storey rear extension.

Amendments to this application in respect of the above property. Revised Floor Plans and Elevations received - Plan No: PL01, PL02, PL03, PL04, PL05, PL06.
Revised plans include a garage conversion.

Extension granted to 5th May 2021.

Previously on Council agenda

CB/21/00817/FULL - 15 Eagle Farm Road, Biggleswade, SG18 8JH, Council agenda 06/04/2021, outcome as no objection, subject to neighbours.

b. CB/21/01344/FULL- 14 Saffron Road, Biggleswade, SG18 8DJ

Demolition of existing conservatory and single storey part of house to rear. New single storey rear extension.

Extension granted to 5th May 2021.

Previously on Council agenda

CB/10/01118/FULL – 14 Saffron Road, two storey rear extension & conservatory. On Council agenda 13/04/2010, Outcome as no objection.

c. CB/21/01544/FULL - 29 The Baulk, Biggleswade, SG18 0PX

Single storey side extension.

d. CB/20/04305/FULL - 20 Fennel Drive, Biggleswade, SG18 8WD

Single storey rear extension with patio-style doors to the west, bi-folding rear doors to the south and pitched/gable roof with two Velux-type windows along with conversion of single attached garage into a double-bedroom with an en-suite wet room and patio-style doors to the patio area and garden.

e. CB/21/01491/FULL - 4 Handel Way, Biggleswade, SG18 8TY

Garage conversion and rear extension with raised roof and 2 velux Windows.

f. CB/21/01631/FULL - 3 Eagle Farm Road, Biggleswade, SG18 8JH

Proposed single storey rear/side extension, front porch extension, replacement front dormers, new rear dormer, replacement doors and windows throughout, Rendering externally to whole property.

- g. **CB/21/01204/FULL - 11 Hitchin Street, Biggleswade, SG18 8AX**
Change of use from A1 to A5 takeaway.
- h. **CB/21/01666/FULL - 14 Mulberry Close, Biggleswade, SG18 0HU**
Proposed two storey front extension.
- i. **CB/21/01669/FULL - 16 Mulberry Close, Biggleswade, SG18 0HU**
Two storey front extension.
- j. **CB/21/01658/FULL – 8 Tate Drive, Biggleswade, SG18 8UD**
Proposed single storey side extension and garage conversion.
- k. **CB/21/01673/FULL - 2 Chestnut Avenue, Biggleswade, SG18 0LL**
Single storey rear extension.
- l. **CB/21/01582/REG3 - Ivel Valley School Secondary Site, Hitchmead Road, Biggleswade, SG18 0NL**
Installation of a three temporary modular classrooms on site for a temporary period of 5 years.

Previously on Council agenda

CB/13/00712/FULL – On Council agendas 12/03/2013 and 26/03/2013, Extensions and improvements to the entrance, administration and staff areas, internal reconfiguration and extension to provide three additional classrooms for 16-19 year old education. Outcome as no objection.

CB16/02167/FULL – On Council agenda 14/06/2016, Installation of a two-classroom 237m2 modular unit on site for a temporary period of 5 years, plus extension to the existing school car park. Outcome as no objection.

CB/18/2028/REG3 – On Council agenda 12/06/2018, REG3: Installation of a two-classroom 159.12m2 modular unit on site for a temporary period of 5 years. Outcome as no objection.

CB/19/01649/FULL – On Council agenda 23/07/2019, Installation of a Single Classroom 69m² Modular Unite on site for a Temporary Period of 5 years. Outcome as no objection.

15. ITEMS FOR CONSIDERATION

a. Local Plan Proposed Main Modifications Consultation – March 2021

Central Bedfordshire Council have a six-week consultation on the proposed modifications to the Local Plan which begins on Friday 19th March 2021. As part of the Local Plan Examination process, the Council is seeking views on the schedule of Main Modifications and associated documents, including the Sustainability Appraisal and Habitats Regulation Assessment of the Modifications, and Modification to the Policies Maps.

A copy of the formal consultation letter and Statement of Representations Procedure is attached which sets out further details of the consultation and how to respond. The consultation links will be active once the consultation starts on Friday.

All consultation documents are available on Central Bedfordshire Council website at the following link: www.centralbedfordshire.gov.uk/mmc-march-2021

The attached report has been compiled in response.

b. **Speedwatch Signs**

For Members to consider the request from the Community Speedwatch for the purchase of five signs. These are one for each road leading into Biggleswade, as follows: - London Road, South end, Shortmead Street, North end, Potton Road, East end, Langford Road, South end Dunton Lane.

The request is for Biggleswade Town Council to cover the cost to supply and erection of the five Speedwatch signs at a cost of £56.44+VAT each.

c. **Council and Committee Meeting Dates**

Following from the decision of Council at the meeting held on 12th January 2021, Members are now requested to consider the report from the Assistant Town Clerk and to approve Council and Committee meeting dates for the rest of the 2020/21 Municipal Year, as per the schedule of meetings attached to the report.

16. ITEMS FOR INFORMATION

a. **Future of Abbotsbury Older Persons' Home**

For information to Members is a letter received from Central Bedfordshire Council concerning the future of the Abbotsbury Older Persons Home.

b. **Biggleswade 3G**

For information to Members a letter received from Bedfordshire FA regarding a 3G all weather pitch at the Stratton Way Recreation Ground. A letter from the Chief Executive Officer of Bedfordshire FA is attached to the agenda.

