



Ref: Agenda/PLOS-20032017

15 March 2018

Dear Sir or Madam

All Members of the **Public Land & Open Space Committee** are hereby summoned to a meeting of the Committee that will take place on **Tuesday 20 March 2018** at the **Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade** commencing at 7.00 pm, for the purpose of considering and recommending the business to be transacted as specified below.

Yours faithfully

Cllr B Briars
Chairperson

Distribution:	All Town Councillors Notice Boards (2) Central Bedfordshire Council Biggleswade Advertiser	Bedfordshire Police Bedfordshire on Sunday Biggleswade Library Biggleswade Comet
Committee Members:	Cllr B Briars (Chair) Cllr D Albone (Vice Chair) Cllr I Bond Cllr G Fage Cllr F Foster	Cllr M Foster Cllr J Medlock Cllr M North Cllr S Patel Cllr D Strachan

AGENDA

1. APOLOGIES

2. DECLARATION OF INTERESTS

- (a) Disclosable Pecuniary Interests in any agenda item –
- (b) Non-pecuniary interests in any agenda item –

3. 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.

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.

4. **MINUTES OF MEETINGS**

- a. For members to receive and approve the minutes of the Public Lands and Open Spaces meeting held on 2 January 2018.

5. **MATTERS ARISING**

- a. Minutes of the Public Lands and Open Spaces meeting held on 2 January 2018.

6. **ITEMS FOR CONSIDERATION**

a. **Jubilee Recreation Ground**

Members are asked to consider correspondence requesting the reinstatement of play facilities at Jubilee Recreation Ground. The equipment was removed for safety reasons. Currently there are no S106 funds available for play equipment.

b. **Biggleswade Football Club**

Correspondence has been received from Biggleswade Football Club requesting to purchase or lease the Lakes Recreation Ground for use by the club. Members are asked to consider this request.

c. **Grounds Maintenance Workshop, Storage and Welfare Facilities**

Planning permission for essential new facilities at Drove Road has been refused by Central Bedfordshire Council. The formal refusal notice is attached to this agenda along with a copy of the planning officer's delegated report.

Members are asked to consider the decision with recommendations to be made to Town Council.

d. **Music Festival**

Members are asked to consider a request to support a new music festival in Biggleswade. Correspondence is attached to this agenda.

e. **Public Land Walkabouts**

Members are asked to consider dates for site visits.

7. **ITEMS FOR INFORMATION**

a. **Kings Reach Public Open Space**

Developers have indicated that they are ready to begin the process of offering play areas for adoption by the Town Council as and when the areas become ready. There is no further information at this time on the transfer larger recreation grounds designated for sport.

8. **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.

9. **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(s) is discussed.

There are 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.



**MINUTES OF THE PUBLIC LAND AND OPEN SPACES COMMITTEE MEETING
HELD ON TUESDAY 02 JANUARY 2018 AT 7.00 PM
AT BIGGLESWADE TOWN COUNCIL, SAFFRON ROAD, BIGGLESWADE**

PRESENT:

Cllr B Briars (Chair)
Cllr G Fage
Cllr F Foster
Cllr M Foster
Cllr D Strachan

Mr M Thorn, Deputy Town Clerk
Mrs A Dennis, Meeting Administrator

Members of Public - none

02/01/01

1. APOLOGIES

Cllr M North, Cllr S Patel, Cllr D Albone, Cllr I Bond, Cllr J Medlock

02/01/02

2. DECLARATION OF INTERESTS

02/01/02.1

a. Disclosable Pecuniary Interests in any agenda item – None

02/01/02.2

b. Non-pecuniary interests in any agenda item – None

02/01/03

3. 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. No members of the public attended the meeting.

02/01/04

4. MINUTES OF MEETING

02/01/04.1

a. Members received and approved the Minutes of the Public Lands and Open Spaces Committee Meeting held on 19 September 2017.

02/01/05

5. MATTERS ARISING

From the Minutes of the Public Lands and Open Spaces meeting held on 19 September 2017.

