



Ref: Agenda/Council-23/08/2022

18<sup>th</sup> August 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 23<sup>rd</sup> August 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", written over a horizontal line.

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\\_8Oj8XgpOTTurDjaCP8BXQ](https://us06web.zoom.us/webinar/register/WN_8Oj8XgpOTTurDjaCP8BXQ)**

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 SPEAKERS**

- a. For Members to receive an update on areas where Central and Local Government overlap. Items to discuss are Town centre plans, Housing and planning targets, Active travel networks, A1 and the Black Cat, GP and primary care from the MP Richard Fuller.
- b. For Members to receive a presentation regarding further football provision from Biggleswade FC, Mark Inskip, Dave Northfield and Ben Weldon and The Bedfordshire FA, Alan Young.

**6. MEMBERS QUESTIONS**

**7. MINUTES AND RECOMMENDATIONS OF MEETINGS**

- a. The Minutes of the Town Council Meeting held on **Tuesday 9<sup>th</sup> August 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

**8. MATTERS ARISING**

- a. From the Minutes of the Town Council Meeting held on **Tuesday 9<sup>th</sup> August 2022** at the Office of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

**9. ACCOUNTS**

- a. July 2022 accounts not available for this agenda.

**10. ITEMS FOR CONSIDERATION**

**a. Biggleswade Neighbourhood Plan – Referendum Version**

For Members to receive and consider the final version of the Biggleswade Neighbourhood Plan. The referendum is set to be held on Thursday 6<sup>th</sup> October 2022. [Click here](#) to view the attachment.

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

Lawful Development Certificate Existing: Erection of a dwelling house. application, which is not a planning application, but an application for a Lawful Development Certificate, whereby the applicant is stating that the above specified use of the land has been going on for sufficient a period of time for the activity to fall outside of the control of planning legislation. Please provide any comments by no later than 08 September 2022.

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

A copy of the EIA Scoping Details and Plans can be inspected on CBC Website click [here](#). Please provide any comments by no later than 24 August 2022.

## 11. **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/22/03064/FULL - 7 & 8 Eldon Way, Biggleswade, SG18 8NH**

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

### b. **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.

## **Previously on Council Agenda**

Agenda 22/04/2014 CB/14/01181/VOC – Variation of the Condition 21 of planning application No. CB/13/04399/VOC dated 20/3/14 to allow a pharmacy to operate from part of unit B. Wording of the condition be amended to: "The development hereby approved for unit C as shown on plan no. 8695 P02 Revision M shall be used for A1 (retail) and up to a maximum of 975 sq m of A1 (food) but shall not be used 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 cafe 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 operate as a pharmacy". Outcome as objection.

Variation of Condition Nos. 24 & 26 on planning application CB/13/04399/VOC dated 20/03/14: Variations of condition 26 (approved plans) to make the following amendments: the elevations and layout of Plot S to create 3 units instead of 2 units; the elevations and floor plans of Unit H; new electrical substations at the entrance and end of the service road; a new area for refuse and compactors; electrical kiosks along the service road. Outcome as objection.

Agenda 10/06/2014 CB14/01181/VOC Variation of the Condition 20 of planning application No. CB/13/04399/VOC dated 20/3/14 to allow up to 5% of the ground floor area of Unit B to be used for the sale of food and to allow a pharmacy to operate from part of unit B. Wording of the condition 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 M 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 cafe 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. Outcome as objection.

Agenda 22/04/2014 - CB/14/01109/VOC – Outcome as no objection. Variation of Condition Nos. 24 & 26 on planning application CB/13/04399/VOC dated 20/03/14: Variations of condition 26 (approved plans) to make the following amendments: the elevations and layout of Plot S to create 3 units instead of 2 units; the elevations and floor plans of Unit H; new electrical substations at the entrance and end of the service road; a new area for refuse and compactors; electrical kiosks along the service road.

Agenda 13/05/2014 – CB/14/01109/VOC – Outcome as no objection. Variation of Condition Nos. 24 & 26 on planning application CB/13/04399/VOC dated 20/03/14: Variations of condition 26 (approved plans) to make the following amendments: the elevations and layout of Plot S to create 3 units instead of 2 units; the elevations and floor plans of Unit H; new electrical substations at the entrance and end of the service road; a new area for refuse and compactors; electrical kiosks along the service road. Outcome as no objection.