19. PUBLIC OPEN SESSION

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, in respect of any other business of the Town Council.

Please register in advance for this webinar:

https://zoom.us/webinar/register/WN_5DP1yJ0LTdK41VDLankIIQ

Each Speaker will give their name to the Chairman prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed (one) three-minute slot.

20. 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.

(None)

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council resolve to exclude the public and press because of the confidential nature of the business about to be transacted.



BIGGLESWADE TOWN COUNCIL

DECLARATION OF ACCEPTANCE OF OFFICE

I,, having been elected to the office of TOWN MAYOR declare that I take that office upon myself, and will duly and faithfully fulfil the duties of it according to the best of my judgement and ability.

Date Signed

This declaration was made and signed before me.

Signed

Proper Officer of the Town Council of Biggleswade



BIGGLESWADE TOWN COUNCIL

DECLARATION OF ACCEPTANCE OF OFFICE

I,, having been elected to the office of DEPUTY TOWN MAYOR declare that I take that office upon myself, and will duly and faithfully fulfil the duties of it according to the best of my judgement and ability.

Date.....

Signed.....

This declaration was made and signed before me.

Signed

Proper Officer of the Town Council of Biggleswade

MEMBERSHIP OF STANDING COMMITTEES 2020/2021

The Chairman and Vice Chairman, ex-officio, shall be voting Members of every Committee, unless they signify that they do not wish to serve

COUNCIL	FINANCE & GENERAL PURPOSE	PUBLIC LANDS & OPEN SPACES	TOWN CENTRE MANAGEMENT	PERSONNEL
Cllr. M. Russell (Mayor)	Cllr. H. Ramsay (Chair)	Cllr. F. Foster (Chair)	Cllr. G. Fage (Chair)	Cllr. J. Woodhead (Chair)
Cllr. G. Fage (Deputy Mayor)	Cllr. R Pullinger (Vice Chair)	Cllr. L. Fage (Vice Chair)	Cllr. M. Knight (Vice Chair)	Cllr. C. Thomas (Vice Chair)
Cllr. D. Albone	Cllr. D. Albone	Cllr. K. Brown	Cllr. D. Albone	Cllr. F. Foster
Cllr. I. Bond	Cllr. I. Bond	Cllr. G. Fage	Cllr. I. Bond	Cllr. M. Foster
Cllr. K. Brown	Cllr. G. Fage	Cllr. M. Foster	Cllr. M. North	Cllr. M. North
Cllr. L. Fage	Cllr. M. North	Cllr. M. Knight	Cllr. R. Pullinger	Cllr. H. Ramsay
Cllr. F. Foster	Cllr. M. Russell	Cllr. M. North	Cllr. M. Russell	Cllr. M. Knight
Cllr. M. Foster	Cllr. M. Knight	Cllr. C. Thomas	Cllr. D. Strachan	Cllr. R. Pullinger
Cllr. M. Knight	TOTAL = 8	Cllr. M. Russell	Cllr. C. Thomas	Cllr. M. Russell
Cllr. M. North		Cllr. D. Strachan	Cllr. J. Woodhead	Cllr. D. Strachan
Cllr. R. Pullinger		TOTAL = 10	TOTAL = 10	TOTAL = 10
Cllr. H. Ramsay				<u>APPEALS</u>
Cllr. D. Strachan				Cllr. K. Brown (Chair)
Cllr. C. Thomas				Cllr. I. Bond (Vice Chair)
Cllr. J. Woodhead				Cllr. D. Albone
TOTAL = 15				Cllr. G. Fage
				Cllr. L. Fage
				TOTAL = 5

REPRESENTATIVES TO OTHER BODIES

3 x Bedfordshire Association of Town & Parish Councils	Cllr J Woodhead. Cllr C. Thomas. Cllr M. Knight
1 x Biggleswade Twinning Committee	Cllr J Woodhead. Cllr D. Albone (substitute)
1 x Fen Reeves meetings as proxy voter	Cllr I Bond. Cllr M North (substitute)
2 x Biggleswade Green Wheel Development Group.	Cllr I Bond. Cllr R. Pullinger. Cllr M Foster
1 x Police Liaison Officer	Cllr D. Strachan. Cllr L Fage
1 x Sir John Cotton Educational Foundation	Deferred see Annual Statutory Minutes 26.05.2020
2 x Windfarm Grant Panel	Cllr M North. Cllr H. Ramsay



[NAME]
[ADDRESS]

Your ref:
Our ref: LP
Date: 11/03/21

Dear [NAME]

Local Plan Proposed Main Modifications Consultation - March 2021

The Council is publishing Proposed Main Modifications relating to its Emerging Local Plan. You are being notified as one of the Regulation 18/19 consultees, and we are inviting you to express your views on these Modifications by taking part in the consultation. The consultation will begin at 10am Friday 19th March 2021 for a period of six weeks, until 12pm on Wednesday 5th May 2021.

Background

The Council submitted its Local Plan to Government in February 2018. The Local Plan sets out a policy framework to guide development across the Council area up-to 2035, including to support the delivery of housing, employment and infrastructure.

