

Ref: Agenda/Council220915

16 September 2015

Dear Sir/Madam

I hereby give notice that a Meeting of **Biggleswade Town Council** will take place on **Tuesday 22 September 2015**, at the offices of **Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade** commencing at 7.00pm in order to transact the undermentioned items of business.

Yours faithfully



R.D.McGregor  
Town Clerk

Distribution: All Town Councillors  
Notice Boards (2)  
Central Bedfordshire Council  
Bedfordshire Constabulary  
The Editor, Biggleswade Chronicle  
The Editor, Biggleswade Advertiser  
The Editor, Bedfordshire on Sunday  
County Library, Biggleswade

## **AGENDA**

### **1. APOLOGIES**

Cllr M Foster

### **2. DECLARATION OF INTERESTS**

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

Members may participate in and vote on matters before the Central Bedfordshire Council Development Control Committee on which they have already expressed a concluded view in their position as a Town Councillor so long as they declare their membership of the Town Council and the way they voted on the Town Council consideration of the application.

In addition, the decisions of the Town Council in respect of planning applications would not be binding on those members of the Council who hold office at the Town Council and Central Bedfordshire Council Development Control Committee.

### **3. TOWN MAYOR'S ANNOUNCEMENTS**

### **4. MEMBERS QUESTIONS**

### **5. PUBLIC OPEN SESSION**

A period of up to 15 minutes is permitted to allow members of the public to ask questions that are pertaining to matters listed on this agenda.

## 6. INVITED SPEAKER

**Sally Chapman**, Development Plan Process Manager, Regeneration and Business Directorate. Sally is the lead officer for Neighbourhood Plans at CBC. Sally will give a 20min presentation on how to produce a Neighbourhood Plan.

## 7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. For members to receive and approve the Minutes of the Town Council meeting held on 8<sup>th</sup> September 2015 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.
- b. For members to receive and approve the **Recommendations** of the **PLOS** meeting held on 15<sup>th</sup> September 2015 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

## 8. MATTERS ARISING

- a. Minutes of the Town Council meeting held on 8<sup>th</sup> September 2015.

## 9 PLANNING APPLICATIONS

- a. **CB/15/03221/FULL – 77 Dells Lane, Biggleswade**  
Loft conversion, including raising existing ridge.
- b. **CB/15/02943/M2 – Former quarry plant site, Warren Villas Quarry, New Road, Sandy**  
Change of use of land to an inert waste recycling centre by screening and crushing and construction of five associated 3.5 metre-high acoustic bunds plus retrospective change of use of land to a mix of fishing and nature conservation uses with associated engineering operations to create fishing swims.

*Please note the above is situated on the southern end boundary of Biggleswade Common.*

- c. **CB/15/03226/REG3 – Stratton Business Park, Pegasus Drive, Biggleswade**  
Infrastructure works associated with expansion of Business Park, including service roads, surface water and foul water sewers.
- d. **CB/15/03025/FULL – 16 Brunswick Close, Biggleswade**  
Single storey rear extension.
- e. **CB/15/03038/FULL – 1 Bittern Drive, Biggleswade**  
Side and rear ground floor extension.
- f. **CB/15/03258/VOC – Land South Potton Road, Biggleswade (Revised Plans)**  
Variation of Condition 24 of planning permission **CB/13/03494/FULL** (51 dwellings, mixed use A1, A2, A3, B1 and B2, care home and community dwelling) revised layout to care home with revised plans.

**CB/13/03494/FULL** was discussed at the Council Meeting held on the 12 November 2013. Erection of new mixed use local centre to include 51 residential units, approximately 1156sqm (net) of floor space for a mixture of uses (A1, A2, A3, B1 & D1) a 60 bed (C2) care home, central square kiosk, community building and associated infrastructure.