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

Two storey rear/side extension to replace existing conservatory.

d. **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.

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

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

**Previously on Council Agenda**

Council 27/07/2021 - CB/21/02861/FULL. Change of use from E Class to A5 (takeaway) and associated works. Outcome as objection. Council will support the comments of the Highways Officer, relating to safety. There is also concern of noise and possible odours from the premises. CB/21/02861/FULL - Application was withdrawn 06/08/2021.

f. **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.

g. **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.

**12. PLANNING APPLICATION OUTCOMES**

- a. A report of the Planning Application Outcomes (by exception applications only) as of 17<sup>th</sup> August 2022.

**13. ITEMS FOR INFORMATION**

**a. Biggleswade Footpath No 16 And Bridleway No 11.**

Public Notice will be published in the Biggleswade Chronicle by Central Bedfordshire Council as to their intention to make an Order for the temporary closure of the above Footpath to provide a safe working area to construct a footbridge over the railway track.

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

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

**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\\_8Oj8XgpOTTurDjaCP8BXQ](https://us06web.zoom.us/webinar/register/WN_8Oj8XgpOTTurDjaCP8BXQ)**

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 it is advisable in the public interest that the public and press are excluded whilst the following exempt items are discussed.

- (16a. Capital Asset)
- (16b. Drove Road Workshop)

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 9<sup>th</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 D Albone  
Cllr I Bond  
Cllr K Brown  
Cllr F Foster  
Cllr M Knight  
Cllr M North  
Cllr H Ramsay  
Cllr D Strachan  
Cllr J Woodhead  
Cllr C Thomas

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.

**22/0104.0     APOLOGIES FOR ABSENCE**

Cllr R Pullinger, Cllr M Foster, Cllr L Fage.

**ABSENT WITHOUT APOLOGIES**

None.

**22/0105.0     DECLARATIONS OF INTEREST**

**22/0105.1     Disclosable Pecuniary interests in any agenda item:**

Cllr Bond – Item 11b – Discharge conditions for Lindsell's Crossing.

**22/0105.2     Non-Pecuniary interests in any agenda item:**

Cllr Brown – Item 11b - Discharge conditions for Lindsell's Crossing.

**22/0106.0     TOWN MAYOR'S ANNOUNCEMENTS**

**22/0106.1     Mayor's Fundraising Dinner**

Cllr Fage reminded Members of the Mayor's fundraising event on 29<sup>th</sup> September 2022 for St. John's Hospice.

**22/0107.0     PUBLIC OPEN SESSION**

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

**22/0108.0     INVITED SPEAKER**

There was no invited speaker.

**22/0109.0     MEMBERS' QUESTIONS**

None.

**22/0110.0     MINUTES AND RECOMMENDATIONS OF MEETINGS**

**22/0110.1**     From the Minutes of the **Town Council Meeting of Tuesday 26<sup>th</sup> July 2022** held at 7:00 pm in the Town Council Offices at The Old Court House, Saffron Road, Biggleswade.

- Page 11 – Allotment Documents and Fees - bottom of the page – amend the minutes to read "...tenant is not to display or permit to be displayed".
- Page 11 – Allotments Documents and Fees - The recordal of the resolution of the Town Council to reflect the decision not to have a concession structure for allotment fees has not been recorded and should be added, including making changes to the terms and conditions.

Subject to the above changes the Minutes were **APPROVED** as an accurate record of the Meeting from 26<sup>th</sup> July 2022.

**22/0110.2**     The Minutes of the **Extraordinary Finance and General Purposes Committee Meeting** held on **Tuesday 26<sup>th</sup> July 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

These Minutes were **NOTED**.

**22/0110.3**     The Minutes of the **Biggleswade Joint Committee Meeting** held on **Thursday 14<sup>th</sup> July 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

Cllr Russell noted there will be corrections made to the Minutes at the next Biggleswade Joint Committee Meeting in October 2022.

**22/0110.4**     The Minutes of the **Finance and General Purposes Committee Meeting** held on **Tuesday 5<sup>th</sup> July 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

These Minutes were **NOTED**.



**22/0110.5** The Minutes of the **Public Lands & Open Spaces Committee Meeting** held on **Tuesday 7<sup>th</sup> June 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

These Minutes were **NOTED**.

