

Ref: Agenda/Council250815

19 August 2015

Dear Sir/Madam

I hereby give notice that a Meeting of **Biggleswade Town Council** will take place on **Tuesday 25 August 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**

### 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**

An invited speaker from the regeneration team at CBC, to talk to Council on the proposal for a Local Development Order.

## 7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. For members to receive and approve the Minutes of the Council meeting held on 11<sup>th</sup> August 2015 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.
- b. For members to receive and approve the recommendations from the Personnel committee meeting held on 18<sup>th</sup> August 2015 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 11<sup>th</sup> August 2015.

## 9. PLANNING APPLICATIONS

- a. **CB/15/02884/FULL – 23 Nursery Close, Biggleswade**  
Two storey side extension.

A previous application was made for the above address – 15/01808/FULL which was discussed at the Council Meeting on the 9<sup>th</sup> June 2015.

### ***First floor extension to rear and side.***

*It was **RESOLVED** that the Town Council raise no objection to this application provided 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 extension to the principle dwelling are complied with in order to eliminate detriment in respect of light and privacy of adjacent residents.*

**(CBC - Withdrawn 07/07/2015)**

- b. **CB/15/02765/ADV – Land at Stratton Park, Montgomery Way, Biggleswade**  
Advertisement: various non illuminated signs placed around the building and site.
- c. **CB/15/02877/FULL – Holmemills, Langford Road, Biggleswade**  
Installation of new sewage pumping stations.
- d. **CB/15/02287/ADV – 20 Market Square, Biggleswade (Amendment – Revised plans and description)**  
Advertisement: installation of 1 No. externally illuminated fascia and 1 No. non-illuminated projecting sign.

A previous application was made for the above address - CB/15/02287/ADV which was discussed at the Council Meeting on the 14<sup>TH</sup> July 2015.

### ***Advertisement: installation of 1 No. internally illuminated fascia and 1 No. internally illuminated projecting sign.***

*It was **RESOLVED** that the Town Council strongly **OBJECT** to this application as the lighting is inappropriate for the Biggleswade Conservation area.*

**(CBC – Consultation Period)**

## 10. ACCOUNTS

- a. **Financial Administration**

For members to receive and adopt the following accounts:

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

11. **ITEMS FOR CONSIDERATION**

a. **Bedfordshire Constabulary**

For members to receive Crime Figures from Bedfordshire Police.

b. **Central Bedfordshire Council Proposes To Introduce No Waiting at Any Time Restriction On Drove Road**

Central Bedfordshire Council is publishing and consulting on a proposed traffic scheme.

Please find attached documents providing further information. Members are asked for comments on the proposed scheme.

c. **Proposed Local Development Order**

As part of Central Bedfordshire Council's continuing regeneration plans for Biggleswade, they are proposing a Local Development Order LDO for Stratton Business Park.

The LDO will help local businesses grow and increase employment opportunities by allowing businesses and occupiers to undertake particular types of work to their buildings or developments without the need for planning permission. It will also help to bring forward the future development at Stratton Business Park providing additional expansion land.

A Local Development Order enables Local Authorities to permit specific types of development in designated areas without the need to apply for planning permission.

This gives greater freedom and flexibility for businesses, reduces their costs and means that they can respond to opportunities more quickly. However CBC recognise that the LDO also requires some restrictions and conditions to provide protection for residents, and others, nearby.

They are proposing to allow businesses or landowners to undertake certain types of minor works without planning permission, such as installing mezzanine floors, installing solar or PV panels, lighting installation and signage.

They are also proposing to allow businesses or landowners to extend existing buildings by up to 1200sqm. For Agri-food, which is a key sector for the council, they are proposing to allow businesses to extend existing buildings by up to 1500sqm.

More information is attached.  
Members are asked for comments on the proposal.

d. **Draft Minutes**

For members to consider a proposal from Councillor F Foster on the publication of Draft minutes. Proposal attached.

e. **Works to trees within a Conservation Area: Prune 2 sycamore trees**  
**Location: North of No. 5 St Andrews Street**

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

f. **Proposed Consultation – Biggleswade Market**

At a meeting of the Town Council 23<sup>rd</sup> June 2015,  
It was **RESOLVED** that a consultation is to take place with the market traders, shop keepers and members of public in the Market Square and Hitchin Street about the current market being laid out according to the plan presented, with stalls on the Market Square itself and the south side of Market Street, with the parking spaces on the north side of Market Street.

The Town Clerk has received a notice,(standing order 33.a), bearing the name of five Councillors asking the Town Council to reconsider the above proposal.

**12. ITEMS FOR INFORMATION**

**a. Planning application outcomes**

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

**b. Maunder Avenue Update**

Please find the response from Central Bedfordshire Council, on the matter raised at the Town Council meeting 14<sup>th</sup> July 2015, Maunder Avenue footpath, Council **RESOLVED** that the Town Clerk write to Central Bedfordshire Council and request that a footpath be put in place.

*Dear Rob,*

*I write further to your email received on 20<sup>th</sup> July 2015 in respect of the designated Green Street known as Maunder Close within the Kings Reach Development.*

*Whilst I acknowledge the concerns raised by the Town Council, Maunder Close was always envisaged to be a green street from the outset of the Masterplan for the site. It was proposed to be shared by horses, walkers and vehicles.*

*During the life of the masterplan, outline and then reserved matters for these associated plots no concerns were raised or upheld by the Highways Team in respect of the street being used in this manner.*

*As such, there is no mechanism within the planning permission to insist that the developer alter the design from that which was approved.*

*Our Highways Team has indicated to me, that in the process of adoption, there will be a series of audits which will occur which will ascertain whether any incidents were or were likely to occur. In the event that the shared spaces fail to conform to adoptable standards, improvements would likely be made by us as a Highway Authority at the adoptive stage.*

*If you require any further assistance please do not hesitate to contact me.*

**c. New Street Names**

Please find attached the new street names for Land at Potton Road.

**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.

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.

There are no exempt items.