*Mr Matuszewski explained that it was a matter of fact that developers had complied with parking requirements and the design code for the scheme had guided the design of the local centre.*

The outcome was as follows:

*It was **RESOLVED** that Town Council **OBJECT** (as previously) to the application for the following reasons: Parking, Layout, Density, Viability of the Community Hall.*

- g. **CB/15/03321/FULL – 55 The Baulk, Biggleswade**  
Demolition of existing dilapidated two storey timber storage building. Proposed replacement two storey oak framed garage with storage over.
- h. **CB/15/03334/FULL – 8 & 9 Railway View, Lawrence Road, Biggleswade**  
Conversion of part commercial storage building and yard to 3 No residential flats with parking.
- i. **CB/15/03377/VOC – Retail Park, London Road, Biggleswade**  
Variation of Condition 20 of planning **CB/14/01181/VOC**: to allow up to 15% (77 sq m) of floor space within Unit K to be use for the sale of food and drink.

Please note **CB/14/01181/VOC** was previously discussed at the following Council Meetings.

**22/4/14**

**CB/14/01181/VOC- London Road Retail Park, London Road, Biggleswade**

*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".*

*It was **RESOLVED** that Town Council **OBJECT** to this planning application.*

**10/6/14**

**CB/14/01181/VOC – London Road Retail Park, Biggleswade**

*Variation of Condition 20 of planning application No CB/13/04399/VOC dated 20/03/2014 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 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 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 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"*

*It was **RESOLVED** that Town Council **OBJECT AS PREVIOUS** to this planning application.*

**10. ACCOUNTS**

**a. Financial Administration**

For members to receive and adopt the following accounts:

- i. Detailed Balance Sheet to 31<sup>st</sup> August 2015
- ii. Summary of Income & Expenditure.
- iii. Current Bank Account, receipts and payments to 31<sup>st</sup> August 2015

**11. ITEMS FOR CONSIDERATION**

**a. Bedfordshire Constabulary**

For members to receive Crime Figures from Bedfordshire Police.

**b. Neighbourhood Plan**

For members to consider producing a Neighbourhood Plan.

**c. Proposed Amalgamation of The Lawns Nursery School and Children's Centre with Biggleswade Academy Trust**

**To the Members of Biggleswade Town Council**

This is to advise you that Central Bedfordshire Council, in conjunction with the nursery and academy concerned, has today launched a consultation for the following proposal to close The Lawns Nursery School, Biggleswade with an implementation date of 31 December 2015, to enable amalgamation of the provision with Biggleswade Academy Trust with effect from 1 January 2016.

This consultation is the first of a two stage consultation process required by Education law for proposals of this nature and is in order to ensure that Central Bedfordshire Council continues to meet its statutory obligations to secure sufficient childcare and early year's provision.

The consultation document is attached.

As advised within the consultation document, comments regarding the proposal can either be submitted on line, via a freepost address or at the public meeting.

The 4 week consultation period will close on Monday 5 October 2015 and all responses to the consultation must be submitted by 5.00 pm on that day.

**d. Works to trees within a Conservation Area: Prune 3 Arbutus (Strawberry Trees) to the side of the parking area and along the eastern boundary of the garden of 21 London Road  
Location: Land at 1 Barn Field Close, Biggleswade**

CBC has notified Town Council that they have received an application to carry out work to preserved tree(s) at the above property.

**12. ITEMS FOR INFORMATION**

**a. Planning application outcomes**

A report detailing the outcome of recent planning applications is attached to this agenda.

**b. Updates**

1. London Road – Bridge Works – (updates attached).
2. Crown Inn – (update attached).
3. Parking Consultation – No Update.
4. Eastern Relief Road – Verbal Update.

**c. Christmas Fair**

The Biggleswade Christmas Fair and Lights Switch On event will take place on Friday 20<sup>th</sup> November 2015.

**13. PUBLIC OPEN SESSION**

A period of up to 15 minutes is permitted to allow members of the public to ask questions.

**14. 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.

Agenda Item (15a) Minutes of meetings

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.