**22/0110.6** The Minutes of the **Personnel Committee Meeting** held on **Tuesday 2<sup>nd</sup> August 2022** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

Cllr G Fage **AGREED** that recommendations from Committees to Council should be set out under this Agenda item, rather than the resolutions of the Committees which are recorded in the Minutes.

**22/0111.0** **MATTERS ARISING**

From the Minutes of the **Town Council Meeting** of **Tuesday 26<sup>th</sup> July 2022** held at 7:00 pm in the Town Council Offices at The Old Court House, Saffron Road, Biggleswade.

- Page 11 – Allotment Documents & Fees: Detail on what Officer said should not be included in the Minutes.

**22/0112.0** **ACCOUNTS**

**22/0112.1** **Financial Administration**

Members received the following Accounts:

- i. Detailed Balance Sheet to 31<sup>st</sup> June 2022.
- ii. Summary Income and Expenditure by Committee 31<sup>st</sup> June 2022.
- iii. Detailed Income and Expenditure by Committee 31<sup>st</sup> June 2022.
- iv. Lloyds Bank Payment listing June 2022.

It was **RESOLVED** that the Town Council **ADOPTS** the Accounts as set out.

**22/0113.0** **ITEMS FOR CONSIDERATION**

**22/0113.1** **Proposed No Waiting Restrictions - A00227**

It was **RESOLVED** that the Town Council **ACCEPTS** the proposals for Fairfield Road and Shortmead Street but **OBJECTS** to the proposals for Sun Street.

**22/0113.2** **Lost and Found Child and Vulnerable Adult Policy**

This policy contains amendments requested at the Town Council meeting of 12 July 2022. Prior to any events taking place in the future Officers will conduct briefings with all staff reflecting this policy and risk assessments and a refresher on the Lost/Found policy.

It was **RESOLVED** that the Town Council **ADOPTS** the Lost and Found Child and Vulnerable Adult Policy.

**22/0113.3 Christmas Offer Procurement**

It was **RESOLVED** that this Item be moved to the Exempt session for further discussion.

**22/0114.0 PLANNING APPLICATIONS**

**22/0114.1 CB/22/02887/FULL - 2 Buttercup Mead, Biggleswade, SG18 8TT**

Installation of replica roof, and new window frames, to existing conservatory, which is at rear of property.

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.

**22/0114.2 CB/22/02881/DOC - Land to North of Lindsell's level crossing, Biggleswade, SG18 0AD**

Cllr Bond left the Council Chamber for the duration of the discussion on the next item as declared under Pecuniary interests.

Discharge of Condition 3 against planning permission CB/21/02168/FULL Construction of new ramped and stepped bridleway bridge to facilitate the closure of Lindsell's level crossing; formation of new bridleway to western side of railway and associated works.

Cllr Russell read the following statement:

**Reasons in support of the Discharge of Planning Condition 3 - Landscaping**

Despite the challenges posed, the Town Council has been broadly supportive of the Housing Infrastructure programme and the investment that it is bringing to our town.

The item before us is the discharge of the planning condition on landscaping for the bridle bridge at Lindsells Crossing. The bridge will be very intrusive at 41 feet high and will be far from in keeping with the surrounding rural landscape – Biggleswade Common (the largest stretch of common land in Bedfordshire); the River Ivel and the bridleway across to the sandhills and the RSPB (one of the few tourist attractions near the parish of Biggleswade).

Understanding that Lindsell's level crossing is one of the most dangerous in the country and that its closure is paramount, the Town Council supported the initial planning application subject to *"a strong recommendation for planning conditions around landscaping to minimise the visual impact."* The Town Council also asked to be consulted proactively about any planning conditions – a request which was honoured in the breach.

In its decision notice, Central Bedfordshire Council notes that Condition 3 is required to mitigate the visual impact on the surrounding rural area, in line with Sections 12 and 15 of the National Planning Policy Framework, *"achieving well designed places"* and *"conserving and enhancing the natural environment"*. The Town Council argues that the Condition is also required to meet Policy EE5 in the

Local Plan, requiring that *“to safeguard intrinsic character, scenic beauty and perceptual qualities of the landscape such as tranquility, all development proposals will need to have regard to the key characteristics and sensitivities of the site and its setting.”*

The landscaping plan which was on the table at the Development Management Committee in July 2021 when the application was approved showed a tree belt over 30 feet wide (110 trees) encircling the bridge. Planning Condition 3 also required larger trees to be planted, irrigation to be put in place and for any trees which failed within five years to be replaced. This scheme was approved by the Landscaping Officer at the time and was a major reason why planning permission was given.