02/01/05.1

a. Item 5b – Cllr D Strachan asked for an update on the renewal of the lease for Biggleswade United Football Club. The Deputy Town Clerk reported that draft lease papers had been issued to the club some time ago and had followed this up but signed papers have not yet been returned.

02/01/05.2

b. Item 5a – Cllr G Fage asked for an update on the proposed Splash Park fundraising event. The Deputy Town Clerk reported that a new date had not been requested by the fundraising committee.

02/01/05.3

c. Item 7b – Cllr F Foster asked for an update regarding repairs to the Drove Road chapel. Cllr Briars stated that a report will be coming to a future meeting.

02/01/06 **ITEMS FOR CONSIDERATION**

02/01/06.1 **a. Apollo Gardens**

Members were asked to consider Recommending to Council to adopt the Local Area of Play (LAP) at Apollo Gardens. This will be the first of a number of public open spaces that are expected to become available for adoption. A commuted sum has been offered by the consortium of developers as follows:

“As per schedule 16 of the S106 agreement, the cost per annum for a LAP is £3980 per year for 20 years. These were at Q4 2006 figures and will be indexed linked using RPI”.

It was **RECOMMENDED** to proceed to adopt the Local Area of Play (LAP) at Apollo Gardens with a commuted sum of £3,980 per annum for 20 years, to be adjusted for inflation.

02/01/06.2 **b. Quotations for Replacement Slide at Kitelands Recreation Ground**

Members considered a request for quotations for a replacement slide at Kitelands Recreation Ground with recommendations to be made to Committee.

It was **RECOMMENDED** to accept Quote A2 at a cost of £9,900 plus VAT, funded by Ear Marked Reserves for Play Equipment of £3,500 and the balance from General Reserve.

Members discussed the options and reasons for replacing the slide due to its age and condition. Cllr F Foster asked for the minute to note that he felt that it was more appropriate refurbish the existing slide.

02/01/07 **ITEMS FOR INFORMATION**

02/01/07.1 **a. Brunel Drive**

After lengthy negotiations, agreement has been reached for the transfer of the play area and associated public open space at Brunel Drive from developers Taylor Wimpey to the Town Council’s ownership. A commuted sum of £26,000 has been received. The area exclude steep banks is now being maintained by the Town Council’s Public Realm Team.

This item was noted.

02/01/07.2 **b. Grounds Maintenance Workshop, Storage and Welfare Facilities**

The planning application for the Grounds Maintenance Workshop, Storage and Welfare Facilities has been submitted to CBC.

This item was noted.

02/01/07.3 **c. Dan Albone Picnic Area**

The installation of new picnic benches is scheduled for delivery and installation in late January / early February 2018.

This item was noted.

02/01/07.4 **d. Play Equipment Repairs**

Quotations have been requested from manufacturers for the repair and / or replacement of bearings in the Honeycomb Roundabout at Kitelands Recreation Ground and the Hang Glider at Franklin Recreation Ground. These works are expected to be completed within the budget for play equipment maintenance.

The seat and chain guard on the Cableway at Kitelands Recreation Ground have been removed for a period of time following damaged caused by dogs. This is due to be reinstated in due course.

This item was noted.

02/01/07.5 **e. Cemetery Management**

Town Council staff are in regular communications with local Funeral Directors to ensure that the Town Council's rules on burials are complied with. Discussions have taken place with Funeral Directors to clarify the Town Council's requirement to ensure that procedures are followed regarding Exclusive Rights of Burial. Site meetings have also been held at the Stratton Way Cemetery to discuss recent issues regarding the marking out and digging of graves to ensure that plots are correctly aligned.

This item was noted.

The Deputy Town Clerk responded to questions. In the last few months it has been necessary for Town Council Administration staff to meet with local Funeral Directors and Grave Diggers, to build relationships. There has as in particular been one independent Grave Digger has dug one grave out of alignment. This creates a problem with regards to the space between graves. It hasn't happened in the past. We are spotting the error as it occurs and dealing with it. The matter is in hand and Town Council is on top of the situation. It takes diligence to manage the grave plots.

