

5. **INVITED SPEAKER**

None.

6. **MEMBERS QUESTIONS**

7. **MINUTES AND RECOMMENDATIONS OF MEETINGS**

- a. For Members to receive the minutes of the Council Meeting held on **Tuesday, 9th July 2019** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.
- b. For Members to receive the **Recommendations** and **Resolutions** of the Finance and General Purposes Meeting held on **Tuesday, 16th July 2019** at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade (This paper will be distributed at the meeting).

8. **MATTERS ARISING**

- a. Minutes of the Town Council Meeting held on **Tuesday, 9th July 2019**.

9. **PLANNING APPLICATIONS**

- a. **CB/19/01779/FULL - Land rear of 49 - 51 Shortmead Street, Biggleswade, SG18 0AT**
Change of Use and Construction of a Detached Double Garage
- b. **CB/19/01781/LB - Land rear of 49 - 51 Shortmead Street, Biggleswade, SG18 0AT**
Erect Double Garage
- c. **CB/19/01906/FULL - 4 Orchard Close, Biggleswade, SG18 0NE**
Single Storey Front Extension
- d. **CB/19/1092/FULL - 6 Windmill View, Biggleswade, SG18 8WP**
Single Story Side Extension
- e. **CB/19/01911/FULL - 17 London Road, Biggleswade, SG18 8ED**
Two Storey Side Extension
- f. **CB/19/01909/FULL - Storage Unit, Rear of 99, Drove Rd, Biggleswade, SG18 0HW**
Change of Use from Workshop/Out Building to D1 Premises for Education
- g. **CB/19/01865/FULL - New Spring Farm, London Rd, Biggleswade, SG18 9SL**
Replacement of 22.5m High Mast and 2No. Equipment Cabinets with Upgraded 27.5m High Mast Supporting Radio Apparatus and 8No. Upgraded Equipment Cabinets within Modified Site Compound, Plus Ancillary Works.
- h. **CB/19/01924/FULL - 5 Aston Croft, Biggleswade, SG18 8GR**
Rear Ground Floor Extension
- i. **CB/19/01715/LB81 - 81 Shortmead Street, Biggleswade, SG18 0BB**
Listed Building: Replace Rear Wooden Patio Doors with New Elite Engineered Hardwood Door.

j. **CB/19/01649/FULL - Ivel Valley School Secondary Site, Hitchmead Road, Biggleswade SG18 0NL**

Installation of a Single Classroom 69m 2 Modular Unit on site for a Temporary Period of 5 Years

k. **CB/18/02353/FULL - Lands at Bonds Lane and Foundry Lane Biggleswade SG18 8AY**

Demolition of existing vacant and derelict buildings and erection of 50 residential apartments with associated vehicular access, car and cycle parking, refuse storage and landscape

10. **ITEMS FOR INFORMATION**

a. **Planning Application Outcomes**

Attached report of the Planning Application Outcomes as at 17th July 2019.

11. **PUBLIC OPEN SESSION**

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, in respect of any other business of the Town Council.

Each Speaker will give their name to the Chairman prior to speaking, which will be recorded in the minutes, unless that person requests otherwise. Each Speaker will be allowed **(one) three-minute slot**.

12. **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.

(None)

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 09 JULY 2019
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL,
THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE**

PRESENT:

- Cllr D Albone
- Cllr I Bond
- Cllr K Brown
- Cllr G Fage
- Cllr L Fage
- Cllr F Foster (Chairman)
- Cllr M Foster
- Cllr M Knight
- Cllr M North
- Cllr H Ramsay
- Cllr D Strachan

- Mr S Newton – TCO Manager
- Mrs J Durn – Meeting Administrator, Biggleswade Town Council
- Members of Public – 3

The Deputy Mayor gave a welcome address and asked that the Minutes record thanks to the Council staff who have been standing in to cover the long-term absence due to sickness, of the Town Clerk and the Deputy Town Clerk, whilst being already short-staffed due to holiday commitments and a vacant administration position.

A09/0701 1. APOLOGIES FOR ABSENCE

Cllr M Russell, Cllr C Thomas, Cllr R Pullinger, Cllr J Woodhead

ABSENT WITHOUT APOLOGIES

None

A09/0702 2. DECLARATIONS OF INTEREST

A09/0702.1 a. Disclosable Pecuniary Interests in any agenda item - none

A09/0702.2 b. Non-pecuniary interests in any agenda item – Cllr M Foster, Item 9b.

A09/0703 3. TOWN MAYOR’S ANNOUNCEMENTS

There were no announcements

A09/0704 4. PUBLIC OPEN SESSION

There were no questions from members of the public.

