



Ref: Agenda/Statutory Meeting – 10/05/2022

5th May 2022

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 10th May 2022** 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

A handwritten signature in black ink, appearing to read "Peter Tarrant".

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 2022/2023**

To receive nominations for the office of Town Mayor for Biggleswade for 2022/2023.

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 2022/2023.

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 four Members to sit on the Biggleswade Joint Committee and two substitutes. Under the proposed 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://us06web.zoom.us/webinar/register/WN_y4ZsuURqRu2yc-jL-n2zsw

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

For Members to review the Minutes of the **Town Council Meeting** of **26th April 2022** at 7:00pm and held at the Town Council Offices at The Old Court House, Biggleswade, SG18 8DL.

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/22/01464/FULL - 35 Stratton Way, Biggleswade, SG18 0NS**

Conversion of annex to an independent dwelling.

b. **CB/22/01496/FULL - 38 Fairfield Road, Biggleswade, SG18 0BS**

Single storey rear extension.

c. **CB/22/00261/FULL - 212 London Road, Biggleswade, SG18 8PJ**

Proposed single storey extension replacing conservatory, proposed first floor side and rear extension, proposed front porch and front elevation alterations.

d. **CB/22/01389/FULL - 33 Shortmead Street, Biggleswade, SG18 0AT**

Single storey front porch.

Previous planning applications presented to Council for this property:
21/03195/FULL – Land Behind 33 Shortmead Street: Presented to Council 27th July 2021. Conversion and part demolition of existing workshop to create two new dwellings. **Outcome:** 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.

CB/20/03784/FULL - 33 Shortmead Street, Biggleswade, SG18 0AT: Presented to Council 22nd March 2022.

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.

Planning appeal - The decision against this appeal has been received as 'Planning Appeal Dismissed'. This appeal outcome has been NOTED.

e. **CB/TCA/22/00165 - 3 St Andrews Close. Biggleswade. SG18 8BB**

Works to trees in a conservation area: Lopping and topping to Leylandii (T1, T2, T3, T4 and T5) due to not having been cut in over 10 years and causing excessive shading in the garden.

f. **CB/TRE/22/00136 - 1 The Close. Biggleswade. SG18 0AT**

Works to trees in a conservation area: Lopping and topping to Leylandii (T1, T2, T3, T4 and T5) due to not having been cut in over 10 years and causing excessive shading in the garden.

15. PLANNING APPLICATION OUTCOMES

- a. A report of the Planning Application Outcomes as of 4th May 2022.

16. ITEMS FOR CONSIDERATION

None.

17. ITEMS FOR INFORMATION

- a. **Biggleswade Twinning Association**

Communication from Joint Chairs of the Biggleswade Twinning Association
Dianne Kenny and Sue Cleghorn.

18. 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_y4ZsuURqRu2vc-jL-n2zsw

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19. 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.

(20a. Corporate Aspirations Update)

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 – 2022 / 2023

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 – 2022 / 2023

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

TOWN COUNCIL	FINANCE & GENERAL PURPOSE	PUBLIC LANDS & OPEN SPACES	BIGGLESWADE JOINT COMMITTEE	PERSONNEL
Cllr. M. Russell (Mayor) Cllr. G. Fage (Deputy Mayor) Cllr. D. Albone Cllr. K. Brown Cllr. I. Bond Cllr. L. Fage Cllr. F. Foster Cllr. M. Foster Cllr. C. Thomas Cllr. M. Knight Cllr. R. Pullinger Cllr. M. North Cllr. H. Ramsay Cllr. D. Strachan Cllr. J. Woodhead TOTAL = 15	Cllr. R. Pullinger (Chair) Cllr. M. North (Vice Chair) Cllr. D. Albone Cllr. I. Bond Cllr. G. Fage Cllr. M. Knight Cllr. H. Ramsay Cllr. M. Russell Cllr. D. Strachan TOTAL = 9	Cllr. F. Foster (Chair) Cllr. C. Thomas(Vice Chair) Cllr. K. Brown Cllr. G. Fage Cllr. M. Foster Cllr. M. Knight Cllr. M. North Cllr. M. Russell Cllr. D. Strachan Cllr. R. Pullinger TOTAL = 10	Cllr. M. Russell (Vice Chair) Cllr. M Knight Cllr. M North Cllr. H Ramsay Cllr. D Albone (Substitute) Cllr. R Pullinger (Substitute) TOTAL = 6 TOWN CENTRE MANAGEMENT Cllr. M. Knight (Chair) Cllr. G. Fage (Vice Chair) Cllr. D. Albone Cllr. I. Bond Cllr. M. North Cllr. R. Pullinger Cllr. M. Russell Cllr. D. Strachan Cllr. C. Thomas Cllr. J. Woodhead TOTAL = 10	Cllr. J Woodhead (Chair) Cllr. H. Ramsay(Vice Chair) Cllr. C. Thomas Cllr. M Foster Cllr. F. Foster Cllr. M Knight Cllr. M. North Cllr. R. Pullinger Cllr. M. Russell Cllr. D Strachan TOTAL = 10

