



Ref: Agenda/Council – 08/11/2022

3rd November 2022

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 8th November 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
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_ObPogE5ERXmasAvq4OKcsw

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

None.

6. MEMBERS QUESTIONS

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. For Members to receive the minutes of the Town Council Meeting held on **Tuesday 25th October 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.
- b. For Members to receive the minutes of the Public Lands & Open Spaces Committee Meeting held on **Tuesday 24th October 2022** 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 25th October 2022**.

9. ITEMS FOR CONSIDERATION

a. CCLA Account

For Members to receive and consider a report from the Finance Manager.

b. Council & Committee Minute numbering

For Members to consider the numbering of agenda items on Council and Committee minutes as requested at the Council meeting on 25th October 2022.

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

Change of use to pizza restaurant (Class E) and food delivery only (sui generis) with extraction system.

b. CB/EN/21/0226 - PLANNING APPEAL 4-12 Thames Bank, Biggleswade

Change of use of highway grass verge to residential garden.

For Members to note the attached appeal letter received from Central Bedfordshire Council. All representations must be received by 06 December 2022.

11. PLANNING APPLICATION OUTCOMES

- a. A report of the Planning Application Outcomes (by exception applications only) as of 1st November 2022.

12. ACCOUNTS

a. Financial Administration

October 2022 Accounts are not available for this agenda.

13. **ITEMS FOR INFORMATION**

a. **Asda Car Parking Restrictions**

For Members to receive an oral update from the Head of Governance & Strategic Partnerships.

b. **Back Street and Station Road Interchange**

For Members to receive an update from the Head of Governance & Strategic Partnerships.

c. **Bus Route Proposal**

For Members to receive an oral update from the Head of Governance & Strategic Partnerships.

d. **Remembrance Parade & Service**

For Members to receive an update from the Place Shaping Manager on preparations for the Remembrance Parade & Service.

e. **Public Notice – Temporary Closure - Biggleswade Footpath No 24**

For Members to note the Public Notice.

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.

Please register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_ObPogE5ERXmasAvq4OKcsw

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**.

15. **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.

(16a. Play Area Report)

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 25th OCTOBER 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 M North
Cllr F Foster
Cllr R Pullinger
Cllr H Ramsay
Cllr D Strachan
Cllr C Thomas
Cllr J Woodhead
Cllr K Brown (via Zoom)

Mr P Tarrant – Town Clerk & Chief Executive
Mr K Hosseini – Head of Governance & Strategic Partnerships
Mrs A Dennis – Administrator

Members of the Public – 3

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.

22/0167.0 APOLOGIES FOR ABSENCE

Cllr L Fage, Cllr M Foster, Cllr D Albone, Cllr I Bond, Cllr M Knight

22/0167.1 ABSENT WITHOUT APOLOGIES

None.

22/0168.0 DECLARATIONS OF INTEREST

22/0168.1 Disclosable Pecuniary interests in any agenda item:

None.

22/0168.2 Non-Pecuniary interests in any agenda item:

None.

22/0169.0 TOWN MAYOR'S ANNOUNCEMENTS

22/0169.1 Biggleswade and District Choral Society

On Saturday, 23rd October 2022, Cllr G Fage had the pleasure of attending the Biggleswade and District Choral Society concert, hosted at St Andrew's Church. The

sum of £860 was raised in aid of the humanitarian charities working in Ukraine. Cllr G Fage looks forward to attending their Christmas event in December.

22/0170.0 PUBLIC OPEN SESSION

No members of the public wished to speak.

22/0171.0 INVITED SPEAKER

The guest speaker was unable to attend.

22/0172.0 MEMBERS' QUESTIONS

22/0172.1 Cllr M Russell requested item for consideration on the next council agenda to agree whether to remain with the current numbering style used in the minutes, or to resort make to the previous minuting method.

22/0173.0 MINUTES AND RECOMMENDATIONS OF MEETINGS

22/0173.1 From the Minutes of the **Town Council Meeting** held on **Tuesday 11th October 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

22/0173.2 Page 6 Cllr M Russell regarding the third members questions. The minute reads that Cllr M Russell raised issues on Saffron Road but it doesn't explain why it was an issue, namely the difficulty Saffron Road residents will have accessing their properties.