A09/0705 **5. INVITED SPEAKER**
No invited speaker

A09/0706 **6. MEMBERS QUESTIONS**

Cllr G Fage asked that the question of a taxi rank in Biggleswade could be taken forward to the Biggleswade Joint Committee meeting being held on Thursday 11 July.

A09/0707 **7. MINUTES AND RECOMMENDATIONS OF MEETINGS**

A09/0707.1 a. Members received and approved the Minutes of the Biggleswade Town Council Meeting held on 25 June 2019.

A09/0708 **8. MATTERS ARISING**

From the Minutes of the Biggleswade Town Council Meeting held on 25 June 2019.

a. Cllr G Fage asked if there was an update on the Rights of Way Anomalies meeting. Cllr Bond said that the meeting planned for 24 June had been cancelled by the Rights of Way Officer, and unfortunately Cllr Albone was unable to make the suggested new date. Therefore, the meeting had been postponed.

Cllr Albone's attendance is important as he has valuable input to contribute on this topic, and we are currently waiting for more diary dates to be issued by CBC so that the meeting can take place as soon as possible.

A09/0709 **9. PLANNING APPLICATIONS**

A09/0709.1 a. **CB/19/20232/RM – Land off Saxon Drive, Biggleswade**
Reserved Matters following outline application CB/17/01277/OUT Erection of 200 residential dwellings with associated access, landscaping, open space and ancillary works.

It was **RESOLVED** to **OBJECT** to this Application on the grounds of insufficient space between the development and the mobile homes on Saxon Drive. Concerns (previously raised) over flooding, and pressure on the road network to the south of Biggleswade, particularly leading to the A1.

A09/0709.2 b. **CB/19/02029/RM – Land at Sorrell Way. Biggleswade**
Reserved Matters following outline application CB/17/01236/OUT Erection of buildings) to provide extra care accommodation comprising up to 93 units with associated access, landscaping and ancillary works.

Members were pleased to note that Developers have taken the previous Council comments into consideration. However, there are still concerns regarding the parking which Members feel should be maximised to include staff and visitors, and would like this point taken into consideration

It was **RESOLVED** that the Town council has **NO OBJECTION** to this Planning Application.

A09/0709.3 c.

CB/19/01301/FULL – 1 Sunderland Hall Farm Cottage, Biggleswade, SG18 8SD

Proposed first-floor rear extension, front porch 2nd floor dormer windows. 1st floor front and rear dormer windows and alterations to existing dwelling.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application providing the neighbours are consulted and that any comments they may make are considered by CBC in their deliberations. In addition, the Council is to ensure that their guidelines on the size of the proposed dwellings are complied with to eliminate detriment in respect of light and privacy of adjacent residents.

A09/0710 10. ITEMS FOR CONSIDERATION

A09/0710.1 a. Resident Petition – Royal Oak Close

Concerns from Community Safety Group to be brought forward to CBC and the Joint Committee.

BTC Parking Working Group to address the commuter side street parking issues in their review of the parking.

Ask BTC's CBC Councillors to pick this up. Also BTC to write in support to add weight.

A09/0710.2 b. Review of Planning Application Outcome – CB/18/02353/FULL – Land at Bonds Lane and Foundry Lane, Biggleswade SG18 8AY

Cllr Bond has read the report thoroughly and can find no reference to the BTC points raised regarding commercial use? BTC put forward an objection previously citing many issues, and the objection still holds. Actions will be to:

- Request Ward Councillor to address this.
- Council representative to attend to put forward Council views.
- Cllr Bond and Cllr M Foster to discuss outside of this meeting.

A09/0711 11. ITEMS FOR INFORMATION

A09/0711.1 a. Mayors Charity Fund – 2018/2019

This information was **NOTED**.

A09/0711.2 b. CBC – Proposal No Waiting at any time and uncontrolled crossings on Potton Road and Havelock Road, Biggleswade.

NOTED, supported and approved
Pass this information to the Parking Working Group

- A09/0711.3 c. **CBC Proposal No Waiting at any time, No Stopping on School Entrance markings, Bus Stops and Traffic Calming in Eagle Farm Road, Biggleswade.**

Kerb Buildout

To introduce an uncontrolled crossing consisting of a kerb buildout on the southern side of Eagle Farm Road, approx. 75 metres east of the entrance to the Stratton Upper School and Community College Car Park, connecting to the existing footpath to Sorrell way.

This information was **NOTED**, but Councillors were unconvinced of the necessity of these plans.

A09/0712 12. PUBLIC OPEN SESSION

No questions from the Public

A09/0713 13. 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.

(No Exempt Items)

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.