The Local Plan is now at the Examination stage where independent Planning Inspectors consider if the plan meets the appropriate requirements and if it can be adopted. This process has already involved public hearings that took place in May to July 2019 and December 2020. All the stages of the Examination are available on the Council's website at the following link:

<https://www.centralbedfordshire.gov.uk/local-plan-exam>

As part of an Examination process, Planning Inspectors may recommend Main Modifications (changes that materially affect the plan's policies) to make a submitted local plan sound and legally compliant. These Proposed Main Modifications must be published for public consultation, so the Inspectors' have an opportunity to consider any representations on the proposals prior to publishing their report on the plan.

What are we consulting on?

We are currently consulting on the Proposed Main Modifications, along with a Sustainability Appraisal (SA) Report and Habitats Regulations Assessment (HRA) Addendum that consider any relevant implications of the Modifications, along with a document that illustrates any changes that are proposed to the Policies Map.

The consultation documents consist of the following:

- Central Bedfordshire Local Plan Proposed Main Modifications Schedule March 2021
- Central Bedfordshire Local Plan Sustainability Appraisal Main Modifications Report March 2021
- Central Bedfordshire Local Plan Sustainability Appraisal Main Modifications Report – Non-Technical Summary March 2021
- Central Bedfordshire Local Plan Habitats Regulations Assessment Addendum March 2021
- Central Bedfordshire Local Plan Proposed Modifications to Policy Maps March 2021

These documents are all available on the Council website at the following link:

<https://centralbedfordshire.oc2.uk/>

In addition to the above documents, the Council is also publishing Additional Modifications, which are more minor in nature and do not affect the plan's soundness or legal compliance. These do not form part of the consultation but are available to view, for information purposes. Finally, the Council is publishing a 'striketrough' version of the Local Plan, which, again is not part of the consultation, but is available to assist understanding of the modifications being proposed.

Please Note: this consultation is confined to the specifically stated Proposed Main Modifications, which are put forward without prejudice to the Inspector's final conclusions on the Plan; and on the associated supporting documents. It is not an opportunity to restate points previously made, to raise new representations to the submitted Local Plan or to seek further changes to the Plan.

Details of the Consultation

The consultation will run for six weeks from 10am Friday 19th March 2021 to 12pm Wednesday 5th May 2021. Details of how to respond to the consultation are set out on the 'Main Modifications Consultation March 2021' page of the Council's website:

www.centralbedfordshire.gov.uk/mmc-march-2021

Next Steps

Any responses to the Consultation will be forwarded to the Planning Inspectors for their consideration, prior to the publication of their report into the Local Plan later in the year.

Yours sincerely,



Andrew Davie
Assistant Director – Development and Infrastructure



Statement of Representation Procedures (Regulation 19) Town and Country Planning (Local Planning) (England) Regulations 2012

Central Bedfordshire Council Local Plan 2015-2035: Main Modifications Consultation

The Council is inviting comments, also known as representations, on the Proposed Main Modifications to the Central Bedfordshire Council Local Plan 2015-2035. The information below sets out how and by when to make such representations, as well as where to find the relevant documentation.

Statement of Representation Procedure

Consultation document

The Council is consulting on the Proposed Main Modifications, along with a Sustainability Appraisal (SA) Report and Habitats Regulations Assessment (HRA) Addendum that consider any relevant implications of the Modifications, along with a document that illustrates any changes that are proposed to the Policies Map.

The consultation documents consist of the following:

- Central Bedfordshire Local Plan Proposed Main Modifications Schedule March 2021
- Central Bedfordshire Local Plan Sustainability Appraisal Main Modifications Report March 2021
- Central Bedfordshire Local Plan Sustainability Appraisal Main Modifications Report – Non-Technical Summary March 2021
- Central Bedfordshire Local Plan Habitats Regulations Assessment Addendum March 2021
- Central Bedfordshire Local Plan Proposed Modifications to Policy Maps March 2021

Subject matter and area covered

The Proposed Main Modifications set out those modifications that materially affect the plan policies and are deemed necessary for the plan to be found sound through the Examination process.

The Local Plan covers the whole administrative area of Central Bedfordshire.

Period of publication for representations

The Council will receive representations from 10am Friday 19th March 2021 to 12pm Wednesday 5th May 2021. Representations should arrive no later than 12pm on Wednesday 5th May 2021.

Anonymous comments or comments received outside these dates will not be accepted.

Please Note: this consultation is confined to the specifically stated Proposed Main Modifications, which are put forward without prejudice to the Inspector's final conclusions on the Plan; and on the associated supporting documents. It is not an opportunity to restate points previously made, to raise new representations to the submitted Local Plan or to seek further changes to the Plan.

Where to view the proposed submission documents:

Publication version and supporting documents are available for inspection from 10am Friday 19th March to Wednesday 12pm 5th May on the Council's web page:

www.centralbedfordshire.gov.uk/mmc-march-2021

How to make representations

Representations can be made through the following means:

Online Consultation System

<https://centralbedfordshire.oc2.uk/>

Either log in or register to make representations, attachments can also be uploaded through this system. Consultation documents can be viewed through this system and are also hosted on the Local Plan Examination pages of our website.

Letter

Representations can be sent via letter to the following postal address:

Local Plan
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands
SG17 5TQ

Please ensure any representations sent via letter contain your name and contact details, either a postal address or email address.