Network Rail are now asking for Condition 3 to be discharged based on a subsequent landscaping plan which only shows a third of the original trees and has removed the need for irrigation which, given the terrain, is vital for newly planted trees to survive. Moreover, there is almost no planting remaining to the south-east. It is imperative that the bridge is properly screened on the south-east to protect the views of Biggleswade Common and the RSPB and to retain the open view for the houses north of Potton Road. The proposal before us complete fails to satisfy this imperative.

It would seem to me to be unethical to gain planning permission on the basis of one landscape plan and then substitute another inferior plan to get the planning condition discharged.

Given the position of this bridge, its size and its proximity to such important open spaces, discharge of Condition 3 as now proposed is flawed and does not meet the relevant Local Plan and national policies. Central Bedfordshire Council should be insisting on implementation of the landscaping plan as approved by the Development Management Committee.

The number of trees originally proposed are needed to properly screen the bridge and the requirements to ensure that the trees are properly established and irrigated are vital.

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.

Cllr Bond re-entered the Council Chamber at this point.

**22/0114.3      CB/22/02691/FULL – Land at former Scaffolding Depot, Potton Road, Biggleswade, SG18 0DU**

Erection of ten dwellings and the conversion of an existing building into two one bed flats.

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.

**22/0114.4      CB/22/03013/FULL – 8 The Avenue, Biggleswade, SG18 0PS**

First floor extension over existing garage. Two storey rear extension with dual hipped roof.

Single storey rear extension.

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 neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.

**22/0115.0      PLANNING APPLICATION OUTCOMES**

Cllr Fage advised Members that the Planning Application for the Red Lion has been refused.

This report was **NOTED**.

**22/0116.0      ITEMS FOR INFORMATION**

None.

**22/0117.0      PUBLIC OPEN SESSION**

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

**22/0118.0      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.

(Orchard Centre)  
(Christmas Offer Procurement)

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.

**22/0119.0     EXEMPT**

**22/0119.1     Orchard Centre**

It was **RESOLVED** that Officers are to proceed with the recommended action.

DRAFT

**22/0119.0     EXEMPT**

**22/0119.1     Orchard Centre**

It was **RESOLVED** that Officers are to proceed with the recommended action.

**22/0119.1     Christmas Offer Procurement**

It was **RESOLVED** that the Town Council will:

- a) Purchase one Christmas tree from Christmas Tree Supplier C.
- b) Hire giant C9 lights from Festoons and Motifs Supplier D on a three-year agreement with a one-off infrastructure cost.
- c) At Officer's discretion hire a specified number of motifs from Festoons and Motifs Supplier D on a one-year hire agreement.
- d) Purchase Market Square tree lights from Festoons and Motifs Supplier D with a lighter wrap and colour-changing bulbs.
- e) Hire stage, sound and lighting from Stage, Sound and Lighting Supplier D.
- f) Officers will continue to search for a volunteer Santa through charities and not-for-profit organisations. Failing this, Officers will circulate an email to staff and Councillors and failing any volunteers, Officers will book an external supplier at the cheapest rate.
- g) Officers will devise a Business Plan with the Christmas Working Group on the Grotto.

The Chairman ended the Meeting at 20:03





Hard copies are available from the Council office on request

# Biggleswade Neighbourhood Plan September 2022

## Referendum Version 8.4







## Development Management

### Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)



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

**Date** 11 August 2022

Dear Mr Tarrant,

**Application No:** CB/22/03098/LDCE  
**Location:** The Laurels, Langford Road, Biggleswade, SG18 9JU  
**Proposal:** Lawful Development Certificate Existing: Erection of a dwelling house

I refer to the above application which is not a planning application, but an application for a Lawful Development Certificate, whereby the applicant is stating that the above specified use of the land has been going on for sufficient a period of time for the activity to fall outside of the control of planning legislation.

This application can be viewed (within 48 hours from the date of this letter) at <http://www.centralbedfordshire.gov.uk/planning-register> by entering the application reference 22/03098. Please provide any comments by no later than 08 September 2022.

For consultees unable to access documents via the website, please contact us to arrange access another way.

