



Ref: Agenda/Council-26/10/2021

21st October 2021

Dear Sir/Madam

All Members of the Town Council are hereby summoned to the Council Meeting of Biggleswade Town Council that will take place on **Tuesday 26th October 2021** at the **Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade** commencing at **7:00pm**, for the purpose of considering and recommending the business to be transacted as specified below.

Yours faithfully

Peter Tarrant
Chief Executive & Town Clerk

Distribution: All Town Councillors
Notice Boards
The Press

AGENDA

1. **APOLOGIES FOR ABSENCE**

2. **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.

3. **TOWN MAYOR'S ANNOUNCEMENTS**

4. **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://us06web.zoom.us/webinar/register/WN_A0JeoNk_RS2DTSbpD7ireA

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**.

5. **INVITED SPEAKER – N/A**

6. **MEMBERS QUESTIONS**

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. The minutes of the Council Meeting held on **Tuesday 21st September 2021** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

8. MATTERS ARISING

- a. Minutes of the Council Meeting held on **Tuesday 21st September 2021**.

9. ITEMS FOR CONSIDERATION

a. Play Area Improvements

For Members to receive a verbal update on the Public Land and Open Spaces Meeting action items, from the Head of Governance & Strategic Partnerships and from the Public Realm Manager.

10. 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/21/04459/FULL - 10 Broadmead, Biggleswade, SG18 8LF](#)

Proposed single storey rear extension and two storey side extension.

b. [CB/21/04461/FULL - 15 Redman Gardens, Biggleswade, SG18 0DF](#)

First floor rear extension.

c. [CB/21/04315/FULL - 57 Church Street, Biggleswade, SG18 0JS](#)

Conversion from previous hair salon (class E) to residential dwelling (class C3).

d. [CB/21/04478/FULL - 7 Coopers Close, Biggleswade, SG18 8LA](#)

Proposed Single Storey Side Extension.

e. [CB/21/04435/TD - Dunton Lane Kings Reach Biggleswade SG18 8QU](#)

Prior Notification of Telecommunications Development: Proposed 15.0m Phase 8 Monopole c/w wrapround cabinet at base and associated ancillary works.

f. [CB/TCA/21/00511 – Works to trees - 81 Shortmead Street, Biggleswade, SG18 0BB](#)

Works to trees within a Conservation Area: Lime tree (T1) fell or reduce by 50% due to loose branches and roots causing damage.

11. PLANNING APPLICATION OUTCOMES

- a. Planning application outcomes 26/10/2021.

12. ITEMS FOR INFORMATION

a. Action under Urgency Powers

The terms of the Council's Scheme of Delegation states:

'The Town Clerk is authorised to act on behalf of the Council in cases of urgency or emergency. Any such action is to be reported to the next meeting of the Council or relevant committee or sub-committee. The Mayor, Deputy Mayor or Chairman of the relevant committee are to be consulted before such action is taken.' Action is required to urgently secure staging and lights for the Christmas events in the Town Centre.

A purchase order has already been submitted to secure the contract but the amount committed by the Council falls short of the sum originally quoted of £16,218.23 by £617.15 before VAT. The total cost is, therefore £16,835.38 before VAT.

Members are asked to note that, under the urgency power, the Chief Executive & Town Clerk has authorised the additional expenditure and are advised that the Mayor has given support for this.

b. Grants 2021/2022

For Members to receive the thank you email from Keech for the grant awarded.

c. Remembrance Sunday 14th November 2021

A verbal update from Cllr J Woodhead regarding the event preparations for Remembrance Sunday.

13. 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://us06web.zoom.us/webinar/register/WN_A0JeoNk_RS2DTSbpD7ireA

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**.

14. 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 items are discussed.