Email

Representations can be sent via email to the following email address:

localplan@centralbedfordshire.gov.uk

Please ensure any representations sent via email contain your full name.

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We recognise that there may be individuals who are unable to view the consultation documents online and due to the Coronavirus (COVID-19) restrictions are unable to view hard copies at the Council's main office at Priory House. In these circumstances we will be happy to discuss how we can arrange for you to access the consultation documents. Please contact the Planning Policy Team on 0300 300 4353.

If you are unable to submit your response on-line or by post and are unable to leave your home, or arrange for someone else, to post your response due to Coronavirus (COVID-19) restrictions, then please contact the Strategic Growth Team on 0300 300 4353.

How to find out the next steps

Using the online system at <http://www.centralbedfordshire.gov.uk/> you can request to be notified via email to be kept up to date on the Local Plan process.

What will happen to the Representations?

All valid comments will be submitted to the Planning Inspectors presiding over the Examination for their consideration and prior to the publication of their report .

Please note that copies of all comments will be made available for the public to view (including your name but not personal addresses, telephone numbers or signatures) and therefore cannot be treated as confidential. Data will be held in accordance with the Data Protection Act 1998.

Contact us...
by telephone: 0300 300 4353
by email: localplan@centralbedfordshire.gov.uk
on the web: www.centralbedfordshire.gov.uk
Write to Central Bedfordshire Council, Priory House,
Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ

Central Bedfordshire Local Plan

Consultation on Proposed Main Modifications Schedule March 2021

Response on behalf of Biggleswade Town Council

Introduction

Biggleswade Town Council knows that east Bedfordshire is facing huge growth through the Oxford-Cambridge growth corridor, East/West Rail and with the A1 and East Coast Main Line. The Town Council wants to take a proactive role in responding to this growth by encouraging sustainable development with the necessary local infrastructure, both hard and soft. Moreover, the development needs to be infrastructure-led.

The successful development of Biggleswade will depend very much on what happens with the A1. The road is already at or near capacity and upgrades would be difficult given the amount of building adjacent to the road. Re-routing to the east has been mooted and would be a possible solution.

Many of the decisions about development are not easy in that they relate to loss of green space and good agricultural land but they are necessary to influence the future growth of the town in a positive way.

The Town Council's position on housing allocations in the Local Plan has not changed since the Pre-Submission version of the Plan was discussed in February 2018. Biggleswade has grown by a third over the last ten years and much of the parish is already developed but, if more houses are to be built, the Town Council sees this as being much more sustainable to the east rather than the north where there is a concern about coalescence with Sandy and severe impacts to the public highway. The Town Council supported both planning applications for Land East of Biggleswade.

Regarding sites for economic development, the Town Council has broadly supported development on both Stratton Business Park and the Retail Park, both to the south of the town near the A1S roundabout, and has taken steps to support the town centre and encourage the use of local businesses. Much of the Local Plan retail policy will help our town centre but not all.

Whilst supportive of new employment opportunities, the Town Council continues to have concerns about the proposed development at Holme Farm and the likelihood of New Spring Farm coming forward as an economic development site in the expected Partial Review of the Local Plan. The discussion at the Examination in Public in December 2020 was encouraging and many of the Town Council's concerns were addressed. However, not everything has gone through to the Main Modifications.

Proposed Main Modifications

Biggleswade Town Council has considered the Proposed Main Modifications Schedule March 2021 in as far as the Modifications are pertinent to Biggleswade and would like to offer the following observations:

MM1/MM6/MM7/MM10 Partial Review

The proposed Partial Review to consider the impact of Government decisions around strategic infrastructure is accepted, acknowledging that East Bedfordshire will become the hub of key transport corridors within the Oxford/Cambridge Arc. This Review was anticipated with the original Appendix 7, which gave an indication of what the situation might be at the end of the Plan period and which the Town Council welcomed as an aid to strategic planning.

The Government has just announced its intention to produce a Spatial Framework for the Oxford/Cambridge Arc. We await further details of how this will be carried out and what proposals might affect East Bedfordshire.

It is crucial, though, that local infrastructure needs are written into the Local Plan. This should include soft infrastructure, the most pressing need being more local health care, particularly GPs.

MM3 Delivering Employment

There is concern about the proportion of the 6,000 jobs to meet 'footloose' strategic warehousing (B8 uses) which may be targeted at Biggleswade because of the A1, a road which is already at capacity.

MM21 New Strategic Employment Allocations

We note the increase from 60 to 78 hectares of land at Holme Farm and the addition of 2 hectares of employment land East of Biggleswade.

MM26 Generic Requirements for Strategic Housing Allocations

The Generic Requirements give comfort that proper development will take place. However, the Town Council is of the opinion that these Requirements should also apply to smaller sites, particularly on the outskirts of towns where further land may become available. This is to prevent large sites being developed piecemeal to avoid the Generic Requirements.

MM35 East of Arlesey

The Town Council notes the requirement for a country park to prevent coalescence between Arlesey and Fairfield. Biggleswade has concerns about coalescence between Biggleswade and Sandy to the north and Biggleswade and Langford to the south, particularly with the Holme Farm development, and would wish to see appropriate landscaping.