Yours sincerely,

**Nicola Stevens**  
Planning Officer



## Development Management

### Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
[www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)



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

**Date** 16 August 2022

Dear Mr Tarrant,

**Application No:** CB/22/03028/SCO  
**Location:** Symmetry Park (Stratton Business Park), Biggleswade Phase 3  
**Proposal:** EIA Scoping Opinion

**SCOPING OPINION OF THE LOCAL PLANNING AUTHORITY.  
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2011. (REGULATION 13 (1) )**

**THIS IS NOT A PLANNING APPLICATION**

I have received a request for a Scoping Opinion of the Local Planning Authority with regard to the preparation of an Environmental Impact Assessment. This would accompany a planning application for the above development.

A copy of the EIA Scoping Details and Plans can be inspected on our website within 48 hours from the date of this letter. To view these documents please visit:

<http://www.centralbedfordshire.gov.uk/portal/searchresult.asp?appnumber=CB/22/03028>

Please can you comment on the information to be included in the Environmental Statement by 24 August 2022.

Yours sincerely,

**Benjamin Tracy**  
Principal Planning Officer



## Development Management

### Central Bedfordshire Council

Priory House, Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ  
[www.centralbedfordshire.gov.uk](http://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](mailto:planning@centralbedfordshire.gov.uk)  
**Your Ref**  
**Date** 09 August 2022

Dear Mr Tarrant,

**Application No:** CB/TRE/22/00428

**Proposal:** 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.

**Location:** 23 Ivel Gardens, Biggleswade, SG18 0AN

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 **30 August 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.

Yours sincerely,

Joanna Baker  
**Tree and Landscape Officer**



OUTCOME OF CBC DETERMINED PLANNING					
Address	Application No.	Committee date	BTC Decision	Description	Central Beds Outcome/DATE
<b>2019</b>					
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 <b>resolved</b> 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 05/07/2022. 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. <b>Strongly Object</b> - 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	<b>As above.</b>	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
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
2021					
Chestnut Avenue, The Library	21/02802/REG3	29/06/2021	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
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					
Land to the South of the waste transfer site, Cow Close	22/02342/FULL	12/07/2022	<p>It was RESOLVED that the Town Council has an OBJECTION to this planning application due to the following grounds:</p> <ol style="list-style-type: none"> <li>1.The site is not allocated for development in the Local Plan and is outside the settlement envelope.</li> <li>2.It encroaches on a rural area which prevents coalescence between Biggleswade and Langford and establishes a precedent for development in this area.</li> <li>3.It is not clear what temporary means and how long this might be for, although 10 years is mentioned in the Planning Statement. Might the site be required longer term for monitoring or maintenance of the Train Control System?</li> <li>4.The excess traffic which will be generated on Langford Road and through either Biggleswade or Langford.</li> </ol> <p>The Council further requests that, if this application is recommended for approval, a planning condition is applied that, within ten years, the development is removed and the site restored to its current condition.</p>	Development of a 24/7 'light-touch' temporary 'depot' to include a single-storey modular build office and welfare facility, a single storey store and workshop along with associated parking, refuse and service yard areas.	Awaiting Decision
Drove Road, Land off, adjacent to 1A Drove Rd	22/00575/FULL	08/03/2022	<p>It was <b>resolved</b> that the Town Council <b>objects</b> to this planning application on the following grounds:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2) The construction encroaches into the root protection area of trees nearby which are covered by a TPO.</li> <li>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.</li> <li>4) Vehicles will be reversing into the narrow Drove Road which has high traffic volume.</li> <li>5) The bus stop would need to be relocated.</li> <li>6) Over-development of the site for the amount of land that is incorporated in this plan.</li> <li>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.</li> </ol>	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.	Awaiting Decision
Furzenhall Road, 46	22/01870/FULL	12/07/2022	No Objection - provided the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations.	Erection of 2m high fence to enclose front garden area.	Awaiting Decision
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
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 bridleway bridge to facilitate the closure of Lindsell's level crossing; formation of new bridleway 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).	<a href="#">Link to separate letter</a>
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.	Awaiting Decision
Presland Drive, 4	22/02446/FULL	12/07/2022	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.	Single storey rear extension. Loft conversion comprising single rear dormer and two pitched roofed dormers to the front elevation.	Awaiting Decision
Salcombe Close, Land West	22/01990/FULL	28/06/2022	It was <b>RESOLVED</b> that the Town Council would like to <b>PROVISIONALLY OBJECT</b> 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 <b>OBJECTION to this planning application</b>	Erection of new dwelling with a detached annexe.	Awaiting Decision
Shortmead Street, 46	22/01519/LB	14/06/2022	It was <b>RESOLVED</b> that the Town Council has <b>NO OBJECTION</b> 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 <b>RESOLVED</b> that the Town Council has <b>NO OBJECTION</b> 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
Potton Road, Land at former Scaffolding Depot	22/02691/FULL	08/09/2022	It was <b>RESOLVED</b> that the Town Council <b>OBJECTS</b> 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