OUTCOME OF CBC DETERMINED PLANNING

Item 10a - Council 23/07/2019
Items for Information
Planning Application Outcomes

2018						
ADDRESS	APPLICATION NO.	COMMITTEE DATE	BTC DECISION	DESCRIPTION	CBC OUTCOME/ DATE	"CALLED IN"
Bonds Lane & Foundry Lane, Land at	18/02353/FULL	10/07/2018	Objection - BTC would like to see the derelict site developed, however proposal does not take account of parking issues ie Biggleswade	Demolition of existing vacant and derelict buildings and erection of 50 residential apartments with associated vehicular access, car and cycle parking,	Awaiting Decision	
Courtlands Drive, 17	18/01085/FULL	24/04/2018	No Objection	Single Storey Front Extension.	Awaiting Decision	
Pegasus Drive, Stratton Business Park, Biggleswade	18/02305/VOC	10/07/2018	No Objection	Variation of Condition 22 of planning permission CV/17/02166/OUT. Erection of up to 52,000 sqm of B2 and or B8 floor space with ancillary offices, together with associated car parking and landscaping.	Awaiting Decision	
Ullswater Close, 2	18/04253/FULL	27/11/2018	No Objection	Singe & two storey rear extension.	Awaiting Decision	

2019						
ADDRESS	APPLICATION NO.	COMMITTEE DATE	BTC DECISION	DESCRIPTION	CBC OUTCOME/ DATE	"CALLED IN"
The Baulk, 53	19/01421/FULL	11/06/2019	No Objection	Retention of roof light (retrospective)	Granted 12/07/2019	
Bonds lane, Warehouse	19/01269/VOC	28/05/2019	Objection - On the grounds of pedestrian safety.	Variation of Conditions 14 &15 of Planning permission CB/16/03048/FULL (Erection of 6 x 3 bedroom houses & 3x 2 bedroom flats associated parking, cycle stores, bins and landscaping) - The New condition could be an information and read constructed in accordance with details shown on drawing number PL20.	Granted 24/06/2019	
Drove Road, 154	19/00774/FULL	09/04/2019	No Objection	Habitable annexe to replace existing annexe ancillary to host dwelling	Granted 25/06/2019	
Eagle Farm Road, 6	19/01643/FULL	25/06/2019	No Objection	Two storey side and rear extension.	Consultation Period	
Edward Peake School, Potton Road	19/01211/FULL	28/05/2019	No Objection - Providing that the following works are carried out to ensure safe walking routes to school: a new pedestrian crossing across Potton Road pavement and improvements along Potton Road.	Double-storey teaching block to provide 8 no. additional teaching facilities with associated toilet provision & support facilities. Internal Refurbishment of existing building. New Extension to the north and the west of the existing school building which will further provide an additional four classrooms. Provide additional car parking space and cycle rack for increased staff and pupil occupancy. Existing Access road to be developed to provide a new footpath and Bus drop-off layby. Associated external works to provide level access around the site to comply with Part M and make good to affected areas.	Awaiting Decision	
Eldon Way, Units 9 -12	19/01118/FULL	28/05/2019	No Objection	Alterations to the roof height by 250mm to insulate and remove existing roof covering & Replacing Rear Elevation Gable Cladding to match existing.	Consultation Period	
High Street, 11	19/01503/ADV	25/06/2019	No Objection	Advertisement: Installation of 1 fascia sign and 1 projecting or hanging sign externally illuminated.	Consultation Period	
High Street, 11	19/001502/FULL	11/06/2019	Objection - Due to insufficient parking, access and due to the construction being in a conservation area.	Construction of three-storey building to create 3 No flats and change of use to A2 use of ground floor of existing building to A3 Restaurant and residential use into 1 No flat following partial demolition of single-storey rear extension with ancillary parking and access.	Awaiting Decision	
High Street, 29	19/01564/FULL	11/06/2019	Objection - on the grounds that it is a Conservation area and therefore no internal illumination allowed.	New internally halo illuminated nationwide lozenge on a new fascia panel finished in RAL 7031. New non-illuminated heritage projection sign. New edge illuminated nationwide ATM surround	Granted 15/07/2019	
High Street, 29	19/01565/ADV	11/06/2019	Objection - on the grounds that it is a Conservation area and therefore no internal illumination allowed.	Advertisement: New internally halo illuminated nationwide lozenge on a new fascia panel finished in RAL 7031. New non-illuminated heritage projection sign. New edge illuminated nationwide ATM surround	Granted 15/07/2019	
Kingsfield Road, Land at the Saxon Centre	19/00629/VOC	11/06/2019	No Objection	Variation of Condition No.10 on application CB/17/00573/FULL dated 05/09/2017: Approve the Minor amendmnet plans showing the revised balconies.	Granted 03/07/2019	
Laburnham Road, 58	19/01522/FULL	11/06/2019	No Objection	Single storey rear extension	Granted 28/06/2019	
Langford Road, Land at Cow Close	19/00590/MW	26/03/2019	No Objection	Construction of external covered picking line.	Awaiting Decision	
Lilac Grove, 4	19/01519/FULL	11/06/2019	Objection - on the grounds of loss of parking due to business being run from there.	Single storey front extension & garage conversion.	Consultation Period	
London Road, 234	19/01554/FULL	11/06/2019	Objection - On the grounds of lack of parking and poor access	Demolition of an existing residential dwelling and construction of two semi-detached dwellings.	Awaiting Decision	
London Road, Unit 2 Omega Centre, Stratton Business Park	19/01286/FULL	11/06/2019	No Objection	Creation of 2nd storey floor space and rear fire escape.	Consultation Period	
Railway Station	19/01481/FULL	11/06/2019	No Objection	Change of use to Taxi Booking Office (Retrospective)	Granted 08/07/2019	
Shortmead Street, 2	19/01426/ADV	11/06/2019	No Objection	New vinyl applied signage. 'Biggleswade Podiatry' vinyl applied to existing glazing.	Granted 01/07/2019	
Shortmead Street, 2	19/01425/FULL	11/06/2019	No Objection	Change of use to Podiatry Clinic (D1). Add internal wall to create lobby area and treatment room.	Granted 01/07/2019	
Land at the Saxon Centre, Kingsfield Road	19/00629/VOC	26/03/2019	Objection - as the proposal is out of	Variation of Condition No 10 on Application CB/17/00573/FULL dated 05/09/2017: Approve the Minor amendment plans showing the revised balconies.	Granted 03/07/2019	
Land at the Saxon Centre, Kingsfield Road	19/00629/VOC	11/06/2019		Variation of Condition No 10 on Application CB/17/00573/FULL dated 05/09/2017: Approve the Minor amendment plans showing the revised balconies.	Granted 03/07/2019	
Land off Saxon Drive, Biggleswade	19/02032/RM	09/07/2019	Objection - On the grounds of insufficient space, concerns over flooding, and pressure on the road network.	Reserved Matters following outline application CB/17/01277/OUT Erection of 200 residential dwellings with associated access, landscaping, open space and ancillary works.	Consultation Period	