- (15a. Administration Team Review)
- (15b. Orchard Community Centre Review)

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



**MINUTES OF THE BIGGLESWADE TOWN COUNCIL
MEETING HELD ON TUESDAY 21st SEPTEMBER 2021
AT 7PM AT BIGGLESWADE TOWN COUNCIL OFFICES, THE OLD
COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE, SG18 8DL**



PRESENT:

Cllr M. Russell (Chairman)
Cllr G. Fage (Vice Chairman)
Cllr D. Albone
Cllr I. Bond
Cllr K. Brown
Cllr F. Foster
Cllr M. Foster
Cllr M. Knight
Cllr R. Pullinger
Cllr D. Strachan
Cllr J. Woodhead

Mr P Tarrant – Town Clerk & Chief Executive, Biggleswade Town Council
Mr P Truppin – Assistant Town Clerk, Biggleswade Town Council
Mrs S van der Merwe – Professional Assistant (Meeting Administrator)

Meeting Formalities:

Following a reminder to meeting attendees, both panel and public, that this is a formal meeting, the Mayor advised that members of the public will be given an opportunity to speak during public open session but not at other times. The meeting is being filmed and by being present attendees are deemed to have agreed be filmed and to the use of those images and sound recordings. The Mayor advised that attendees should not disclose any personal information of individuals as this would infringe the Data Protection Rights of the individual. The Mayor asked everyone to mute their microphones when not speaking.

1. APOLOGIES FOR ABSENCE

Cllr L Fage, Cllr M North, Cllr H Ramsay, Cllr C Thomas.

ABSENT WITHOUT APOLOGIES

None.

2. DECLARATIONS OF INTEREST

a. Disclosable Pecuniary interests in any agenda item:

None.

b. Non-Pecuniary interests in any agenda item:

Item 10b – Cllr Strachan.

3. TOWN MAYOR'S ANNOUNCEMENTS

a. 4th September 2021 – Bedfordshire Girlguiding – The Shuttleworth Quest

Cllr Russell attended the launch of Bedfordshire Girlguiding's Shuttleworth Quest. The Quest is a new badge for Girl Guides based on stories of the women behind some of the aeroplanes and cars in the Shuttleworth Collection and designed to encourage an interest among girls in science and technology. This scheme was jointly developed between the Guides and the Learning Coordinator at Shuttleworth. The launch was held during the Shuttleworth Vintage Weekend and a group of guides camped overnight using tents and equipment and dressed uniforms from the 1940's.

b. 9th September 2021 – 75th Anniversary of Shuttleworth College

Cllr Russell and Karim Hosseini, Head of Strategic Partnerships, attended the celebration of the 75th Anniversary of Shuttleworth College. The special guest was Princess Charlotte of von Croy and Hohenlohe-Langenburg, who is Patron of The Shuttleworth Trust and the granddaughter of Dorothy Shuttleworth, who founded the agricultural college within the Trust. The College is now part of Bedford College and Ian Pryce, Chief Executive of Bedford College, was also present to mark the official opening of the Zoological Education Centre at the College as well as celebrate the Anniversary.

4. PUBLIC OPEN SESSION

The Chairman advised members of the public wishing to speak to use the "raise hand" function on screen.

None.

5. INVITED SPEAKER

None.

6. MEMBERS' QUESTIONS

None.

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

Cllr Pullinger requested clarification on why Item 16b relating to the Agenda for this Town Council Meeting is included as an exempt item rather than an item for open discussion. The Town Clerk & Chief Executive advised there is confidential information relating to costs.

- a. Members received and **APPROVED** the Minutes of the Town Council Meeting held on the **Tuesday 24th August 2021** at the offices of Biggleswade Town Council, The Old Court House, 4 Saffron Road, Biggleswade.
- b. Members received and noted the draft Minutes of the Town Centre Management Committee held on **Tuesday 17th August 2021** at the Offices of Biggleswade Town Council, The Old Court House, 4 Saffron Road, Biggleswade.
- c. Members received and noted the draft Minutes of the Finance & General Purposes Committee held on **Tuesday 7th September 2021** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

8. **MATTERS ARISING**

- a. From the Minutes of the Town Council Meeting held on **Tuesday 24th August 2021**.

Page 10 - Item 9i – Land North of Biggleswade

Cllr Fage said that the Town Council had resolved to write to Central Bedfordshire Council with the Town Council's response on the Land North of Biggleswade planning application and to ask them to upload Biggleswade Town Council's response, Sandy Town Council's response and the results of Biggleswade Town Council's technical audit to the planning application portal. These responses and the technical audit are still not visible on the portal and Cllr Fage requested that the Town Council follow this up with Central Bedfordshire Council as a matter of priority.