# PUBLIC NOTICE

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)

CENTRAL BEDFORDSHIRE COUNCIL

(BIGGLESWADE: FOOTPATH NO 16 AND PART OF BRIDLEWAY NO 11)

(TEMPORARY PROHIBITION OF THROUGH TRAFFIC) ORDER 2022

Notice is hereby given that Central Bedfordshire Council intend not less than seven days from the date of this Notice to make an Order the effect of which will be to prohibit any person proceeding on foot along the length of:

i. Footpath No 16, Biggleswade which extends from Ordnance Survey Grid Reference (OS GR) TL 1932 4642 westerly to OS GR TL 1915 4640

and to prohibit any person proceeding on foot or on horseback or lead a horse or cycle along the length of

ii. Bridleway No 11, Biggleswade which extends from OS GR TL 1919 4673 south westerly to OS GR TL 1906 4610

**These temporary closures are required to provide a safe working area to construct a footbridge over the railway track. The closures are expected to take place from 29 August 2022 for six months.**

The alternative route for footpath and bridleway users while the closure is in operation will be: Southerly along Bridleway No 10, westerly along Bridleway No 14 and then northerly along Bridleway No 11 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](https://www.centralbedfordshire.gov.uk/info/82/countryside/431/rights_of_way/2)

This proposed Order will come into operation on 29 August for a period not exceeding six months or until the works which it is proposed to carry out on or near to the footpath and bridleway 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.

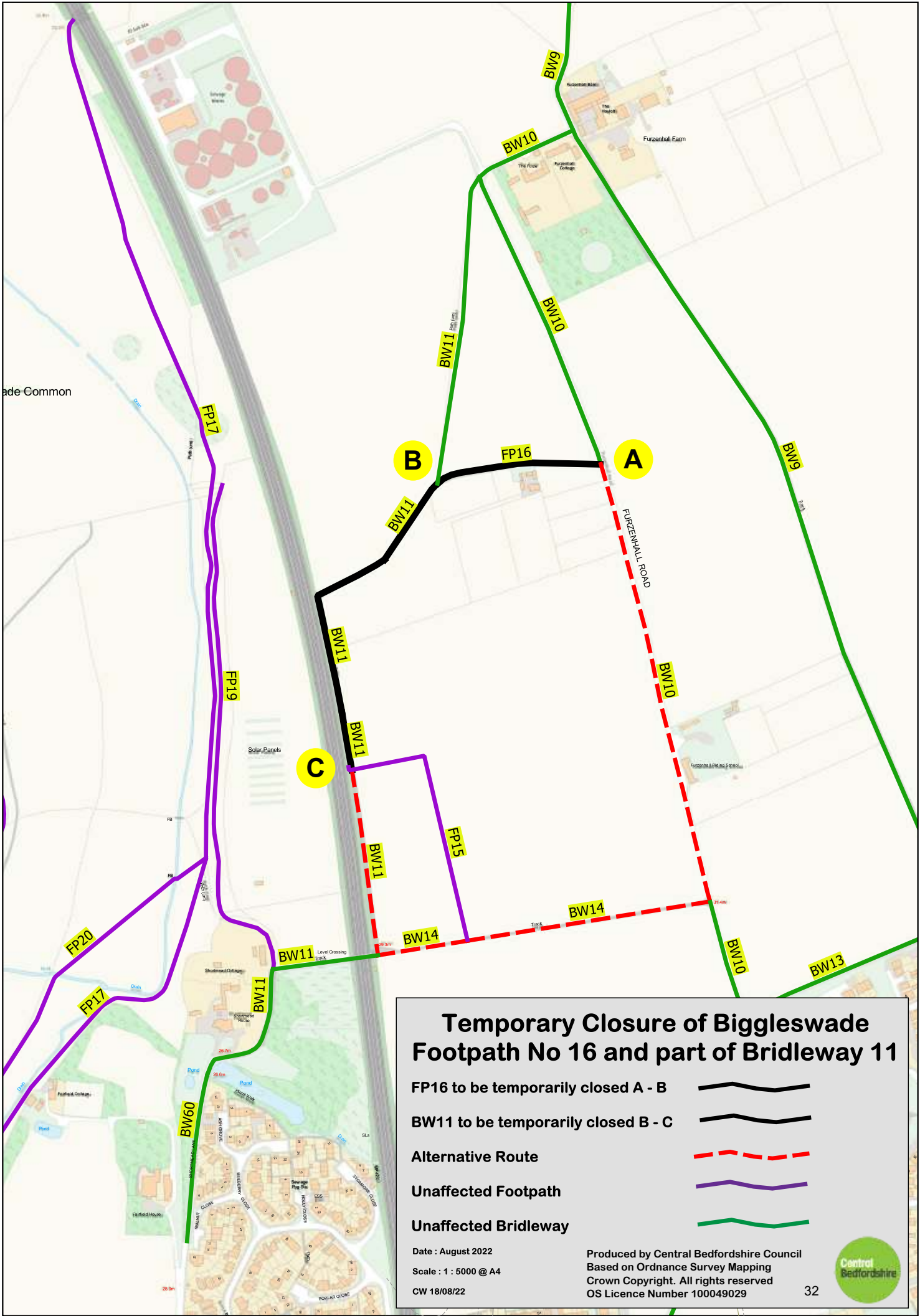
For further information please contact Chris Dorow, Tel: 0300 300 6906,