Paragraph 10 discusses the risk of flooding from ordinary watercourses and surface water in relation to flood risks and flood history on the Pix Brook and River Hiz. These two watercourses flow into the River Ivel, which then flows north to join the River Ouse at Tempsford. Previous development south of Biggleswade has caused differences in the behaviour of the River Ivel in that the flood plains west of the town are more often inundated and to a greater degree.

The Town Council notes a Flood Investigation Report re flooding from Pix Brook in 2015 (CBC/FLO/15/09003) which states: 'The River Ivel catchment is a fast-responding catchment, meaning it is vulnerable to flash flooding following a significant rainfall event'.

The Town Council would therefore ask that the impact of this East of Arlesey development in terms of flood risk further downstream in Biggleswade and Sandy is also taken into account.

MM38 East of Biggleswade Garden Community

The Modifications to address the designation of Garden Community and the extant planning permissions are noted.

The contribution to the proposed Health and Social Care Hub is of prime importance.

Under Leisure Facilities (1e), the specific requirement for allotments is removed. The Town Council has a waiting list for allotments and would wish to see these specifically mentioned. It is not clear whether this is covered by the policy referred to, EE13.

With regard to the wider traffic impact of the development, the Council is concerned about access to the A1, which is not mentioned, while it is not clear why development in northern Hertfordshire is considered an issue. The requirement for improved access to the town centre and railway station is welcomed.

The Council notes that specific reference is made to the designated and non-designated heritage assets on the site, that the development will have to comply with the Historic Environment policies in the Plan and that mitigation measures will be identified through the Design Code process.

MM39 Holme Farm, Biggleswade

The Town Council welcomes the 15 hectares for landscaping, environmental enhancements and sustainable access. Landscaping to the south of the site and the landscape buffer alongside the A1 to reduce visual impact are also welcome but no indication is given of the size of either. Other green measures such as the protection of mature woodland are welcomed as are the maximum building heights.

The Green Wheel and its spokes are increasingly important to Biggleswade now that so much of the parish is developed. It has proved so valuable during the pandemic as people have sought fresh air and exercise. The proposed improvements are welcome as is the bridle bridge over the A1 to connect to the Green Wheel to the east. Bedfordshire Rural Communities Charity has just completed a review of the Biggleswade Green Infrastructure Plan which shows the bridge as one of the aspirations for the completion of the Green Wheel.

Another of the aspirations is a bridle bridge over the railway at Holme Green Crossing, which Network Rail has currently closed for safety reasons. This would lead to Langford Road and Jordans Mill as part of the Green Wheel but would also provide the opportunity for residents of Langford to cycle to Holme Farm and beyond to Stratton Business Park and the Retail Park. This second bridle bridge was agreed to at the Examination in Public but has not become a Main Modification as was expected, alongside the bridge over the A1. The Town Council notes the conflict of interest here between Central Bedfordshire Council both as the landowner and the Local Planning Authority.

The Town Council welcomes the provision of shuttle buses to serve Holme Farm. However, it was noted at the EIP that the shuttle should serve the major housing estates in the town, not just the station, to encourage people to work locally. It was also noted that the shuttle service would be funded from the service charge on the warehouses/employment units to ensure that the shuttle was in place for the long term. This is not specified in the Main Modification, which simply says 'in perpetuity'.

It is gratifying to note the emphasis on the heritage of the site, particularly the Pumping Station, and that an evaluation for archaeological remains will be required. As mentioned above, the capacity of the A1S roundabout is an issue which can only be addressed by infrastructure decisions by the Government.

The landscaping, shuttle buses, green infrastructure and A1S capacity would be issues were New Spring Farm to come forward as an employment site.

MM49 HAS06 Biggleswade

The additional policy requirements for this site are welcome – landscape mitigation to the north and north east; a flood risk assessment; a Minerals Resource Assessment and a possible contribution to the bridle bridge at the level crossing.

The landscape mitigation is particularly important since Historic England scheduled three further monuments to the north and north east of the site during January 2021 and it is understood that Historic England is still studying the area and there is the possibility of further sites being scheduled.

The Town Council believes that further transport modelling should also be required to assess the impact on key junctions in Biggleswade, including the A1N roundabout.

MM105/MM106/MM107 Coalescence and Important Countryside Gaps

The Town Council is pleased to note the emphasis on preventing coalescence and a potential loss of settlement identity and welcomes policy 8.8.1: 'The Council will resist development . . . which would compromise the open character of the countryside that lies between settlements'. Also, Policy SP5: 'development will be permitted provided that it does not result in the physical or visual coalescence of settlements'.

This is particularly relevant if Biggleswade is to expand to the south of the A1 (Holme Farm) and Langford is already expanding to the west and the north.

The Town Council would also wish to protect Biggleswade Common to the north and ensure appropriate landscaping to the east to prevent coalescence with Sutton and Dunton.

MM117 Policy H2: Housing Standards

The application of internal space standards for all residential development, including flats, is welcomed, particularly if more people will be working at home at least part of the time.

There should also be minimum standards for garden/private outdoor space, as has become very apparent during the Covid pandemic.

MM118 Policy H3: Housing for Older People

The clarity of the new policy is welcomed. Biggleswade suffers from a lack of suitable housing for older people. It is difficult for private owners to downsize and free up family accommodation.