- b. **Page 11 - Item 11a – Electric Vehicle Charging Points**

Cllr Albone asked for an update on when Members might receive a presentation from Central Bedfordshire Council with more information on the Electric Vehicle Charging Points scheme. The Head of Governance & Strategic Partnerships advised that he had sent a request to the relevant officer at Central Bedfordshire Council but has yet to receive a response. He will follow up with that officer separately.

9. **ITEMS FOR CONSIDERATION**

- a. **Council and Committee Meeting Dates**

Members considered the amended Town Council Meetings calendar.

It was **RESOLVED** to move the Town Centre Management Meeting from 19th October 2021 to 16th November 2021.

It was **RESOLVED** to move the Finance & GP Meeting to 19th October 2021.

It was **RESOLVED** to move the 21st December 2021 Town Council meeting to 14th December 2021.

It was **RESOLVED** that, following the amendments set out above, the Town Council Meetings calendar will be **ADOPTED** as proposed.

- b. **Neighbourhood Plan Regulation 14 Consultation**

Dave Chetwyn from Urban Vision CIC joined the Meeting in his capacity as Consultant on the Neighbourhood Plan.

Cllr Russell said that this draft of the Neighbourhood Plan will, if approved by Council, go forward to the Regulation 14 Consultation as the first part of the formal process. The Regulation 14 Consultation will run between 27th September and 8th November 2021. There are plans to print banners, posters and leaflets advertising the Consultation, with leaflets scheduled to be distributed to every household and business throughout Biggleswade. There are various drop-in sessions for members of the public scheduled between 5th October and 21st October 2021, to be split across The Orchard Community Centre, the Town Council Offices and one session on the Market Square on 16th October 2021. Councillors will be on hand at the drop-in sessions for any Members of the public to discuss the Neighbourhood Plan. The Strategy Group will meet on Wednesday 22nd September 2021 to ensure that any amendments by Council are incorporated and to make final arrangements for the Consultation.

A Consultation Report detailing the responses to the Consultation and any amendments made to the Plan as a result, will go to the Inspector, together with the Neighbourhood Plan.

Cllr G Fage expressed thanks on behalf of the Town Council to Mr Chetwyn for his professional input to the Plan. The Consultation is very important to ensure the voices of the public are captured and Cllr Fage felt it would be good to have some oversight of the responses. Cllr Russell confirmed that the amended Plan would be re-submitted to the Town Council for final approval before it is submitted to Central Bedfordshire Council, who will oversee the process, thereafter, including examination by an Inspector. At that point, Members will have an opportunity to review the summary of the responses to the Consultation.

Cllr G Fage also expressed thanks on behalf of the Town Council to all the members of the Neighbourhood Plan Strategy Group and to the staff, who for their contributions over the last three years.

It was **RESOLVED** that the Town Council approve the current version of the Neighbourhood Plan.

It was **RESOLVED** that the current version of the Neighbourhood Plan be used to open the Regulation 14 Consultation.

It was **RESOLVED** that Members of the Town Council will be provided with the feedback obtained from the Regulation 14 Consultation.

c. **New Signatory**

The Chief Executive & Town Clerk advised Members that the Head of Governance & Strategic Partnerships, the Finance Manager and the incoming Head of Finance & Planning will need to be added as signatories to the bank account to facilitate the Council's day-to-day business activities.

It was **RESOLVED** to add Karim Hosseini in his capacity as Head of Governance & Strategic Partnerships, Joshua Nyamfukudza in his capacity as Finance Manager and Wilma Solomon as the incoming Head of Finance & Planning, to the Town Council bank account as authorised signatories.

10. **PLANNING APPLICATIONS**

a. **CB/21/02886/FULL - 130 Shortmead Street, Biggleswade, SG18 0BH**

Change of Use of a building from the existing mixed E(a) and Sui generis (hot food takeaway; A5), to primarily E(a) Use Class with an ancillary E use class and F1(a) educational use.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations. Also 1) Clarification of the extent of F1 (a) use is required; 2) to limit education use of the premises to current use; 3) There are concerns about the limited parking.

b. **CB/21/03667/FULL - 1 Brunts Lane, Biggleswade, SG18 0LY**

Two storey side and rear extension.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations, subject to adequate parking.

c. **CB/21/03680/FULL - 28 Drove Road, Biggleswade, SG18 8HD**

Construction of a dropped kerb.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.

