



**MINUTES OF THE BIGGLESWADE TOWN COUNCIL MEETING**  
**HELD ON TUESDAY 23<sup>rd</sup> AUGUST 2022**  
**AT 7.00PM AT BIGGLESWADE TOWN COUNCIL OFFICES**  
**THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE SG18 8DL**



**PRESENT:**

Cllr G Fage (Chairman)  
Cllr M Russell (Deputy Chairman)  
Cllr I Bond  
Cllr F Foster  
Cllr M Foster  
Cllr M Knight  
Cllr M North  
Cllr H Ramsay  
Cllr D Strachan

Mr K Hosseini – Head of Governance & Strategic Partnerships  
Ms K Saunders – Administrator  
Mr I Lord – Place Shaping Manager

Members of the Public – 0

**Meeting Formalities:**

Following a reminder to meeting attendees 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 to 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 that individual.

**22/0120.0     APOLOGIES FOR ABSENCE**

Cllr R Pullinger, Cllr J Woodhead , Cllr L Fage, .Cllr K Brown, Cllr D Albone, Cllr C Thomas.

**ABSENT WITHOUT APOLOGIES**

None.

**22/0121.0     DECLARATIONS OF INTEREST**

**22/0121.1     Disclosable Pecuniary interests in any agenda item:**

None.

**22/0121.2     Non-Pecuniary interests in any agenda item:**

Cllr M Russell Item 11g, Cllr D Strachan Item 16a.

**22/0122.0     TOWN MAYOR'S ANNOUNCEMENTS**

**22/0122.1**     No announcements.

**22/0123.0     PUBLIC OPEN SESSION**

There were no members of the public present in the Chamber or online.

**22/0124.0 INVITED SPEAKER**

**22/0124.1** MP Richard Fuller gave an informative presentation on the fundamental number of issues regarding development in and around Biggleswade.

Key topics covered were active travel and lack of GP Practices.

**22/0124.2** A very informative and well researched presentation from Biggleswade FC, Mark Inskip, Dave Northfield and Ben Weldon and The Bedfordshire FA, Alan Young.

The key topic of the presentation was to highlight that there is a lack of sports facilities versus the number of housing developments in Biggleswade.

**22/0125.0 MEMBERS' QUESTIONS**

- Cllr M Knight requested that the presentation from the Biggleswade FC be shared with Members.
- Cllr M Knight requested an update on CCTV procurement. There is progress with CBC and a sum of monies is still required to finalise the procurement. Funding is currently being reviewed in collaboration with Central Bedfordshire Council. An update will be brought to Council at a later stage.
- Cllr M Knight questioned the cancellation of the Fun Fair which was on Town Council as well as why this event wasn't brought to Council. What went wrong that this event was cancelled. A detailed response will be given by the Head of Governance & Strategic Partnership to Members.

**22/0126.0 MINUTES AND RECOMMENDATIONS OF MEETINGS**

**22/0126.1** From the Minutes of the **Town Council Meeting of Tuesday 9<sup>th</sup> August 2022** held at 7:00 pm in the Town Council Offices at The Old Court House, Saffron Road, Biggleswade.

The Minutes were **APPROVED** as an accurate record of the Meeting from 9<sup>th</sup> August 2022.

**22/0127.0 MATTERS ARISING**

From the Minutes of the **Town Council Meeting of Tuesday 9<sup>th</sup> August 2022** held at 7:00 pm in the Town Council Offices at The Old Court House, Saffron Road, Biggleswade.

Pg 15 Cllr M Russell requested that all space should be utilised to stop paper wastage. This is **NOTED**.

**22/0128.0 ACCOUNTS**

**22/0128.1 Financial Administration**

July 2022 accounts not available for this agenda.

This is **NOTED**.

**22/0129.0 ITEMS FOR CONSIDERATION**

**22/0129.1 Biggleswade Neighbourhood Plan – Referendum Version**

The Mayor thanked the strategy group, administrative staff, the Town Council and in particular Cllr M Russell who has seen this through from day one.

It was **RESOLVED** to approve the Biggleswade Neighbourhood Plan to go to referendum.

**22/0129.2 Lawful Development Certificate Existing - CB/22/03098/LDCE - The Laurels, Langford Road, Biggleswade, SG18 9JU**

It was **RESOLVED** to write to CBC expressing concern that this situation has originated due to buildings being erected without permission and allowed to remain without being enforced during the time period. Because of the failure to enforce the Council will have difficulty in refusing the application.

The Town Council **OPPOSES** this Lawful Development Certificate.

**22/0129.3 EIA Scoping Opinion - CB/22/03028/SCO - Symmetry Park (Stratton Business Park), Biggleswade Phase 3**

It was **RESOLVED** to write to CBC regarding air quality, rights of way and to request respectful landscaping. There is also concern regarding added pressure to the A1 South Roundabout. Options on land East or adjacent land to this site if this does come forward that monies for S106 to be utilised for land to use for football facilities.

**22/0130.0 PLANNING APPLICATIONS**

**22/0130.1 CB/22/03064/FULL - 7 & 8 Eldon Way, Biggleswade, SG18 8NH**

Raising of roof height by 250mm to install over clad insulation.