MM130 Policy EMP1: Small and Medium Employment Sites

In addition to the Strategic Employment Sites noted above, Biggleswade has other allocations for employment development:

Land East of Stratton Business Park
Phase 4 Stratton Business Park

Central Bedfordshire Council has taken special planning powers to itself for Stratton Business Park. We would hope in future that the Town Council will be consulted and kept fully informed of these developments as well as the strategic allocations in the Plan.

The Town Council notes that the policy states: 'To support the role and function of the town centres, E(a, b, c) retail uses will not be considered appropriate on employment sites . . .' but then there are various exceptions. We already have the Retail Park and there is more and more retail on Stratton Business Park. The balance must not tilt entirely to these out of town employment sites and the Town Council would like to see strong implementation of this policy.

MM136/MM138 Retail and Town Centres

Paragraph 13.1.8 is welcomed: 'The Council will seek to use conditions . . . to limit uses within Class E in order to maintain the predominant retail function of the Primary Shopping Areas and ensure an appropriate mix of ground floor uses . . .'

However, the Town Council is disappointed with Paragraph 13.1.10 dealing with vacant units in Primary Shopping Areas. The policy only requires landlords to provide evidence that they have marketed a site for a minimum period of **six months** and that 'despite genuine and sustained attempts to sell or let the site **on reasonable terms**' there is no demand for the unit.

The Town Council would argue that the time period for marketing the site should be **twelve months** in line with other policies in the Plan:

MM124 – Self-build and custom housing plots
MM129 – Employment land
MM131 – EMP2 Change of Use to Non-Employment Generating Uses

These sites also require marketing through the Council's Inward Investment Portal and that marketing should be directed for both leasehold and freehold.

It was clear at the EIP that other Local Plans use a twelve month period and the Town Council would urge Central Bedfordshire to do the same. The other issue is the enforcement of marketing 'on reasonable terms', i.e. at market rates. Biggleswade has seen examples of marketing at inflated rates and then the site awarded planning permission for residential.

The Town Council welcomes the approach to change of use within Town Centre Boundaries but outside Primary Shopping Areas to ensure that the proposed use 'would be of an appropriate scale' and 'would positively support the vitality of the town centre'.

MM137 'Town Centre First' Approach

Given the retail which has been allowed on Stratton Business Park, the Town Council welcomes the policy that 'any proposals over 500 square metres gross floorspace, outside designated town centres, should be subject to an impact assessment.'

MM153/MM154 Green Infrastructure

The Town Council notes the intention to produce an authority-wide GI Strategy looking at both the quality and quantity of natural green space. As noted above, the Biggleswade Green Infrastructure Plan has just been reviewed as part of the development of the Neighbourhood Plan. The process allowed local people to identify the green spaces most important to them and Biggleswade Rural Communities Charity has assessed them against the criteria so that the GI Plan recommends appropriate designation of Local Green Spaces within the Neighbourhood Plan. The Town Council has just fully endorsed the updated GI Plan and the designation of 15 Local Green Spaces.

It is positive that proposed policy requires development to 'demonstrate a net gain in green infrastructure'; to 'take account of Green Wheel plans' and that 'development that adversely affects . . . the future implementation of identified strategic or significant green infrastructure projects will not be permitted'.

MM158 Policy EE4: Trees, Woodlands and Hedgerows

The Town Council fully supports that 'any development that forms a rural edge will include an effective landscape edge consisting of native tree and hedgerow planting consistent with the local landscape character', particularly in relation to Holme Farm. Also that 'landscape and visual appraisal will be expected to support planning applications'.

MM171 Policy EE12: Public Rights of Way

The Town Council fully supports the measures proposed where development would increase pressure on the rights of way network and look to this being fully implemented for all three allocated sites in Biggleswade.

MM172/MM173 Sports and Recreation Facilities

The Town Council believes that Paragraph 15.14.17 is essential, particularly that 'new pitches should be supported by changing/pavilion facilities, car parking and other ancillary facilities in accordance with Sport England . . . requirements'.

It is also noted with approval that 'on new residential developments, the Council will require on-site open space and outdoor sports facilities to be an integral part of the development'.

Where the policy talks about management and maintenance of new open spaces and sports facilities, the Town Council would like to see that councils (either town or unitary) have first refusal. Biggleswade has not had good experiences of outdoor facilities being managed by private management companies.

MM187 Good Design

The Town Council particularly supports that ‘new developments should be well integrated and positively related to their surroundings, without harm to local amenity’ and that ‘proposals should integrate with and enhance areas of historic or architectural sensitivity which include but are not exclusively conservation areas’.

The Town Council would like to see all conservation areas protected from Permitted Development Rights through an Article 4 Direction.

MM205/MM206 Historic Environment

As an historic market town with roots in the Iron Age, Biggleswade has a number of scheduled monuments, listed buildings and non-designated heritage. The Town Council fully supports the proposed protection of scheduled monuments and the proposal that Archaeological Heritage Statements must ‘consider any contribution made by their setting’ to the significance of heritage assets.

MM210 Non-Designated Built Heritage Assets

Paragraph 18.6.5 recognises the importance of many ‘distinctive buildings and structures which are not offered statutory protection’ and the ‘need to conserve and enhance all of these important features which make up an essential component of the character of the area’.

In the past, Biggleswade has lost some buildings in this category so the Town Council supports this new policy.