3 x Bedfordshire Association of Town & Parish Councils	Cllr H. Ramsay, 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 (substitute).
1 x Police Liaison Officer	Cllr D. Strachan. Cllr M. Knight (substitute)
1 x Sir John Cotton Educational Foundation	Cllr J Woodhead, Cllr M North
2 x Windfarm Grant Panel	Cllr M North. Cllr H. Ramsay.



MINUTES OF THE BIGGLESWADE TOWN COUNCIL MEETING
HELD ON TUESDAY 26th APRIL 2022
AT 7.00PM 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 M. North
Cllr R. Pullinger
Cllr H. Ramsay
Cllr D. Strachan
Cllr C. Thomas
Cllr J. Woodhead

Mr P. Tarrant – Town Clerk & Chief Executive
Mr K. Hosseini – Head of Governance & Strategic Partnerships
Mrs S. van der Merwe – Deputy HR and Administration Manager
Mrs R. Jandu – Senior Administrator

Members of the Public - 1

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 asked that attendees should not disclose any personal information of individuals as this might infringe the Data Protection Rights of that individual.

1. APOLOGIES FOR ABSENCE

None.

ABSENT WITHOUT APOLOGIES

Cllr L. Fage.

2. DECLARATIONS OF INTEREST

a. Disclosable Pecuniary interests in any agenda item:

Cllr Bond - Item 10a – Planning Application: Tree Works Application: CB/TRE/22/00196

b. Non-Pecuniary interests in any agenda item:

Cllr Albone – Item 10b – Planning Application - 17 Banks Road, Biggleswade

3. TOWN MAYOR'S ANNOUNCEMENTS

a. Ukraine Conflict

Cllr Russell continued to remember people of both Ukrainian and Russian origin in our community and also those families locally who have taken in Ukrainian refugees. The situation in Ukraine remains in our thoughts and prayers.

b. Biggleswade Neighbourhood Plan Regulation 16 Consultation

Mr Dave Chetwyn of Urban Vision CIC has submitted technical responses to the Examiner's questions and the Town Council is awaiting further developments.

4. PUBLIC OPEN SESSION

There were no questions from members of the public.

5. INVITED SPEAKER

There was no invited speaker.

6. MEMBERS' QUESTIONS

- a. Cllr Strachan asked the Town Council to arrange an informal meeting between Lead Partner from both local GP Surgeries, representatives from the Bedfordshire Clinical Commissioning Group, the Town Council and Mr Richard Fuller, MP for North East Bedfordshire, to discuss residents' well-publicised difficulties accessing medical assistance.

It was **AGREED** that the Town Council would contact the relevant parties to arrange a meeting.

- b. Cllr Woodhead said he had been contacted by a member of the public regarding the town centre public conveniences, which had been closed before the last buses have left on separate occasions over the preceding days. Cllr Woodhead asked for clarification on the opening hours and whether there has been a change in policy.

Mr Tarrant agreed to follow up on this.

- c. Cllr Knight raised the recent planning application for 19A High Street, to which the Town Council has raised its objections. He referred to building work for installing a commercial kitchen on these premises being well underway but understands that no planning application has been granted.

Mr Tarrant confirmed Officers had contacted Central Bedfordshire Council ("CBC") and had not yet received a response.

- d. Cllr Knight stated that a CCTV survey was to have been undertaken by the Town Council's current supplier. Mr Hosseini confirmed that the site visit by the supplier had gone ahead and the Town Council is awaiting the results of the survey.

- e. Cllr Albane referred to a recent email communication regarding the Transport Interchange, particularly to slides showing an option to remove traffic from the Market Square which would not be acceptable.