Subject to these amendments these Minutes were **APPROVED** as an accurate record of the Meeting from 11th October 2022.

22/0174.0 MATTERS ARISING

From the Minutes of the **Town Council Meeting** held on **Tuesday 11th October 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

22/0174.1 Page 9 The item on the Neighbourhood Plan, Cllr M Russell is pleased to announce that this is now formally adopted by Central Bedfordshire Council and sits within the development framework of CBC.

22/0174.2 Page 10 Cllr R Pullinger, the separate correspondence of the Hay Review has not been received. Cllr G Fage confirmed that this had not been received and the Administration & HR Manager will circulate this to Members. Members are reminded that this correspondence needs to be stored confidentially.

22/0175.0 ITEMS FOR CONSIDERATION

22/0175.1 Asda Car Parking Restrictions

Following Asda's reply to the Town Council's letter expressing concern at the changes to parking times, it was **RESOLVED** to write to Asda with the following:

Cllr F Foster drafted a response regarding the communication sent from Asda to Mr Hosseini. The response should be as follows:

Thank you for your communication of 17th October 2022.

The premise proposed in this communication namely that the signage should remain in place showing one and a half hours but that the actual allowed time is two hours is completely illogical and unacceptable.

It cannot be right that visitors Biggleswade, our residents and yest, Asda shoppers should be expected to rely on word-of-mouth or rumour to gain information about the length of time they can park without penalty.

The signage must be returned to showing a maximum allowed two hour parking time and any charges that have been levied on residents who parked for more than one and a half hours since the change was made must be refunded to them.

Cllr G Fage, and additional line needs to refer Asda to Central Bedfordshire Council for the S106 documentation.

This item needs to be carried to the next Council Agenda.

22/0175.2 Bus Route Proposal

The letter was drafted by a member of staff on behalf of the Town Clerk, it does not cover the key points that need to be made. Cllr M Russell requested that the Council agree that the Mayor and the Deputy Mayor with the Town Clerk get this letter to Central Bedfordshire Council as soon as possible.

The response was sent to CBC as follows:

I am writing to express the Biggleswade Town Council's disappointment and concern about the apparent lack of planning about bus routes in the town centre when the transport interchange at the station is implemented. The interchange has been planned for a significant length of time and is due to be completed by the end of March 2023. However, it has been made clear to the Town Council and the Joint Committee that bus circulation around the town centre has yet to be resolved.

In April, the Biggleswade Town Council submitted a proposal which would allow closure of the bus exit lane on the Market Square through providing bus stops on the High Street with layovers at the new interchange. It was hoped that our proposal would be considered alongside the interchange project as this would be mutually beneficial from a strategic and operational perspective. It is disappointing to discover that the proposal will not be considered as part of the delivery of the interchange although we understand that Galliford Try, the contractors delivering the interchange, are in discussions with the bus companies.

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It is also disappointing that any consideration of bus circulation in the town will only be taken forward as part of the next financial year's Highways Capital Programme, i.e. after April 2023.

The delivery of the interchange provides a significant opportunity to carry out a strategic review of the bus routes in our town, particularly in light of the changes to bus routes/timings given the move from Stagecoach to Grant Palmer.

Moreover, possible changes to routes and layovers would also allow the closure of the bus exit lane on the Market Square which, in turn, would impact the overall planning of the town centre including the layout of the Charter Market and the use of space for events.

The Biggleswade Town Council requests that a strategic plan for bus circulation in the town centre which would allow for the closure of the bus exit lane and proper use of the interchange is brought forward urgently and that the Town Council be part of that planning process.

At a wider strategic level, the Biggleswade Town Council would like to collaborate with Central Bedfordshire Council on place-shaping issues affecting our town. Local input can be positive in helping professional officers come to the optimum solution.

I look forward to hearing from you.

22/0176.0 PLANNING APPLICATIONS

22/0176.1 CB/22/03911/FULL - 5 Mitchell Green, Biggleswade, SG18 8GS

Part double storey rear extension.