Conclusion

The Town Council recognises that there is much of great value in the Proposed Main Modifications to the Local Plan, although there is concern that many of the policies refer to possible exceptions which may allow unwelcome leeway to developers.

Given the amount of development Biggleswade has had over the last ten years and the amount proposed in the Local Plan and given the small amount of undeveloped land that will be left within the parish, the Town Council is, though, particularly concerned about the quality of development of the allocated sites and the protection and enhancement of green infrastructure. This must include landscaping within and around the development sites.

The Council’s other main concerns are the revitalising of the town centre; the protection of the town’s status as an historic market town; and east/west connectivity, principally including improved public transport and walking/cycling.

The Neighbourhood Plan which is being prepared and which should begin its statutory process in the autumn, will define more fully the aspirations which the town has and contain policies which will work with the Local Plan to ensure that Biggleswade is a vibrant, modern community but rooted in its history.

The Town Council's approach is realistic – to accept development in the right locations, influence that development and secure significant infrastructure improvements.

Biggleswade Town Council appreciates adjustments which have been made to the Plan to go some way to meeting Biggleswade's needs and will continue to work constructively with Central Bedfordshire Council to plan and implement suitable development for the town with the vital local infrastructure to underpin that development.

For and on behalf of Biggleswade Town Council

**Peter Tarrant,
Town Clerk and Chief Executive**

Draft

From: [John Garwood](#)
To: [Sian van der Merwe](#); [Peter Tarrant](#); [Alison Dennis](#)
Subject: Re: Speedwatch signs
Date: 21 April 2021 06:12:25

Dear Ms van der Merwe

I wish Biggleswade Town Council to cover the cost to supply and erection of the Speedwatch signs.

Hoping the is the information you require.

Kind regards

John Garwood

Good morning Peter,

I'm the Community Speedwatch coordinator for Biggleswade which is part of the Biggleswade Community Safety Group.

Community Speedwatch is a scheme to help reduce traffic speeding and make roads safer in our neighbourhood.

We usually run three sessions each month, weather permitting.

In Biggleswade we have 16 roads which have been vetted by Bedfordshire Police for monitoring. At present we use a mobile sign to warn motorists of our presence, which takes up a considerable amount of room on the pavement. Our neighbouring towns and village Speedwatch teams use a permanent blue sign which has more impact and does not take up pavement space.

We would need 5 signs, one for each road leading into Biggleswade, they are as follows:-

London Road, South end.

Shortmead Street, North end.

Potton Road, East end.

Langford Road, South end

Dunton Lane.

Central Bedfordshire Council will supply and install each sign at a cost of £56.44+VAT.

I hope this covers the information you require.

Kind regards

John Garwood

BIGGLESWADE TOWN COUNCIL
Report to Full Council Meeting
4th May 2021
Council & Committee Meeting Dates

Implications of Recommendations

Corporate Strategy: None

Finance: None

Equality: None

Environment: None

Community Safety: None

Background

This report has been created following the decision of Council at the meeting held on 12th January 2021 to approve changes to Council and Committee meeting dates for the rest of the 2020/21 Municipal Year. Consequently, the current calendar and committee meetings dates trial period has been extended to May 2021 for final decision at the Annual Statutory Meeting.

Introduction

The calendar as previously prepared for 2021, and tabled at the 13th October 2020 meeting, was further revised at the 12th January 2021 meeting and subsequently due to several exceptional circumstances.

The calendar as it stands at present is attached.

Summary

The meetings of Council are generally scheduled for Tuesdays on a four weekly cycle. Unallocated Tuesdays are, therefore, available should any additional meetings be required under exceptional or urgent circumstances. Four meetings of each Standing Committee are also programmed.

Members are also advised that at the time of writing of this report that virtual meetings are not permitted beyond 6th May 2021. Proceedings for a court declaration that virtual meetings can continue beyond that date were heard in the High Court last week. A decision was expected by the end of April and will be reported at the Council Meeting.

Should the High Court decide against the continuation of virtual meetings, the two committees scheduled for 11th May (Personnel) and 13th May (F & GP) would need to be held in the Council Chamber. However, this is before the easing of restrictions for indoor events scheduled for 17th May. Members will need to consider how they wish to proceed.

Recommendations

Members to confirm the Meetings Schedule as for 2021 as attached to this report. Members are further advised that a return to a two-weekly cycle for Full Council meetings is not feasible if the Officers of the Council are to achieve the aims and objectives set to achieve the transformation required to achieve a modern, effective and highly efficient service delivery.

Members are, therefore, requested to confirm the frequency of meetings as outlined in the Summary above. This will enable completion of the Meetings Calendar for the rest of the 2021/22 Municipal Year.