ADDRESS	APPLICATION NO.	COMMITTEE DATE	BTC DECISION	DESCRIPTION	CBC OUTCOME/ DATE	"CALLED IN"
Land at Sorrell Way, Biggleswade	19/02029/RM	09/07/2019	No Objection	Reserved Matters following outline application CB/17/01236/OUT Erection of building(s) to provide extra care accommodation comprising up to 93 units with associated access, landscaping and ancillary works.	Consultation Period	
Stratton Business Park, Pegasus Drive	19/01495/RM	11/06/2019	No Objection	Reserved Matters following Outline Application CB/17/02166/OUT (52'000SQM OF B2 and B8 use) details relating to access, appearance, landscaping, layout and scale for Building 4 (Phase4) consisting of warehouse building and associated car, cycle and lorry parking; dock levellers; security fencing and barriers; and landscaping at Phase 4	Consultation Period	
Stratton Business Park, Pegasus Drive	19/01497/RM	25/06/2019	No Objection	Reserved Matters following Outline approval of CB/17/02166/OUT dated 18/10/2017 Submission of details relating to on-site access road to serve Buildings 4 and 5 including: landscaping; road; drainage; levels; and lighting.	Awaiting Decision	
Stratton Business Park, Pegasus Drive	19/01510/RM	25/06/2019	No Objection	Reserved Matters following Outline approval of CB/17/02166/OUT (52,000 B2 & B8 use) for access, appearance, landscaping, layout and scale for Building 5 (Phase4) consisting of warehouse building and associated car, cycle and lorry parking; dock levellers; security fencing and barriers; and landscaping.	Awaiting Decision	
Land Behind Shortmead Street, 33	19/01682/FULL	25/06/2019	No Objection	Existing workshop to be replaced by 3 dwellings. Dwellings include 2 x 2.5 storey with 1 x 2 storey buildings.	Consultation Period	
Sunderland Hall Farm Cottage, 1	19/01301/FULL	11/06/2019	No Objection	Proposed first floor rear extension, front porch, 2nd floor front dormer windows, 1st floor front and rear dormer windows and alterations to existing dwelling.	Consultation Period	
Sunderland Units 9 to 12 Eldon Way	19/01301/FULL	09/07/2019	No Objection	Proposed first floor rear extension, front porch, 2nd floor front dormer windows, 1st floor front and rear dormer windows and alterations to existing dwelling.	Consultation Period	
Warren Close, 2	19/01228/FULL	28/05/2019	No Objection	Proposed single storey side extension with pitch roof.	Granted 19/06/2019	
Windermere Drive, 7	19/00086/FULL	12/02/2019	No Objection	Single storey rear extension and first floor side/rear extension.	Awaiting Decision	