It was **RESOLVED** that the Town Council **OBJECTS** to this planning application and makes reference to the Biggleswade Neighbourhood Plan policy number BPD3: House Extensions 1. House extensions will be supported, providing: a. the extension does not dominate the original building in terms of height or massing; b. there is no significant loss of garden space and a functional garden space is maintained; c. any loss of on-plot parking spaces is replaced by spaces within or in immediate proximity to the site; d. there is no significant adverse impact on the amenities of adjacent properties; e. there is sufficient space separating adjacent properties to allow for essential maintenance to be undertaken.

22/0176.2 CB/22/03900/FULL - 12 Station Road, Biggleswade, SG18 8AL

Remove part of boundary brick wall to increase existing vehicular access and replace with a gate.

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

22/0176.3 CB/22/03124/FULL - 57 Laburnham Road, Biggleswade, SG18 0NX

Proposed single storey side and rear extension, following demolition of existing conservatory. Erection of pergola to create outdoor seating area.

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

22/0176.4 CB/22/03414/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 that the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.

22/0177.0 PLANNING APPLICATION OUTCOMES

This report was **NOTED**.

22/0178.0 ACCOUNTS

22/0178.1 Financial Administration

Members received and **APPROVED** the Accounts up to 30th September 2022 as follows:

- i. Detailed Balance Sheet to 30/09/2022.
- ii. Summary Income and Expenditure by Committee 30/09/2022.
- iii. Detailed Income and Expenditure by Committee 30/09/2022.
- iv. Lloyds Bank Payment listing 30/09/2022.

22/0179.0 ITEMS FOR INFORMATION

22/0179.1 Back Street and Station Road Interchange

No update has been received from Central Bedfordshire Council.

This item will be brought back to the next Council agenda.

22/0180.0 PUBLIC OPEN SESSION

No members of the public wished to speak.

22/0181.0 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.

There was no scheduled exempt items. Members requested one other business to be discussed under exempt.

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.

Meeting closed at 7:24 pm

DRAFT



**MINUTES OF THE BIGGLESWADE TOWN COUNCIL
PUBLIC LANDS & OPEN SPACES COMMITTEE MEETING HELD ON
TUESDAY 24th OCTOBER 2022
AT 7PM AT BIGGLESWADE TOWN COUNCIL OFFICES, THE OLD
COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE, SG18 8DL**



PRESENT:

Cllr M North (Chairman)
Cllr C Thomas (Vice Chairman)
Cllr G Fage
Cllr F Foster
Cllr M Foster
Cllr M Knight
Cllr M Russell
Cllr D Strachan
Cllr R Pullinger
Cllr K Brown (via Zoom)

Mr K. Hosseini - Head of Governance & Strategic Partnerships, Biggleswade Town Council
Mr J. Wooley - Public Realm Manager, Biggleswade Town Council
Mrs A. Dennis – Administrator, Biggleswade Town Council

Members of the Public – 9 Members of the Public

Meeting Formalities:

Following a reminder to meeting attendees, both panel and public, that this is a formal meeting, the Chairman 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 Chairman advised that attendees should not disclose any personal information of individuals as this would infringe the Data Protection Rights of that individual. The Chairman asked everyone to mute their microphones when not speaking.

1. APOLOGIES FOR ABSENCE

Cllr I Bond

ABSENT WITHOUT APOLOGIES

Cllr J Woodhead

2. DECLARATIONS OF INTEREST

a. Disclosable Pecuniary interests in any agenda item:

None.

b. Non-Pecuniary interests in any agenda item:

None.

3. PUBLIC OPEN SESSION

No members of the public.

4. **MINUTES AND RECOMMENDATIONS OF MEETINGS**

- a. Members received the Minutes of the Public Lands & Open Spaces Committee Meeting held on **Tuesday 7th June 2022** at the Offices of Biggleswade Town Council, The Old Court House, 4 Saffron Road, Biggleswade, SG18 8DL.

Cllr G Fage – Page 5 Should be Chairman Cllr M North.