Cllr Russell said that the slides were proposals by CBC Officers and that Members of the Town Council had given feedback and listed their concerns to the CBC Principal Project Manager. Members have suggested alternatives and now operators supplying bus services within Biggleswade will have to be consulted. The Town Council is awaiting further information from CBC.

- f. Cllr M Foster asked for an update on the Flag Flying Policy and why the flag had not been flown on St. George's day this year. There is ambiguity about flag flying in the current policy which needs to be addressed. Cllr Knight requested that a revised version of the policy be brought to the next Town Centre Management Committee Meeting.

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. The Minutes of the **Town Council Meeting** held on **Tuesday 12th April 2022** were received and **APPROVED**.
- b. The Minutes of the **Annual Assembly** held on **Tuesday 19th April 2022** were received and **NOTED**.

8. MATTERS ARISING

- a. From the Minutes of the **Town Council Meeting** held on **Tuesday 12th April 2022**:

There were none.

9. ITEMS FOR CONSIDERATION

- a. **Public Works Board Loan**

Members reviewed the report issued by Mr Tarrant relating to investment in services for the Town, the Town Council's growth needs to meet future projects and funding to support that investment.

The Department for Communities and Local Government (DCLG) has changed its criteria Public Works Loan Board loans and there is specific wording that councils are to use when applying for and potentially drawing down on a loan.

Cllr Pullinger said that following the official precept setting meeting earlier in 2022 there had been amendments to the exact list of projects. The overall limit of £425,910 for Year 1 remains the same.

Cllr Pullinger recommended changes to the wording of the recommendation as set out in Mr Tarrant's report to reiterate the Council's fiscal programme and responsibility.

RESOLUTION TO BORROW

It is **RESOLVED** to seek the approval of the Secretary of State for Housing, Communities & Local Government to apply for a PWLB loan of £1,106,000 over the borrowing term of 25 years for capital expenditure and 15 years for revenue expenditure. The loan repayments for a loan of £1,106,000 would amount to around £62,184 per year at a monthly cost of £5,182.00.

BTC will be increasing the Council tax precept for the purpose of the loan

It is also intended to increase the Council tax precept for the purpose of the loan repayments by 4.4% which is the equivalent of an additional £62,184 a year.

Impact on 2022/23 Budget

It is **RESOLVED** to seek the approval of the Secretary of State for Housing, Communities & Local Government to apply for a PWLB loan of £425,910 over the borrowing term of 25 years for capital expenditure and 15 years for revenue expenditure. The annual loan repayments will come to around £22,061 at a monthly cost of £1,838.

Impact upon precept 2022/23 (6 months effect)

It is also intended to increase the Council tax precept for the purpose of the loan repayments by 0.75% which is the equivalent of an additional £11,030 in 2022/23 and 1.5% which is the equivalent of an additional £22,061 per annum thereafter. This assumes that the loan application process will take up to 6 months to conclude. It is understood that there is currently a backlog in applications.

Addendum

Whilst the intentions regarding the precept are resolved, every effort will be made to avoid actual increases to the precept as a result of the loans through the ongoing cost and efficiency savings programme, revenue & income optimisation and through use of funds allocated in 2022/23 for one-off revenue projects.

Further, for clarity, the total loan requested over 5 years will be limited to £1,106,000 and no more than £425,910 will be drawn down without a further resolution of Council.

The resolution as laid out above was unanimously **APPROVED**.

b. Statement of Community Involvement Consultation Draft

Members had reviewed the consultation document.

It was **RESOLVED** that the Town Council will not respond formally to this consultation.

c. Town Council Meeting Calendar – May 2022 to May 2023

Mr Hosseini notified Members of three changes to the Meeting Calendar as attached to the Agenda. These are:

- Include an additional Town Council Meeting on 23rd May 2023.
- Include a Personnel Committee Meeting on 1st November 2022.
- Add a Town Council Meeting on 8th November 2022.

Cllr Knight requested that the Town Centre Management Committee meeting scheduled for 15th November 2022 be moved to 18th October 2022 to facilitate Christmas planning.

Cllr Pullinger requested the Finance & General Purposes Committee meeting of 21st June 2022 be moved to 5th July 2022.

The following corrections were requested:

- The Town Council meeting of 12th July be recorded as being at 7:00pm and not 2:30pm.

- The Biggleswade Joint Committee on 14th July 2022 be recorded as being at 7:00pm and not 2:30pm.