d. **CB/21/03080/FULL - 172 & 174 Drove Road Biggleswade SG18 0HP**

Joint hip to gable loft conversions including rear dormers with Juliet balconies and the raising of the ridges by 375mm.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.

e. **CB/21/03746/FULL - Ivel Valley School Secondary Site, Hitchmead Road, Biggleswade, SG18 0NL**

Erection of a temporary marquee.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application.

f. **CB/21/03974/FULL - Unit 6, Montgomery Way, Biggleswade, SG18 8UB**

Modifications to external parking arrangements.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application.

g. **CB/21/03749/FULL - Land north of 20 Tate Drive Biggleswade**

Change of Use: Temporary change of use of the land for a 3-year period from vacant field to use of the land for storage of site cabins.

It was **RESOLVED** that the Town Council **STRONGLY OBJECTS** to this planning application due to disruption to residents and previous permitted hours violations.

h. **CB/21/03997/FULL - 75 London Road, Biggleswade, SG18 8EE**

Two storey rear extension, insertion of roof light and internal alterations.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application provided the neighbours are consulted.

i. **CB/TCA/21/00459 - White Hart Public House, 23-24 Market Square, Biggleswade, SG18 8AS**

Works to trees in a Conservation Area: crown lift by 4m to 6 mixed species trees.

This application was **NOTED**.

11. **PLANNING APPLICATION OUTCOMES**

Cllr Bond advised the Town Council that Application No. EN/20/0509 for 26a High Street was not granted and Central Bedfordshire Council were scheduled to take enforcement action against the development. The Applicants appealed against enforcement action and the application was called in for review by the Development Management Committee (DMC). This appeal against enforcement action was ultimately rejected by the Inspector and enforcement action will be implemented.

The report was **NOTED**.

12. **ACCOUNTS**

a. **Financial Administration:**

Members received the following Accounts:

- i. Detailed Balance Sheet to 31/07/2021.
- ii. Summary Income and Expenditure by Committee 31/07/2021.
- iii. Detailed Income and Expenditure by Committee 31/07/2021.
- iv. Lloyds Bank Payment listing June 2021.

Cllr Pullinger advised that item iv. Listed above should read "July 2021".

Subject to the above amendment, the accounts were **ADOPTED**.

13. **ITEMS FOR INFORMATION**

- a. None.

14. **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. None.

15. **EXEMPT**

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

- (16a. CCTV Strategic & Operational Plan Outline)
(16b. Pigeon Reduction Strategy)
(16c. Drove Road Chapel Remedial Works)

The following resolution was **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

16. **EXEMPT**

a. **CCTV Strategic & Operational Plan Outline**

It was **RESOLVED** that the Town Council would work with Hertfordshire CCTV to establish an interim solution. The Town Council would continue to engage with CBC for a longer-term solution.

b. **Pigeon Reduction Strategy**

Members felt this should have been discussed under Items for Consideration and officers confirmed that this matter would continue to be monitored operationally.

It was **RESOLVED** that four “please do not feed the pigeons” signs should be procured and placed in the Market Square to enable any necessary enforcement by the CBC Anti-Social Behavioural Unit.

It was **RESOLVED** that the Town Council would implement pest control measures to deal with the pigeon infestation in the Town Centre.

c. **Drove Road Chapel Remedial Works**

Brian Hawkins of Hawkins Historic Limited presented an updated report to Members on the condition and possible treatment measures and timeline of works at the Drove Road Chapel.

It was **RESOLVED** that Mr Hawkins would source additional and updated quotes for works, triaged on a priority basis. These would be presented for Council to discuss and make decisions on budget options.

The Chairman closed the Open Meeting at 7.41 pm

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Mr Peter Tarrant
Clerk to Biggleswade Town Council
The Old Court House
4 Saffron Road
Biggleswade
Beds
SG18 8DL

Contact Joanna Baker
Direct Dial 0300 300 6990
Email planning@centralbedfordshire.gov.uk
Your Ref
Date 13 October 2021

Dear Mr Tarrant,

Application No: CB/TCA/21/00511

Proposal: Works to a tree within a Conservation Area: Lime tree (T1) fell or reduce by 50% due to loose branches and roots causing damage.