Cllr D Strachan – Page 6 Item 3b. Does that mean he wants the Allotment Association to see the Council accounts. Change that to see the Council's Allotment Accounts.

Cllr F Foster – Page 8 First bullet point, this should read repaired not replenished.

Referring to MOT, it should read in comma "crushed aggregate material."

Just under MOT take out to navigate. It should read "this will help navigation around the allotments."

Cllr G Fage – Page 10 Linear Pocket park item to come back to Council when the information has been received.

Subject to these amendments the Minutes were **APPROVED** as a true and accurate reflection of discussions.

5. **MATTERS ARISING**

- a. From the Minutes of the Public Lands & Open Spaces Committee Meeting held on **Tuesday 7th June 2022**.

Page 10 – Cllr D Strachan Item 10c. Linear Wood and Saxon Gate. Has there been anything from CBC. Mr Hosseini updated Members that there has been some feedback, a report is pending to come back to Council.

6. **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.

(7a. Play Areas Strategy)

10. **EXEMPT**

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.

- a. **Play Areas Strategy**

The PLOS Committee recommended that the Town Council should approve the preferred supplier. Officers would engage with the preferred supplier to finalise the plans and ensure the detailed plans versions would return to Town Council for approval.

The Chairman closed the Meeting at 7:46pm

BIGGLESWADE TOWN COUNCIL
Full Council Meeting 8th November 2022
CCLA Account

Implications of Recommendations

Corporate Strategy: FINANCIALS: Ensure that the Town Council continues to operate within legislation, regulation, ethical guidelines and best practice.

Finance: Clear monitoring of new PWLB loan funds and maximisation of interest received.

Equality: The Council pays due regard to all equality legislation.

Environment: The Council pays due regard to all environment legislation.

Community Safety: The Council pays due regard to all community safety legislation.

Background

We received £425,760 from our PWLB loan application, on the 12th October 2022. We need to ensure that we maximise interest income on this large value. Further, we need to clearly monitor payments made from these PWLB funds for auditing purposes.

High Interest Account

A new CCLA bank account would pay an above average interest rate. The current interest rate is 2.002%. Therefore, this would be a suitable account for interest maximisation.

Audit trail

A separate CCLA account would enable a clear audit trail of the PWLB expenditure, which will be on many different projects. It is important to have transparent and clear monitoring for the purposes of these audits:

- a) Department for Levelling Up, Housing and Communities monitoring our PWLB spend
- b) Internal audit
- c) External audit

A new coding structure has been set up in our accounts to also facilitate the monitoring of the PWLB expenditure to ensure that we do not overspend.

Recommendation

Officers recommend sanctioning the opening of a new CCLA account. The account would be used for making transfers into the current account to meet PWLB expenditure rather than making direct supplier payments. For this reason, officers recommend that the officer signatories on the account should be the Town Clerk and Chief Executive and the Finance Manager. This will ensure a similar structure to the current CCLA account. In keeping with our financial regulations, two Member signatures will also be required for each payment and transfer.

Rob Youngs
Finance Manager

Development Management

Central Bedfordshire Council

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



Council 8/11/2022
Planning Applications
Item 10b Planning Appeal

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

Contact Planning Appeals
Email planning.appeals@centralbedfordshire.gov.uk
Case Ref CB/EN/21/0226
Date 25 October 2022

Dear Mr Tarrant,

CBC Enforcement number: CB/EN/21/0226

Site Address: Highway verge outside numbers 4-12 Thames Bank, Biggleswade

Alleged breach: Change of use of highway grass verge to residential garden

Appellant's name: Mr Ananth Shenoy Mrs Bhavana Appachu

Appeal reference: APP/P0240/C/22/3308496 & 3308497

Appeal start date: 25 October 2022

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 174

This letter is to advise you that an appeal has been made to the Secretary of State against an enforcement notice issued by Central Bedfordshire Council on relating to Highway verge outside numbers 4-12 Thames Bank, Biggleswade. The Enforcement Notice alleged a breach of planning control on the land - Change of use of highway grass verge to residential garden.