Subject to the amendments listed above, it was **RESOLVED** to proceed with the Meeting Calendar and to circulate the updated version to all Members via email.

10. **PLANNING APPLICATIONS**

a. **CB/TRE/22/00196 - Shortmead Lane, Biggleswade, SG18 0FG**

Works to trees protected by trees Preservation Order MB/02/00006: W1: trim Oak Tree to give 3 metres clearance and balance Ash Tree and trim no more than 15%.

This Tree Works application was **NOTED**.

b. **CB/22/001161/FULL – 17 Banks Road, Biggleswade, SG18 0DY**

Creation of vehicular access to rear of dwelling and double carport.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application, subject to Central Bedfordshire Council entering into consultation with all residents on Newtown Court to ensure that vehicular access to the property does not result in any loss of parking spaces on Newtown Court.

c. **CB/22/00466/FULL – Fairfield Cottage, Fairfield Road, Biggleswade, SG18 0AA**

New garage and store to replace a range of existing outbuildings and garages.

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.

d. **CB/22/01420/FULL – 1A Havelock Road, Biggleswade, SG18 0DB**

Conversion from A1 to C3 to create 1x one bedroom flat, with extension to the front and reduction in roof height.

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.

11. **PLANNING APPLICATION OUTCOMES**

Cllr Russell requested clarification on whether “Orchard Close” should be “Orchard Chase” and whether “Biggleswade Road - Land East of” should be “Baden Powell Way – Land East of”.

The report was **NOTED**.

12. ITEMS FOR INFORMATION

a. Grants 2022/2023

The thank you letters were **NOTED**.

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.

There were no questions from members of the public.

14. EXEMPT ITEMS

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

There were no exempt items.

The Chairman closed the Meeting at 19:44

Development Management

Central Bedfordshire Council

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

Annual Statutory 10/05/2022
Item 14e Works to trees



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 27 April 2022

Dear Mr Tarrant,

Application No: CB/TCA/22/00165

Proposal: Works to trees in a conservation area:- Lopping and topping to Leylandii (T1, T2, T3, T4 and T5) due to not having been cut in over 10 years and causing excessive shading in the garden

Location: 3 St Andrews Close, Biggleswade, SG18 8BB

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 **18 May 2022** 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

Tree and Landscape Officer

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 27 April 2022

Dear Mr Tarrant,

Application No: CB/TRE/22/00136

Proposal: Works to trees protected by a Tree Preservation Order in a conservation area - Crown Reduction to Yew Tree (T1) as overgrown (previously granted). Fell Yew Tree (T2) misshapen. Fell Lime Tree (T3) as self seeded and poor quality. Protected by TPO 4/1988 and listed as G2.

Location: 1 The Close, Biggleswade, SG18 0AT

I have received an application to carry out work to preserved tree(s) at the above property. 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 **18 May 2022** quoting the above application number.

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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

Tree and Landscape Officer

OUTCOME OF CBC DETERMINED PLANNING						
Address	Application No.	Committee date	BTC Decision	Description	Comment	Central Beds Outcome/Date No details as at 04/05/2022
Mill Lane, Fairground site, Land at	CB/EN/18/0028	11/01/2022 Planning Appeal	It was Resolved to Strongly Support the enforcement action on the following grounds: 1) The full extent of the red line area on the Site Plan impacts heavily on the amenity of the Kingfisher Way, the long-distance footpath which runs along the west bank of the river through Biggleswade. 2) The site also impacts on the Franklins Recreation Ground, which has been a facility for the town for over 100 years, long before the travelling showpeople came to the site after 1970. 3) The access to the site is not suitable and an historic lane and bridge are being damaged. The bridge is humpbacked and the narrow lane has the only remaining cobblestones in the town. Often large lorries leave the site with two trailers – so a three-part vehicle – totally unsuitable for the lane and such traffic is a danger to children using the Recreation Ground.	Alleged change of use of agricultural land to open storage.		
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 EML railway to provide for up to 406 dwellings including affordable housing; green infrastructure accommodating landscaping, allotments, community orchard, public open space, children's play space; new roads, car parking, cycleways and footways; associated infrastructure; including a sustainable drainage system; vehicular access to be secured from Furzenhall Road.		Awaiting Decision
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 04/05/2022
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.		No details as at 04/05/2022
Lincoln Crescent, 48	19/03482/FULL	12/11/2019	No Objection.	Proposed single storey rear extension.		Awaiting Decision
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, 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