Location: 81 Shortmead Street, Biggleswade, SG18 0BB

I have received an application to carry out work to tree(s) at the above property which is within the **Biggleswade Conservation Area**. You can view the application details and documents on our website by visiting:

<http://www.centralbedfordshire.gov.uk/tree-works-register>.

If you wish to comment on the application, please do so in writing by **03 November 2021** quoting the above application number.

All letters received are open to public view and therefore cannot be treated in confidence. Normally, your letter will not be acknowledged.

How coronavirus is affecting planning

We were already well prepared for agile working, operating a paper light planning application process. Most of our staff are now working from home, but can be contacted as normal via email or phone during working hours. A number of staff are working flexibly around childcare - please leave a message and they will get back to you as quickly as they can. We will of course be keeping staffing levels and workloads under constant review in light of any cases of self-isolation and childcare needs.

A small number of our planning admin team are in the office to register post, scan documents and print. However, as most applications can be registered remotely, please help us by making electronic submissions. Hard copy applications and postal comments are still being received, but there could be a delay in getting these logged as they have to be scanned in at the office. Please also be advised that we are unable to offer case history copies or other printing requests at this time.

We are continuing to consult on planning applications and consider any comments made. We will not be sending hard copy plans to parish and town councils in addition to electronic consultations. If you are unable to view plans then please contact the case officer to discuss.

Site visits by officers will only be carried out once the applicant / agent has first been contacted to discuss the suitability of a visit and whether arrangements can be made to

accord with up to date advice on social distancing. Case officers will then make a judgement as to whether a site visit can be made in a safe way – if this is not possible we will discuss the potential for alternative ways of assessing the site or in appropriate cases request your agreement that consideration of the application be paused.

In accordance with the latest advice on social distancing, we are unable to have face to face meetings, so we are asking customers not to come into our offices. Your case officer will contact you to discuss alternative arrangements which could be via phone call or video conferencing.

Read about our Development Management Committee for updates and information about meetings:

https://www.centralbedfordshire.gov.uk/info/31/meetings/219/development_management_committee_-_meetings_and_agendas.

All of these arrangements will be kept under review and we would like to thank you for your co-operation during these challenging times.

Yours sincerely,

Joanna Baker
Trainee Natural Environment Officer

OUTCOME OF CBC DETERMINED PLANNING

Council 26/10/2021
Item 11a -Planning Application Outcomes

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2018						
Ullswater Close, 2	18/04253/FULL	27/11/2018	No Objection.	Single & two storey rear extension.	Granted 17/01/2019	
2019						
Biggleswade, Land North of	19/04301/OUT	14/01/2020	Strongly Object - does not comply with NPPF and various other comments made against the Applicant.	Outline Application: planning permission with all matters reserved except for access for the development of the land situated north of Biggleswade, east of the ECML railway to provide for up to 406 dwellings including affordable housing;green infrastructure accommodatating landscaping, allotments, community orchard, public open space, children's playspace;new roads, car parking, cycleways and footways; associated infrastructure; including a sustainable drainage system; vehicular access to be secured from Furzenhall Road.	See Below	
Biggleswade, Land North of	19/02827/PAPC	08/09/2020	Strongly Object - For reasons set out in previous correspondences. Council also agreed that Cllr G Fage would be appointed to represent BTC and to speak at the Development Management Committee Meeting. It was RESOLVED that the draft letter be approved, and that letter and the previous letter of objection be sent to the named planning officer and to the general planning address. Further, that a shorter version be circulated to Members of the CBC Development Management Committee for information.	Development Brief relating to residential scheme of around 400 dwellings at land north of Biggleswade, with access taken from Furzenhall Road.	No Information as at 18/10/2021	
Dunton Lane, Stratton Park Drive	19/02839/VOC	08/10/2019	No Objection	Variation of Condition no.1 on Planning Permission MB/83/456 "Renewal of Planning Permission for caravan park on a permanent basis" to state that the total number of caravans shall not exceed twenty-two at any time.	Awaiting Decision	
Lincoln Crescent, 48	19/03482/FULL	12/11/2019	No Objection.	Proposed single storey rear extension.	Awaiting Decision	