Grounds of appeal

The appeal(s) will proceed on ground(s) (c) as set out at Section 174(2) of the 1990 Act.

All details relating to this Enforcement Notice and all appeal documents can be found on our website:

<http://cbstor.centralbedfordshire.gov.uk/box/publicSearch/publicSearch.html>

Enter the full CBC Enforcement number as shown above in the Search by Case Number box.

The Planning Inspector has confirmed that this appeal will be dealt with via the Written Representations process.

If you wish to make comments, you can do so on the Planning Inspectorate website at www.gov.uk/appeal-planning-decision/comment-on-an-appeal or by sending an email to teame1@planninginspectorate.gov.uk. If you do not have access to the internet you can send three copies to The Planning Inspectorate, Room 3B, Temple Quay House, 2 The Square, Bristol, BS1 6PN quoting their reference, which is APP/P0240/C/22/3308496 & 3308497. The Planning Inspectorate does not acknowledge representations. **Please do not write to me.**

All representations must be received by 06 December 2022. Any representations submitted

after the deadline will not usually be considered. The Planning Inspectorate does not acknowledge representations.

Please note that any representations you submit to the Planning inspectorate will be copied to the appellant and this local planning authority and they will be considered by the Inspector when determining the appeal.

The Planning Inspectorate does not acknowledge representations.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

You can view and download the Planning Inspectorate's guidance "taking part in an appeal" from the Planning Inspectorate website at www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal

When made, the decision will be published on the Planning Inspectorate's website <https://acp.planninginspectorate.gov.uk> and on the Council's website as above.


Yours sincerely,

Rebecca Clark
Planning Enforcement Officer

OUTCOME OF CBC DETERMINED PLANNING					
Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/DATE
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 accommodating 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.	Awaiting Decision
Biggleswade, Land North of	19/02827/PAPC	08/09/2020	Strongly Object - For reasons set out in previous corresp 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 details as at 05/10/2022. PAPC applications are Private enquiries submitted before Planning Applications and only available to the Applicant/Agent that submitted them
Biggleswade, Land North of	19/04301/OUT	24/08/2021	Separate correspondence for this application has been sent to the Planning Officer, Nikolas Smith, as agreed with Council. Strongly Object - Due to: 1) Inadequate access to the site. 2) Severe Highways impact at Sun Street/Shortmead Street junction. 3) Severe Highways impact at Drove Road/London Road junction. 4) Exaggeration of site sustainability. 5) Reduction in Public Rights of Way. 6) Disruption to irreplaceable Archaeology.	Outline Application: planning permission with all matters reserved except for the development of the land situated north of Biggleswade, east of the ECML railway to provide for up to 416 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
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

2020					
Biggleswade Road, Land East of	20/00959/OUT	28/04/2020	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	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	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 (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
2021					
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

2022

Broadmead, 10	22/03668/FULL	27/09/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Proposed porch to supplement existing ongoing build of a two storey side and single storey rear extension.	Awaiting Decision
Chestnut Avenue, Biggleswade Library	22/03246/REG3	27/09/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Change of use from ancillary garage to a children's centre working space (Class E) including new fenestration and internal works.	Awaiting Decision
Fairfield Road, Fairfield Cottage	22/03414/FULL	25/10/2022	It was RESOLVED that the Town Council has NO OBJECTION to this planning application provided that 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.	Awaiting Decision
High Street, 19A	22/03012/FULL	23/08/2022	<p>Town Council OBJECTS to the planning application for extraction system on the following grounds:</p> <ul style="list-style-type: none"> • 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. <p>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".</p>	<p>Extraction system for pizza restaurant (Class E) in building, formerly a shop (Class E).</p> 	<p>Awaiting Decision.</p> <p>A further time extension has been agreed to the 22nd December 2022 as the applicants are intending to provide some additional information. (As per Planning Officer Nicola Stevens)</p>
High Street, 36	22/03368/LB	27/09/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Listed building: Repair and decorate exterior of building.	Awaiting Decision
Laburnham Road, 57	22/03124/FULL	23/08/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Two storey rear/side extension to replace existing conservatory	Awaiting Decision
Laburnham Road, 57	22/03124/FULL	25/10/2022	It was RESOLVED that the Town Council has NO OBJECTION to this planning application provided that the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Proposed single storey side and rear extension, following demolition of existing conservatory. Erection of pergola to create outdoor seating area.	Awaiting Decision