It has been observed that it is overgrown between graves, this is due to the difficulty to get the Strimmer between the edges. Town Council are considering the options of alternative types of strimmer as the graves need to be neat and staff are on hand to ensure this.

02/01/08 **8. 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.

No members of the public attended the meeting.

02/01/09 **9. EXEMPT ITEMS**

There were no exempt items.

Meeting concluded: 7.26 pm

From:]
Sent: 19 January 2018 12:26
To: customers@centralbedfordshire.gov.uk
Cc: 'BURT, Alistair' >; DG-TownClerk
<
Subject: Jubilee Park

Please pass for the attention of the department for Recreation and Play areas in Biggleswade

Dear All

I live on the eastern side of Biggleswade, and have noticed a growing number of children playing on the streets. Chatting to them last year, it was pointed out to me the nearest play area is Stratton Way (too far from home for Mum's liking). For over forty years, (that I know of) children and now their children played on the swings and slide in Jubilee Park. Children going to and from Edward Peake School have gone into the park before and after school. The elderly from the bungalows alongside this park have enjoyed watching the children's antics.

I have asked around and cannot discover why the play equipment was removed and not replaced.

On behalf of the youngsters of the community, I would like to know why the play equipment was removed and if it can be reinstated. After all, the new building estates have lovely well equipped play areas for the use of their children. In the rush to satisfy the planning for new development please do not forget the needs of the existing population. It seem all attention and resources are going into redevelopments

Yours

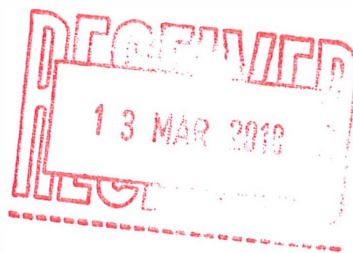
Biggleswade Football Club

Member of the Spartan South Midlands Football League

Web: www.biggleswadefc.net Email: BiggleswadeFC@outlook.com



Mr. Rob McGregor
Town Clerk
Biggleswade Town Council
4 Saffron Road
Biggleswade
Bedfordshire
SG18 8DL



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8th March 2018

Dear Mr McGregor,

I am writing in my capacity as Chairman of Biggleswade's newest senior football club, Biggleswade FC. We were only formed in 2016 and yet we have already been very successful with our squad of young, talented players winning promotion to the Spartan South Midlands Football League Premier Division at the end of our very first season. We have already developed very good links with the local community – our badge was designed by a 12 year old local school girl who won a competition that we instigated – and have a growing fanbase, gaining lots of local coverage and attention in the local media. I enclose a sheet on our history for your interest.

We currently groundshare with Biggleswade Town at Langford Road but as a young, vibrant club with big ambitions, we are very keen to seek our own ground where we can have our own club facilities and true separate identity. We are already in discussions with the Central Bedfordshire Council and the Bedfordshire FA about this and I am writing to make enquiries about another local possibility. I know that one of our committee members, Mick Jarvis, has already spoken to you about the possibility of The Lakes Recreation Ground in Biggleswade being suitable for our needs as a club and this is of great interest to our committee as a whole. Specifically, I would be very interested in finding out whether the Town Council would be interested in selling or leasing this area of land and if so, how we would go about engaging with this process.

If you and the Town Councillors are able to help us with this enquiry and any other ways in which you can support our club, I would be most interested to explore options further at a face to face meeting. Please let me know if this may be possible.

My address is **2 The Woodlands, Broom, Bedfordshire, SG18 9NH** and phone number 07719636170.

I look forward to hearing from you.

Best wishes,

Jeremy Reynolds

Biggleswade FC



Biggleswade FC was formed in May 2016 from the very successful Biggleswade Town Under 18s side that competed in the Thurlow Nunn Youth League.