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2020						
Biggleswade Road, Land East of	20/00959/OUT	28/04/2020 Virtual Council Meeting	No Objection - provided the following points are considered: 1) Dunton Lane is upgraded. 2) The speed limit from Saxon Drive be reduced from the current 60 mile per hour to 40 miles per hour. 3) The necessary facilities be provided for pedestrian footpath and cyclist pathway. 4) Adequate access for Motorists to the A1.	Outline application: seeking Planning Permission for up to 1,500 dwellings (use Class C3) and up to a 2ha of commercial development dwellings (use Class C3) and up to a 2ha of commercial development (use Class A1, A2, A3, A4, A5, B1a,bc,B2, B8) up to 5ha of primary school development (class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2) up to 61 ha of open space including play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycle ways, drainage and utilities. Subject to Environmental statement.	See Below	
Biggleswade Road, Land East of	20/00959/OUT	11/08/2020 Virtual Council Meeting	As above.	Outline application: seeking Planning Permission for up to 1,500 dwellings (use Class C3) and up to a 2ha of commercial development dwellings (use Class C3) and up to a 2ha of commercial development (use Class A1, A2, A3, A4, A5, B1a,bc,B2, B8) up to 5ha of primary school development (class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2) up to 61 ha of open space including play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycle ways, drainage and utilities.	See Below	
Biggleswade Road, Land East of	20/00959/OUT	13/10/2020	As above.	Outline Application: seeking Planning Permission for up to 1,500 dwellings (use Class C3) and up to a 2ha of commercial development (use Class A1, A2, A3, A4, A5, B1a,b,c, B2, B8) up to 5ha of primary school development (Class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2) up to 61ha of open space including play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycle ways, drainage and utilities. Subject to Environmental statement.	See Below	

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2020						
Biggleswade Road, Land East of	20/00959/OUT	12/01/2021	It was Resolved that the Town Council will submit further correspondence to Central Bedfordshire Council to include the previous comments of objections due to: 1) Dunton Lane is upgraded. 2) The speed limit from Saxon Drive reduced from the current 60 mile per hour to 40 miles per hour. 3) The necessary facilities provided for pedestrian footpath and cyclist pathway. 4) Adequate access for Motorists to A1. Additional comment: 5) There are to be improvements to Chambers Road/London Road junction.	Outline Application: seeking Planning Permission for up to 1,500 dwellings (use Class C3) and up to a 2ha of commercial development (use Class A1, A2, A3, A4, A5, B1a,b,c, B2, B8) up to 5ha of primary school development (Class D1) and up to 4ha of other leisure and community development (Use Classes D1 and D2) up to 61ha of open space including play space, allotments and a country park, infrastructure including site access, internal roads, car parking, footpaths, cycle ways, drainage and utilities. Subject to Environmental statement.	Awaiting Decision	
Church Street, Asda Store	20/03923/VOC	10/11/2020	No Objection - provided that all lorry delivery hours not changed.	Variation of condition 3 of appeal decision APP/P0240/A/12/2185842 (Redevelopment for construction of retail store with catering facilities, bakery, pharmacy, dry cleaners, crèche and associated level parking for 363 cars, store serving and access arrangements (all matters reserve except siting and means of access). Change of opening hours.	Awaiting Decision	
Shortmead Street, 33	20/03784/FULL	17/12/2020 (Refused) 27/07/2021 (Appeal)	Outcome as Objection - on the grounds of: 1) over-development of the site. 2) the access to Shortmead Street will be compromised. 3) the privacy of the neighbours will be compromised. 4) there is inadequate parking.	Re-submission of planning permission CB/20/02285/FULL Partial demolition of workshop, convert remaining workshop into two dwellings and erection of single storey bungalow.	18/10/2021 No decision	
2021						
Avon Rise, 8	21/02630/FULL	27/07/2021	No Objection - provided the neighbours are consulted; this point is stressed that the neighbours must be consulted and that any comments they may make are considered by CBC in their deliberations.	Single storey side and rear extension.	Granted 07/09/2021	