Land to North of Lindsell's level crossing	22/02881/DOC	09/08/2022	It was RESOLVED that the Town Council STRONGLY OBJECTS to the discharge of Planning Condition 3 on the revised plan and demand that Network Rail are obliged to implement the landscaping as per the plan approved at Development Management Committee in order to mitigate the visual impact of the bridge.	Discharge of Condition 3 against planning permission CB/21/02168/FULL. Construction of new ramped and stepped brideway bridge to facilitate the closure of Lindsell's level crossing; formation of new brideway to western side of railway and associated works. Details have been received to discharge condition(s) listed below to this planning permission. 3 No Development shall take place until a detailed planting and landscaping scheme, which seeks to mitigate satisfactorily the visual impact of the bridge on the landscape, as well as a landscape management plan (which includes consideration of the need for irrigation of the planting) and final design have been submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping scheme shall be implemented in full by the end of the full planting season immediately following the completion and/or first use of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme for a minimum period of 5 years and any which die or are destroyed during this period shall be replaced during the next planting season. Reason: To screen the development and reduce the impact the proposal would have on the character and appearance of the area (Section 12 and 15, NPPF).	Link to separate letter
Land adjacent, Lawence Road,58	22/03556/FULL	27/09/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Erection of a detached bungalow and associated works.	Awaiting Decision
London Road, Unit E, A1 Retail Park	22/03121/VOC	23/08/2022	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.	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.	Awaiting Decision
London Road, BP MFG	22/02922/FULL	27/09/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Creation of an EV charging zone with 7 no. EV charging bays, associated canopy, substation and LV panel.	Awaiting Decision
Mead End, 14	22/03636/FULL	27/09/2022	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 and two storey side extension	Awaiting Decision

Mitchel Green, 5	22/03911/FULL	25/10/2022	Part double storey rear extension.	It was RESOLVED that the Town Council OBJECTS to this planning application and makes reference to the Biggleswade Neighbourhood Plan policy number BPD3: House Extensions 1. House extensions will be supported, providing: a. the extension does not dominate the original building in terms of height or massing; b. there is no significant loss of garden space and a functional garden space is maintained; c. any loss of on-plot parking spaces is replaced by spaces within or in immediate proximity to the site; d. there is no significant adverse impact on the amenities of adjacent properties; e. there is sufficient space separating adjacent properties to allow for essential maintenance to be undertaken.	Awaiting Decision
Normandy lane, Unit B	22/03438/FULL	27/09/2022	No Objection - There is a concern regarding the parking.	Extension to factory building to accommodate 4 additional units for flexible use comprising Class B8 (storage and distribution), B2 and Class E(g)iii (light industrial)	Awaiting Decision
Potton Road, Land at former Scaffolding Depot	22/02691/FULL	08/09/2022	It was resolved that the Town Council objects to this planning application as: •The traffic impact on Furzenhall Road and Potton Road. •There are too many dwellings hence overdevelopment. •Loss of residential parking on Winston Crescent. •Properties would be very close to the railways line which will lead to noise pollution for residents. The Town Council notes that the Highways Officer has objected.	Erection of ten dwellings and the conversion of an existing building into two one bed flats.	Awaiting Decision
Salcombe Close, Land West	22/01990/FULL	28/06/2022	It was RESOLVED that the Town Council would like to PROVISIONALLY OBJECT to this planning application pending provision of the following information: 1) further information is required on the sizing of mounds and elevations in the play area; 2) the potential effect of the proposed lighting on the existing neighbours on Sale Mews; and 3) information on why the CCTV is not under variations to conditions.	Flatten the existing mounds in the play area, install lighting columns, and improve the perimeter fence.	Awaiting Decision
Shortmead Cottage, Shortmead Lane	22/01860/FULL	28/06/2022	It was RESOLVED that the Town Council has NO OBJECTION to this planning application.	Erection of new dwelling with a detached annexe.	Awaiting Decision
Shortmead Street, 46	22/01519/LB	14/06/2022	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 the following: 1) That there is support from Conservation Officers 2) That the Council recognises that this shop is reverting back to a house in an area that is outside of the town centre conservation policy.	Conversion from shop to 2 residential dwellings.	Awaiting Decision
Shortmead Street, 46	22/01520/FULL	14/06/2022	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 the following: 1) That there is support from Conservation Officers 2) That the Council recognises that this shop is reverting back to a house in an area that is outside of the town centre conservation policy.	Listed building: Conversion from shop to 2 residential dwellings and internal alterations.	Awaiting Decision
South View, 13	22/03696/FULL	11/10/2022	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.	Demolition of the outbuilding and side building and erect a single storey rear extension.	Awaiting Decision