CBC Update as at 04/05/2022

KH/at

Address	Application No.	Committee date	BTC Decision	2020 (Cont.)	Description	Central Beds Outcome/Date
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,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 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
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 At Council meeting 14/12/21 Dear Planning, One of our councillors has queried why this application, submitted in October 2020, is yet to be decided.
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
High Street, 19A	21/05233/FULL	08/02/2022	It was resolved that the Town Council Objects to this planning application and will support the comments of the Highways Officer, relating to safety. There is also a concern of noise and possible odours from the premises. Members have also queried why there does not appear to be a planning application for a change to the Use from E Class to A5 (takeaway).		Proposed Kitchen extract system.	Consultation Period

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date
2021 (Cont.)					
High Street, 36	21/04766/FULL	14/12/2021	No Objection - strongly supports this planning application. Town Council wishes to convey to the Case Officer for this application, that it strongly supports this planning application and, does not share concerns raised about noise pollution. Members would like to point out that, as this is an historic and long-established Town Centre, anyone looking to purchase or purchasing property, they should expect to experience noise from businesses and entertainment establishments.	Change of use to Sui Generis (restaurant to arts centre with café/bar) including internal modifications.	Awaiting Decision
High Street, 36	21/04767/LB	14/12/2021	No Objection - strongly supports CBC in this application. Town Council wishes to convey to the Case Officer for this application, that it strongly supports this planning application and, does not share the concerns raised about noise pollution. Members would like to point out that, this is an historic and long-established Town Centre, anyone looking to purchase or purchasing property, they should expect to experience noise from businesses and entertainment establishments.	Listed building: Change of use to Sui Generis (restaurant to arts centre with café/bar including modifications to lower office floor by 700mm to create customer toilet also, re-model kitchen into two rooms and realign front doors.	Awaiting Decision
Osprey Close, 29	21/04624/FULL	08/02/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Retrospective erection of 1metre high fencing.	See Below
Osprey Road, 29	21/04624/FULL	22/03/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Retrospective erection of one metre and 1.7 metre high fence.	Awaiting Decision
Saxon Drive, Land East of & the Development Orchard Close	21/05398/FULL	25/01/2022	<p>Cllr Pullinger stated this application originally came to Council in 2017 (CB/17/02682/REG) and was granted. That permission has expired and he has concerns relating to the new housing development on Saxon Drive. CBC put a number of conditions in place relating to landscaping, drainage, road surfacing, limiting times that works could be done on machinery to name a few.</p> <p>It was resolved that the Town Council does not object to this planning application, subject to planning conditions originally set by CBC in the previous and directly-related planning application for this same site (CB/17/02682/REG3) being met by the Applicant, with the following specific modifications, additions or clarifications:</p> <ol style="list-style-type: none"> 1) A revised landscaping scheme must include all hard and soft landscaping, soft landscaping on the boundaries of the site and a scheme for landscape maintenance in perpetuity for the amenity of the residents of Orchard Chase, which development has been built in the intervening time between the granting of CB/17/02680/REG and this application. In particular, the mitigation on the visual impact on residents of Orchard Chase should be considered. 2) The consideration of effective drainage is essential, especially considering potential impact to the new Orchard Chase development bordering the site. 3) The access road to the site must be properly surfaced with tar and adequate surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway. 4) That the restriction on working hours on equipment, vehicles and plant should be as in the previous decision notice, or aligned to the restrictions placed on Stratton Business Park, if stricter. 5) That there be a restriction on HGV movements to be prohibited on, to or from the site between the hours of 10 pm and 7 am. 6) That all residents on Orchard Chase be consulted in regard to this application. 	<p>Change of use of agricultural land to a Travelling Showpeople Site to create 4 plots. Each plot containing 2 x static caravans, 4 x caravans, 1 x workshop, 4-6 trailer parking spaces, and 4 x car parking spaces. Total for the site 8 x static caravans, 16 x caravans, 4 x workshops, 24 trailer parking spaces and 16 car parking spaces.</p> <p>Consultation Period - To be Called-In by Cllr Mark Foster</p>	Awaiting Decision
Shortmead Street, 130	21/02886/FULL	21/09/2021	<p>No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations. Also,</p> <ol style="list-style-type: none"> 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