MEETING DATES FOR 2021

MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND

DATES	TIME	MEETING		
2021				
5th January				
12th January	7.00 pm	Council		
19th January	7.00 pm	Finance & General Purposes		
21st January	2.30 pm	Biggleswade J C -via Zoom		
26th January	7.00pm	Council (Precept Setting)		
2nd February	7.00 pm	Personnel		
9th February	7.00 pm	Council		
16th February				
23rd February	7.00 pm	Town Centre Management		
2nd March				
9th March	7.00 pm	Council		
16th March	7.00 pm	Public Land & Open Spaces		
23rd March				
30th March				
6th April	7.00 pm	Council		
13th April		Postponed Council NP		
19th April	6:00pm	Postponed Appeals		
22nd April	2.30 pm	Biggleswade J C		
27th April	7.00 pm	Council (Postponed F& GP)		
29th April	6:00pm	Appeals		
4th May	7:00 pm	Annual Statutory		
6th May	7.30 pm	Annual Assembly		
11th May	7.00 pm	Personnel		
13th May	7.00 pm	Finance and General Purposes		
18th May	7.00 pm	Town Centre Management		
25th May	7.00 pm			
1st June	7.00 pm	Council		
8th June	7.00 pm	Public Land & Open Spaces		
15th June				
22nd June				
29th June	7.00 pm	Council		
6th July				
13th July	7.00 pm	Finance and General Purposes		
15th July	2.30 pm	Biggleswade J C		
20th July				
27th July	7.00 pm	Council		
3rd August				
10th August	7.00 pm	Personnel		
17th August				
24th August	7.00 pm	Council		
31st August				
7th September	7.00 pm	Town Centre Management		
14th September				
21st September	7.00pm	Council		



Mr Tarrant
Biggleswade Town Council
The Old Court House
4 Saffron Road
Biggleswade
Bedfordshire
SG18 8DL

Your ref:
Our ref: RP06-A26
Date: 13th April 2021

Dear Mr Tarrant

The Future of Abbotsbury Older Persons' Home

You may recall that I wrote to you towards the end of last year to advise you that Central Bedfordshire Council was considering the future of Abbotsbury Older Persons' Home.

Following an extensive consultation period, a report was considered by the Council's Executive Committee on the 13th April 2021. At that meeting the Executive approved a recommendation that the home would close and its residents would transfer to alternative accommodation.

One of the significant factors that Members took into account in coming to this decision was the opening of the new care home nearby and the offer to the Council by the operator of sufficient places for all of the residents living in Abbotsbury move there if they wish.

Over the coming weeks we will be working with the residents of Abbotsbury and their relatives to understand their needs and preferences and to help them to choose a new home.

The actual closure date will be determined by me as the Director of Social Care, Health and Housing to allow the moves to be sensitively managed in line with the needs of the residents living in the home.

If you have any queries please contact my colleague Rebecca Carr by email at manop.programme@centralbedfordshire.gov.uk.

Yours sincerely,

Julie Ogley
Director of Social Care, Health and Housing

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ

Telephone 0300 300 8000
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Richard Robinson

BedfordshireFA

Chairman
Richard Everitt

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**Chief Executive
Officer**
Alan Young

Items for Information
Item 16b Biggleswade 3G
www.bedfordshirefa.com
Info@bedfordshirefa.co
m TEL: 01582 565111
@BedsFA



RE: 3G Football Turf Pitch Proposal
Sent via – email

Tuesday 20th April 2021,

Dear Mr Tarrant,

Thank you for your response on the 17th February 2021 in relation to my original letter.

Since initially exploring the Stratton Way Recreation Ground, we have had time to reflect on the other possible sites mentioned, namely Eagle Farm Road and the Lakes site on Windermere Drive. It is clear there are limitations on all sites in relation to important factors where a 3G football turf pitch could be located. This includes access, adequate car parking, changing rooms/pavilions, loss of valuable grass pitches and the wider impact on local residents.

It is clear that Football Foundation and other forms of partnership funding secured will need to be used wisely to stretch as far as possible to achieve the delivery of a full-sized 3G football turf for the local community in Biggleswade. In this situation the funding needs to be diverted solely to achieving the priority project of a 3G football turf pitch and not 'off the pitch' enhancements to ancillary facilities. The delivery of this project also has time pressures and implications around securing vital partnership funding that needs to be confirmed prior to the remainder of the total project cost relying on a successful Football Foundation application.

There is also a need to ensure the 3G football turf pitch is being fully utilised during the day-time where possible to avoid being idle and not just used on weekday evenings and on weekends. This can prove to be a difficult challenge, however the Football Foundation consider this when making decisions on similar grant applications. Having taken all the above factors into consideration, the Board of Directors at Bedfordshire FA have agreed the best and most viable option is to support Stratton Upper School and Cambridge Meridian Trust (CMAT) by exploring the next phase of the project.

Stratton Upper School is the main secondary school in Biggleswade that caters for Year 9 to Year 11 pupils as well as 6th Form students. They have recently joined the CMAT and have experience of delivering similar projects with the Football Foundation at other Trust sites whilst being able to provide the appropriate infrastructure mentioned above. This is extremely important for feasibility and planning purposes when submitting Football Foundation funding applications especially with implications around security of tenure.

There are additional benefits that include students being able to use the facility during the day for PE lessons, extra-curricular football sessions and competitive fixtures that will not only raise aspirations but will ensure the facility enhances on the sports centre to make a hub. The Trust have recently appointed staff to drive community use within their sites and this is important in ensuring the facility is accessible especially given the facility will be in high demand and so the community facility will need to be in the best interests of all football clubs that intend to use it in Biggleswade and the surrounding areas.

Stratton Upper School and CMAT will now be able to explore and progress conversations to proceed with feasibility studies and further dialogue with consultants and funding partners in an attempt to provide the facility for the local community.

Thank you for your help and support to date and we look forward to seeing how the project develops.

Yours Sincerely

Alan Young
Chief Executive Officer