Station Road, 12	22/03900/FULL	24/10/2022	It was RESOLVED that the Town Council has NO OBJECTION to this planning application provided that the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Remove part of boundary brick wall to increase existing vehicular access and replace with a gate.	Awaiting Decision
Stratton Upper School, Eagle Farm Road,	22/03441/FULL	27/09/2022	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.	Erection of 255 no roof mounted photovoltaic solar panels and 9 no floor level air source heat pump units.	Awaiting Decision
Potton Road, Land at former Scaffolding Depot	22/02691/FULL	08/09/2022	It was RESOLVED that the Town Council OBJECTS to this planning application as•The traffic impact on Furzenhall Road and Potton Road. •There are too many dwellings hence overdevelopment. •Loss of residential parking on Winston Crescent. •Properties would be very close to the railways line which will lead to noise pollution for residents. The Town Council notes that the Highways Officer has objected.	Erection of ten dwellings and the conversion of an existing building into two one bed flats.	Awaiting Decision
The Avenue, 8	22/03013/FULL	09/08/2022	It was RESOLVED that the Town Council has NO OBJECTION to this planning application provided that there is no loss of parking on the driveway and that the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	First floor extension over existing garage. Two storey rear extension with dual hipped roof. Single storey rear extension.	Awaiting Decision

PUBLIC NOTICE

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)

CENTRAL BEDFORDSHIRE COUNCIL

(BIGGLESWADE: PART OF FOOTPATH NO 24)

(TEMPORARY PROHIBITION OF THROUGH TRAFFIC) ORDER 2022

Notice is hereby given that Central Bedfordshire Council have made an Order the effect of which will be to prohibit any person proceeding on foot along the length of Footpath No 24, Biggleswade which extends from Ordnance Survey Grid Reference (OS GR) TL 2037 4425 (map point A) in an east north-easterly direction to OS GR TL 2047 4430 (map point B).

This temporary closure is required to enable building and earthworks to take place adjacent to the path. The closure is expected to take place from 29th October 2022 to 22nd April 2023.

The alternative route for footpath users while the closure is in operation will be from OS GR TL 2037 4425 (map point A) head in a south south-easterly direction along the path towards Moonflower Place (map point D), then head in an east north-easterly direction along Moonflower Place to OS GR TL 2059 4401 (map point C), continue north north-westerly along the path to OS GR TL 2047 4430 (map point B) and vice versa.

Further details, including a map, can also be found on the Council's website at:

https://www.centralbedfordshire.gov.uk/info/82/countryside/431/rights_of_way/2

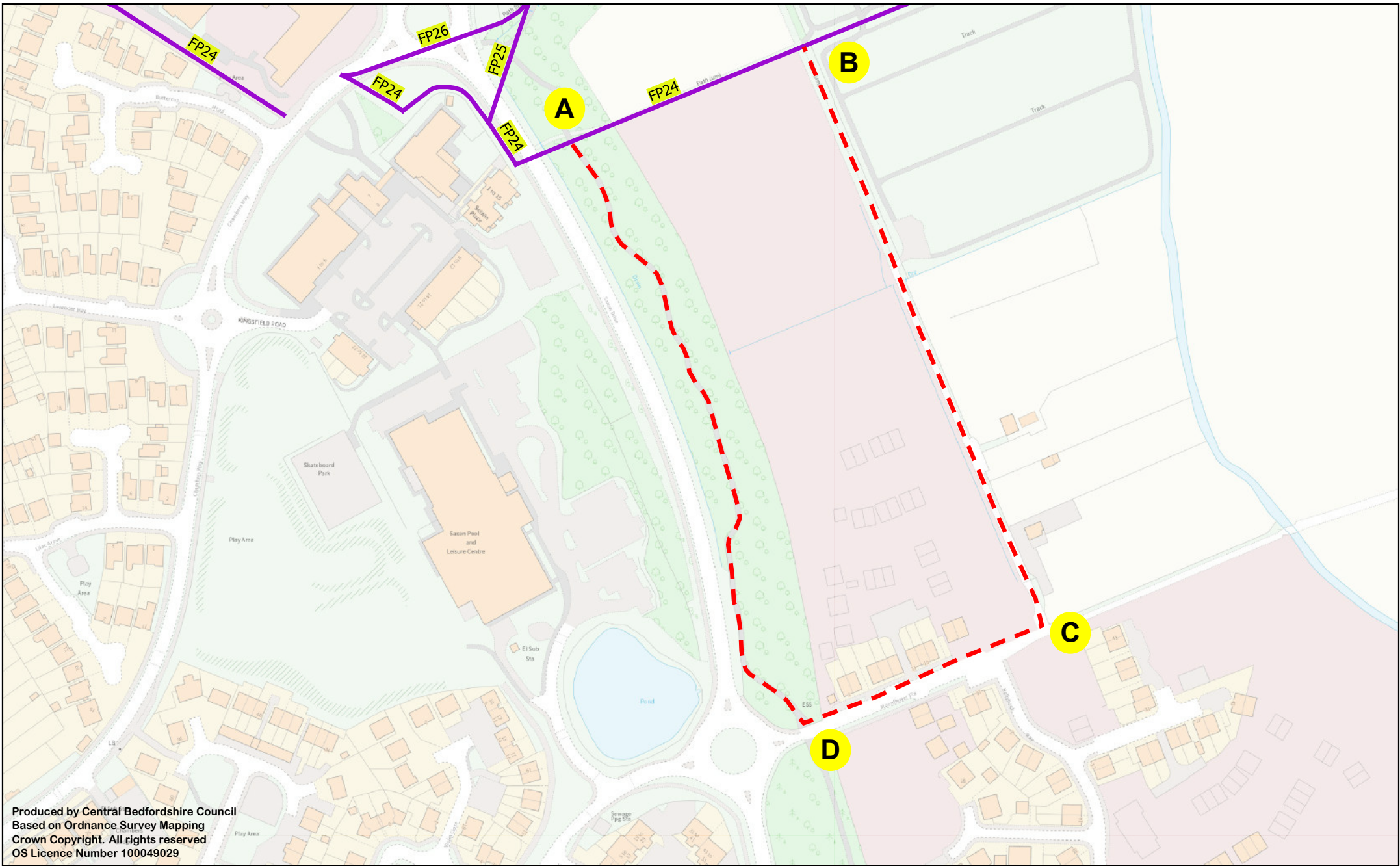
The Order will come into operation on 29 October 2022 for a period not exceeding six months or until the works which it is proposed to carry out on or near to the footpath have been completed, whichever is the earlier. If the works are not completed within six months the Order may be extended for a longer period with the consent of the Secretary of State for Transport.

For further information please contact Chris Dorow, Tel: 0300 300 6906,
Christopher.Dorow@centralbedfordshire.gov.uk

DATED 28 October 2022

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Jill Dickinson
Deputy Director
Place & Communities



Temporary Closure of part of Biggleswade Public Footpath No 24

Date : October 2022 Scale : 1 : 2500 @ A4

Path to be temporarily closed A - B

Alternative Route

Unaffected Footpath



Date : 25 October 2022
 Central Bedfordshire Council
 Priory House
 Monks Walk 27
 Chicksands
 Bedfordshire. SG17 5TQ