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.

**22/0130.2 CB/22/03121/VOC - Unit E, A1 Retail Park, London Road, Biggleswade, SG18 8NE**

Variation of Condition 20 of planning permission CB/14/01181/VOC (Variation of Condition 20 of planning application No. CB/14/01109/VOC dated 11/06/2014 to allow up to 5% of the ground floor area of any one single unit only to be used for the sale of food and to allow a pharmacy to operate from part of the unit. Wording of the condition to be amended to:" The development hereby approved for the units referred to as A, B, D, E, F,G, H, J, K, L, M, N, P, Homebase, 1 & 2 as shown on plan no. 8659 P02 Revision W shall be used for A1 (retail) but shall not be used for the sale of food, as a post office, for the sale of tickets, as a travel agency, for hairdressing, for the direction of funerals, for the reception of goods to be washed, cleaned or repaired, as an internet café where the primary purpose of the premises is to provide facilities for enabling members of the public to access the internet or as a pharmacy, except for Unit B, which can be in part used as a pharmacy and

can sell food in up to 5% of its total ground floor area") - The variation is to increase the range of permitted goods that can be sold from the premises to facilitate reoccupation of the floorspace by incoming tenant, Poundland.

It was **RESOLVED** that the Town Council **STRONGLY OBJECTS** to the variation of condition for Unit B. The original condition was put in place to protect the town centre and should stand.

**22/0130.3      CB/22/03124/FULL - 57 Laburnham Road, Biggleswade, SG18 0NX**

Two storey rear/side extension to replace existing conservatory.

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.

**22/0130.4      CB/22/02437/FULL - 3 Dells Lane, Biggleswade, SG18 8LP**

Car port width to be extended, from the width of the existing car port to right hand side of driveway, existing car port to remain, to allow side by side parking of vehicles.

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.

**22/0130.5      CB/22/03012/FULL - 19A High Street, Biggleswade, SG18 0JE**

Extraction system for pizza restaurant (Class E) in building, formerly a shop (Class E).

It was **RESOLVED** that the Town Council **OBJECTS** to the planning application for extraction system on the following grounds:

- Visual impact within the conservation area.
- Nearest Noise Sensitive Receptor (residential property) - only 3 metres from the outlet of the flue and the flue passes immediately beside the property.
- The business will be operating 11-11 Monday-Sunday 7 days a week which is highly intrusive for adjacent residents.
- Noise level forecasts provided are for a new extraction system. Noise typically increases rapidly with age and this has not been considered.
- Requests that CBC enforce the parking restrictions on the High Street from 11am to 11pm 7 days a week as per operating hours of the business.
- That this is called into Development Management Committee.

It was **RESOLVED** to write to CBC that the Town Council believes the application is misleading as the applicant are likely to be operating mostly as a takeaway, and therefore the operator needs to apply for and obtain a change of use to Sui Generis before they commence trading.

Should the applicant open business without obtaining a change of use, it is likely there will be a planning violation. This can be evidenced from the small size of the restaurant and the contents of their website:

<https://www.caprinospizza.co.uk/content.aspx?franchising>, per the image below,

that describes the business as “a young successful UK pizza delivery/take-away chain”.



**22/0130.6      CB/22/03144/FULL - Hinder Hyde, Eagle Farm Road, Biggleswade, SG18 8JH**

Two (2) storey rear extension, single storey side extension and alterations to garage including new pitched roof.

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.

**22/0130.7      CB/TRE/22/00428 – 23 Ivel Gardens, Biggleswade, SG18 0AN**

Works to a tree protected by a Tree Preservation Order: Reduce overall crown height by 2m and laterally by 1m as needed and remove 20 percent of inner growth to thin crown to Lime Tree (ID#1). Tree protected by TPO 2/2009 and listed as T9.

The tree works application is **NOTED**.

**22/0131.0      PLANNING APPLICATION OUTCOMES**

This report was **NOTED**.

**22/0132.0      ITEMS FOR INFORMATION**

**22/0132.1      Biggleswade Footpath No 16 And Bridleway No 11.**

This is **NOTED**.

**22/0132.2      Orchard Chase Housing Development - Dunton Lane, Biggleswade (BTC Ref: 22/0080.2)**

This is **NOTED**.

**22/0133.0      PUBLIC OPEN SESSION**

No public members joined in person nor online.

**22/0134.0**     **EXEMPT**

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

(Capital Asset)  
(Drove Road Workshop)

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.

**22/0135.0**     **EXEMPT**

**22/0135.1**     **Capital Asset**

It was **RESOLVED** unanimously to agree the recommendations of the Capital Asset report and implement a working group consisting of: Cllr Bond, Cllr Strachan, Cllr Russell, Cllr North, Cllr Pullinger and Officers.

Officers will obtain legal support to tidy up the asset portfolio.

**22/0135.2**     **Drove Road Workshop**

Members agreed to the **RECOMMENDATIONS** in the report.

The Chairman ended the Meeting at 9:15pm