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2020						
Banks Road, 17	21/02927/FULL	27/07/2021	No Objection - provided the neighbours are consulted; this point is stressed that the neighbours must be consulted and that any comments they may make are considered by CBC in their deliberations.	Two storey side extension, single storey rear extension, conversion of garage with front bay window and widening of front vehicular access.	Awaiting Decision	
Brunts Lane, 1	21/03667/FULL	21/09/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations, subject to adequate parking.	Two storey side and rear extension.	Awaiting Decision	
Chapel Fields, 19	21/03921/FULL	12/10/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Single storey front extension.	Consultation Period	
Chestnut Avenue, The Library	21/02802/REG3	29/06/2021 (Supplementary)	No Objection.	Change of Use from ancillary garage to a children's centre working space (Class E). Building works to windows and doors.	Awaiting Decision	
Clover Close, 15	21/04169/FULL	12/10/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Single storey rear extension.	Consultation Period	
Drove Road, 17	21/04104/FULL	12/10/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Proposed loft conversion and first floor extension (to the rear).	Consultation Period	
Drove Road, 28	21/03680/FULL	21/09/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Construction of a dropped kerb.	Consultation Period	
Drove Road, 172 & 174	21/03080/FULL	21/09/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Joint hip to gable loft conversions including rear dormers with Juliet balconies and the raising of the ridges by 375mm.	Awaiting Decision	

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2021 (Cont.)						
High Street, 36	21/02657/LB	29/06/2021	No Objection.	Listed Building: Old management office proposal to remove an existing partition wall (circa 2003), lower the existing floor by 700mm, drop and widen the existing door frame and remove the existing raised platform and treads. Proposal to reinstall a partition wall and install a Doc M compliant toilet facility along with a storage cupboard. In the front lower area of the building. Proposal to block up the existing glass partitions, remove the glass and wood partition and realign the front doors with the front of the building all circa 2003 works. Proposal to remove the boxing in of the old clock mechanism in the front corner. Proposal to install a front and back servery bar. Proposal to remodel the existing treads leading up into the main area of the building so that they are tighter to the existing wall. In the old kitchen area we propose to remove the existing partition walling and reinstate partitioning to create a smaller servery and a separate enclosed room with a door from behind the servery area and another door through into the main area. Above the kitchen on the 1st floor we propose to remodel the layout of the three toilets to run along the east wall and create a further separate room. In the main area of the building we propose to remove the existing bar counter, shelving to the curved wall and the middle row of banquet seating. The existing raised section will be retained with a continuous run of banquet seating to the front. Banquet seating will be installed on the raised section. The existing curved banquette seating will be moved to the south-west corner. We propose to repaint the entire interior - colours to be decided also to repaint the entire exterior - colours to be decided. We propose to hang exterior signage – design currently being worked on.	Awaiting Decision	
Hitchmead Road, Ivel Valley School Secondary Site	21/03746/FULL	21/09/2021	No Objection.	Erection of a temporary marquee.	Granted 12/10/2021	
Holme Court Avenue, 5	21/03284/FULL	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	False pitched roof to porch and garage, render and new windows.	Granted 17/09/2021	

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2021 (Cont.)						
Langford Road - Little Acre One	21/03364/FULL	24/08/2021	No Objection - but would like to request Highways Officer's comments on this application be highlighted and taken into consideration as the Town Council is concerned about the access and egress of this site onto Langford Road.	Change of use of land to extend area for siting of additional static and mobile caravans with new separate cross over/vehicular access.	Awaiting Decision	
London Road, Lidl Great Britain Limited	21/04105/VOC	12/10/2021	No objection - subject to comments from police on security in the area.	Variation (or removal) of condition number(s) 5 on planning permission CB/20/00479/FULL (Erection of a Class A1 retail food store with associated car parking, accesses, landscaping, substation and associated engineering works).	Consultation Period	
London Road, 33	21/04180/FULL	12/10/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Single storey rear extension	Consultation Period	
London Road, 75	21/03997/FULL	21/09/2021	No Objection - provided the neighbours are consulted. (and that any comments they may make are considered by CBC in their deliberations.)	Two storey rear extension, insertion of roof light and internal alterations.	Awaiting Decision	
London Road, 151	21/04173/FULL	12/10/2021	Objection - due to the lack of parking based on the change to five bedrooms.	First floor and loft side extension with a dormer and a rear single storey extension.	Consultation Period	
Maskin Drive, 18	21/03220/FULL	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Part conversion of garage to habitable space.	Granted 13/09/2021	
Maunder Avenue, 33	21/03428/FULL	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Single-storey rear extension.	Granted 13/09/2021	
Montgomery Way, Unit 6	21/03974/FULL	21/09/2021	No Objection.	Modifications to external parking arrangements.	Awaiting Decision	
Nursery Close, 15	21/03372/FULL	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Removal of existing conservatory and replace with new single-storey rear extension.	Granted 13/09/2021	