Christopher.Dorow@centralbedfordshire.gov.uk

DATED 12 August 2022

Priory House, Monks Walk  
Chicksands, Shefford  
Beds SG17 5TQ

DARYL HARVEY  
Head of Highways



# Temporary Closure of Biggleswade Footpath No 16 and part of Bridleway 11

- FP16 to be temporarily closed A - B
- BW11 to be temporarily closed B - C
- Alternative Route
- Unaffected Footpath
- Unaffected Bridleway

Date : August 2022  
Scale : 1 : 5000 @ A4  
CW 18/08/22

Produced by Central Bedfordshire Council  
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Peter Tarrant – Town Clerk and Chief Executive  
Biggleswade Town Council  
The Old Court  
4 Saffron Road  
Biggleswade  
Beds  
SG18 8DL

15<sup>th</sup> August 2022

Dear Peter,

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

Thank you for your email and letter to CBC Customer Services dated 25<sup>th</sup> July, in relation to the Orchard Chase Housing Development.

We have also received correspondence regarding this issue from Richard Fuller MP and Mrs Sparrow, a resident of Stratton Park Drive. Mrs Sparrow also attended Executive at Priory House on Tuesday 2<sup>nd</sup> August, and presented her case very well.

As a result of Mrs Sparrow's attendance at Executive, Cllr Kevin Collins and Cllr Ian Dalgarno have committed to visiting the site to meet with Mrs Sparrow and the residents of Stratton Park Drive to discuss their concerns in more detail. They are currently in the process of agreeing a date for this visit.

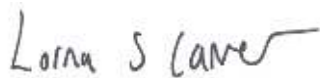
We understand that the last couple of years have been difficult for the residents of Stratton Park Drive. In offering their support to the residents, our officers have made numerous visits to the site at various points throughout the build and confirm that to date, there has been no breach of planning or formal health issue that we can investigate.

As I am sure you are aware, it has been an extremely dry summer, which has been a major contributory factor in the quantity of dust that is being generated from the site and is something that is obviously out of our control. However, the site manager has committed to damping down the site as often as is necessary throughout the day, and we have advised that they do this more frequently than is needed.

They will also be erecting a fence to help mitigate the dust, which should be completed shortly, if it hasn't happened already. They have also agreed to move their building materials away from the residents' fences, and we are hopeful that these measures will go some way in reducing the quantity of dust currently being produced.

I would like to offer my assurances that we will continue to monitor the site and offer additional support to the residents and local ward members as we head into the final stages of the build, ensuring that any action is taken, should it be needed.

Kind Regards,



**Lorna Carver**

Director of Place and Communities  
Central Bedfordshire Council