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date
Banks Road, 17	22/01161/FULL	26/04/2022	No Objection to this planning application, subject to Central Bedfordshire Council entering into consultation with all residents on Newtown Court to ensure that vehicular access to the property does not result in any loss of parking spaces on Newtown Court.	Creation of vehicular access to rear of dwelling and double carport.	Consultation Period
Collings Crescent, 12	22/00957/FULL	12/04/2022	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.	Awaiting Decision
Dellius Road, 1	22/01170/FULL	12/04/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Loft conversion with rear facing dormer, and front facing rooflights.	Awaiting Decision
Drove Road, Land off, adjacent to 1A Drove Rd	22/00575/FULL	08/03/2022	It was resolved that the Town Council objects to this planning application on the following grounds: 1) Refuse vehicles will not be able to use the access road and bins will need to be put onto a very narrow pathway, obstructing pedestrian traffic. 2) The construction encroaches into the root protection area of trees nearby which are covered by a TPO. 3) Parking arrangements for the houses that front onto Drove Road indicate there will be a drop over the pavement, posing a danger to pedestrians using the footpath. 4) Vehicles will be reversing into the narrow Drove Road which has high traffic volume. 5) The bus stop would need to be relocated. 6) Over-development of the site for the amount of land that is incorporated in this plan. 7) The Eagle Farm/London Road junction is already very busy during peak traffic and school run periods. The additional vehicular traffic this development will bring to this junction will only compound the significant traffic flow problem experienced by users of this road.	Erection of five dwellings with associated car parking, access road and amenity space.	See Below
Drove Road, Land off, adjacent to 1A Drove Rd	22/00575/FULL	22/03/2022	This item was resolved at the Town Council Meeting of 8th March 2022 and Central Bedfordshire Council was directed to the Town Council's previous response (above).	Erection of five dwellings with associated car parking, access road and amenity space.	Consultation Period
Fairfield Road, Fairfield Cottage	22/00466/FULL	26/04/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	New garage and store to replace a range of existing outbuildings and garages.	Consultation Period
Fairfield Road, 46	22/00564/FULL	08/03/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Single storey extension, two storey rear and single storey rear extension.	Awaiting Decision
Foxglove, 10	22/00816/FULL	22/03/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Proposed conservatory to the north elevation (existing conservatory to be removed).	Granted 25/04/2022
Havelock Way, 1A	22/01420/FULL	26/04/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Conversion from A1 to C3 to create 1x one bedroom flat, with extension to the front and reduction in roof height.	Consultation Period
Hitchin Street, 78	22/01100/VOC	12/04/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Variation of condition number 3 of planning permission CB/20/01989/FULL (Single storey rear extension, two storey front extension, removal of chimney, alterations to existing garage roof and additional alterations to existing dwelling) - Increase pitch of new garage roof.	Awaiting Decision
Jemmet Grove, 6	22/00966/FULL	22/03/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Single storey rear side extension.	Granted 27/04/2022
Langford Road, The Club House	22/00196/FULL	22/02/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Erection of 12 no. 12 metre high floodlight columns with associated lighting units.	Awaiting Decision
Langford Road, Brook Cottage	22/01176/FULL	12/04/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Timber carport.	Consultation Period
London Road, 1 The Red Lion	22/00857/FULL	12/04/2022	See comments below.	Conversion of former public house to one dwelling and demolition of a single storey rear extension with conversion of the outbuilding into garage and storage building.	Consultation Period

Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/Date
London Road, 1 The Red Lion	22/01357/LB	12/04/2022	<p>2022 (Cont.)</p> <p>It was resolved that the Town Council objects to this planning application on the grounds that:</p> <p>a) The recent owner of this site (UK Regeneration) presented commercially viable plans to this Town Council evidencing commercial and community-supported demand for town centre hospitality and publican facilities.</p> <p>b) The low number of large, vacant commercial buildings in town centre supports that there is good demand for commercial properties in the town centre and the current owner has not given sufficient evidence as to why the conversion of this property to a dwelling is necessary.</p> <p>c) A recent pre-planning advice issued by Central Bedfordshire Council for the Whistle & Flute on Mill Lane in Biggleswade indicated that CBC was not minded to support a conversion of the property to a residential dwelling. It would stand that the same principle should apply to this property if consistency in approach is to be maintained.</p> <p>d) This Town Council is concerned that this planning application proposes demolishing part of a listed site.</p> <p>e) The Pollution Officer has concerns over noise and the Town Council wishes to note that the nearby Stratton House Hotel is a popular outdoor venue and an important community asset.</p> <p>f) The Local Plan sets out under Policy EMP2 that a change of use to non-employment generating sites should "only be considered where there is no reasonable or viable prospect of the site delivering an employment generating use". Evidence has not been supplied with this planning application demonstrating this property would no longer support employment-generating use.</p> <p>g) The Local Plan sets out under Policy R1 that the proposed use would NOT positively support the vitality of the Town Centre by enhancing the range of facilities offered and/or stimulating activity outside normal shopping hours. This planning application shows no evidence of supporting the vitality of the Town Centre in the prescribed way. Members requested that CBC Ward Councillors call this planning application in to the DMC if CBC Officers are minded to approve it.</p>	Conversion of former public house to one dwelling and demolition of a single storey rear extension with conversion of the outbuilding into garage and storage building.	Consultation Period
London Road, Unit F1, Stratton Business Park	22/00523/FULL	22/03/2022	No Objection.	Install six rapid electric vehicle charging stations and associated equipment within six existing parking spaces at McDonald's.	Consultation Period
London Road, 212	22/00261/FULL	08/02/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Proposed single storey rear extension replacing existing conservatory. Second floor side extension over existing ground floor extension. External changes to roof, external materials and porch.	Awaiting Decision
Mauder Avenue, 31	22/00871/FULL	22/03/2022	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.	Awaiting Decision
Mead End, 23	22/01176/FULL	12/04/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Front extension, and alterations to covered walkway.	Consultation Period
Mead End, 191	22/01100/VOC	12/04/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Replace front porch, garage conversion, single storey side extension and loft conversion with rear dormer.	Awaiting Decision
Mersey Road, 14	22/00575/FULL	22/03/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Single storey link extension and garage conversion.	Consultation Period
Montgomery Way, Stratton Business Park, JRL Plant & Logistics	22/00727/FULL	12/04/2022	It was resolved that the Town Council has no objection to this planning application.	Erection of a workshop.	Consultation Period
Parry Rise, 3	22/00623/FULL	08/03/2022	It was resolved that the Town Council strongly objects to this planning application on the grounds of loss of off-street parking, which has a knock-on the street car parking, obstructs emergency vehicles and blocks the pavements for pedestrians. The Town Council fully supports the comments by the Highways Officer.	Garage conversion.	Awaiting Decision
Rowletts View, 9A	22/00599/FULL	08/03/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Change of use of existing amenity land to use as private residential garden and retention of existing decking (part-retrospective).	Awaiting Decision



Biggleswade Twinning Association

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For the attention of the Mayor, Cllr Madeline Russell
and Peter Tarrant, Town clerk and Chief Executive

At the last AGM of the Biggleswade Twinning Association held on 31st January this year three of our four Honorary Officers submitted their resignation.

There were no nominations for any of these posts making it impossible to form a new committee.

In recent years we have made considerable efforts to recruit new members with little success. Currently we have a very small membership.

The majority of our current membership was involved at the very beginning of the enterprise and over the past twenty-two years we have made life long friends both within our Biggleswade group as well as with our Twinning friends in Erlensee.

As an alternative to the formality of the current Association we are proposing that we set up instead a Friendship Group formed from those of our existing members who all have the desire to meet up socially as well as with our friends in Erlensee. We certainly believe that maintaining contact with our friends in Erlensee is vital and entirely appropriate and will continue to foster the many friendships that we have cultivated in Germany and locally.

We have discussed (by Zoom) the situation with our friends in Erlensee who have responded by email as follows:

'We all fully understand the decision which you have taken and hope for a continuation of our twinning and friendship.

Erlensee's Hof- und Gassenfest will take place on July 16/17 and we would like to invite our Biggleswade friends to join us on this occasion.'

Several of our Biggleswade Twinning group intend to take up this very kind invitation.

At the Twinning Association AGM the Treasurer informed the meeting that £748.49 is currently held in the Association's bank account. The meeting suggested that some of this money be spent on planting another tree in acknowledgement of the continuing Twinning friendship between Biggleswade and Erlensee and we would appreciate the Council's support and assistance in this project. It was agreed that any remaining funds would be divided between three local charities.

We look forward to hearing from you.

Sue Cleghorn
Dianne Kenny
Joint Chairs of the Biggleswade Twinning Association
April 2022