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2021 (Cont.)						
Potton Road, Elmside	21/03376/FULL	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Two storey side and single storey rear extensions.	Granted 14/09/2021	
Presland Drive, 16	21/03905/FULL	12/10/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Ground floor back extension.	Consultation Period	
Rowan Crescent, 70	21/03536/FULL	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.		Granted 11/10/2021	
St Margarets Garden, 17	21/03394/FULL	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Demolition of existing garage and conservatory and erection of two storey side extension.	Granted 14/10/2021	
Saffron Road, 60	21/03763/VOC	24/08/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Variation (or removal) of Condition 2 and 3 against Planning Permission CB/2101285/VOC (Reinstatement of single dwelling into two dwellings, 2 storey rear extensions to both properties). Changes in design from a double storey extension to 60 Saffron Road to a single storey lean-to extension). Replace previous drawings with the new drawings with the new drawing revisions showing the minor design change.	Granted 14/10/2021	
Shortmead Street, 33, Land behind	21/03195/FULL	27/07/2021	No Objection - provided the neighbours are consulted; this point is stressed that the neighbours must be consulted and that any comments they may make are considered by CBC in their deliberations.	Conversion and part demolition of existing workshop to create two new dwellings.	Awaiting Decision	

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date	"Called In"
2021 (Cont.)						
Shortmead Street, 130	21/02886/FULL	21/09/2021	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations. Also, 1) Clarification of the extent of F1(a) use is required; 2) To limit education use of the premises to current use; 3) There are concerns about the limited parking.	Change of Use of a building from the existing mixed E(a) and Sui generis (hot food takeaway; A5), to primarily E(a) Use Class with an ancillary E use class and F1(a) educational use.	Awaiting Decision	
Tate Drive, 20 Land North of	21/03749/FULL	21/09/2021	Strongly Object - due to disruption to residents and previous permitted hours violations.	Change of Use: Temporary change of use of the land for a 3-year period from vacant field to use of the land for storage of site cabins.	Awaiting Decision	

Subject: Thank you letter Keech Matters e-news

From: Stefanie Cuff
Sent: 12 October 2021 15:35
To: Enquiry <Enquiry@biggleswadetowncouncil.gov.uk>
Subject: Keech Matters e-news

Good Afternoon,

On behalf everyone here at Keech Hospice Care, we would like to thank Biggleswade Town Council once again for your support. We rely on charitable donations and without support like yours, we would be unable to continue providing free specialist care and support to our patients and their families.

We would like to share an update on how support like yours helps us to continue making the difference when it matters the most. In our Autumn edition of our [Keech Matters magazine](#) you will find stories from patients and families who talk about the support they have received through the pandemic and the difference this has made to them. You will also find memories shared by families, staff and volunteers over the years as we proudly celebrate 30 years of care. After a challenging year it feels that we have turned a corner and can begin to look to the future with hope.

To celebrate our 30th anniversary we have been making new memories with our Big Trunk Trail in Luton. The Big Trunk Trail is a free family friendly art trail made up of over 70 elephants which have been residing in parks and landmarks across Luton since 10th July.

We would like to invite you to join us at our final farewell event at Stockwood Discovery Centre on 7th November 2021. At this time, the centre will be closed to the general public as this event is by invitation only. This will be the last time that all the elephants are together creating a spectacular sight before they are auctioned to their forever homes. If you would like to see the wonderful herd at this exclusive event, please use the link below to book a 1-hour time slot, we would love to see you there.

VIP Event

Date: 7th November

Time: 1pm to 5pm (1-hour time slot)

Address: Stockwood Discovery Centre, Luton, LU1 4LX

Booking link:

<https://link.edgepilot.com/s/d75a3e82/MtxdrZOeyESDsyZlgFW6iA?u=https://register.enthuse.com/ps/event/TheElephantsLastParadeStockwoodDiscoveryCentreVIP>

We do hope you enjoy reading this update and are able to join us at our Big Trunk Trail farewell event. If you have any comments or questions, please do not hesitate to contact me.

Thank you once again for helping us to continue making the difference when it matters the most.

With warmest regards,

Stefanie Cuff