In the season 2014/15 Biggleswade Under 18s won the northern division, losing just one league game all season. The young Waders, along with all the other area league champions in the Thurlow Nunn Leagues entered the Champion's Trophy which is a knockout competition, where after defeating Brightlingsea in the semi-final, they won a thrilling final beating Woodbridge Town 4-2 in extra time with goals coming from Keinan Davis, Lee Northfield, Zac Tyrell and George Bailey. Keinan was later to secure a five year professional contract with Aston Villa – a magnificent achievement for both himself and the Under 18s side.

The following season, after league changes the Waders were placed in the Cambridge Division which provided a number of different opponents to the previous season. Two defeats by Ely City and Godmanchester Rovers early in the season were not enough to stop them taking the Cambridge Division League Title after a solid victory against Royston Town in the last league game of the season. Again, entering the Champions Trophy, victory away to the northern champions Kings Lynn set up the chance to retain the Champions Trophy. Waiting in the final were Sudbury Town Academy, whose side contained many ex Ipswich Town and Colchester United Academy players. Although the first half was a tight affair, Sudbury took a first half lead. The second half though was a totally different matter as the Biggleswade youngsters took total control, with goals from Rhys Thorpe, George Bailey and George Riley ensuring that the young Waders emphatically retained their Trophy and title as Champions of East Anglia. The young Waders also entered the FA Youth Cup in the season 2015/16, where they reached the second round proper after winning 4 previous rounds in a completion eventually won by Chelsea FC.

It was after this victory and with no further pathway with Biggleswade Town available, that the decision was taken to form the new club. After forming the new side and with a ground share agreement in place with Biggleswade Town and their fantastic facilities, Biggleswade FC applied to enter the Spartan South Midlands Football League Division One and Step 6 football. After two meetings and a successful appeal at Wembley with the FA, on June 7th 2016 Biggleswade FC was awarded Step 6 and the new side was officially able to take its place in the league for season 2016/17.

In their very first season in senior football in 2016-17, Biggleswade FC's squad of young, talented players won the SSMFL Division One title with 99 points, 6 clear of Harpenden in second place and was duly promoted to the Premier Division. Totally vindicating the decision to start off by being placed at Step 6 football, the new club made a huge impact on and off the pitch and succeeded in doing things the right way. The players, under Dave and Mark's astute management, deserved a huge amount of credit, not only for playing football as it should be played, but also for working and bonding so well together – a real team in every respect. Some of the performances were breathtaking and the 8-1 destruction of Langford at Christmas and the 4-2 away win at previously unbeaten Baldock were both particular highlights. Others saw the team keeping going to the very last minute to secure vital wins, such as the matches at Risborough and Hillingdon Borough. Setbacks such as against Kensington at home and the unexpected loss at Bedford merely served to galvanise the players and they then went on subsequent runs of wins to get back on course. Then there was the titanic home game against Baldock, surely one of the defining moments of the season. Battered by a very physical side and long balls, FC went behind in the second half and were seconds away from losing the league leadership, before a last minute penalty got it back to 3-3 in front of a large crowd that exploded with excitement, shattered our opponents and effectively secured us promotion and then the title. Another side was shown by all the young team on that evening, as they stood up to immense pressure, really dug in and showed how much they had matured into senior players. The sheer excitement of the journey during this season was fantastic to experience by everyone connected with the club and its growing band of supporters and football 'family'. No-one there will never forget the excitement of the thrilling FA Vase run – again the last minute winner against Takeley and the extraordinary see saw game down in London as FC beat Canning Town 5-4 in extra time in a match that some social media sites called the match of the season at Step 6 – this to go with the statistic that we were also the leading goalscorers in the country at this level – what an achievement and all the more remarkable when one considers that the team's goals were shared around so many members of the team. There was the toughest possible draw against Peterborough Sports, top of and eventual comfortable winners of their Premier Division, but in going out 5-3, FC made a huge impression on their opponents, who were glowing in their praise for FC's football.

On and off the field, Biggleswade FC has won a lot of friends over the 2016-17 season. Crowds have increased, more supporters and sponsors have come on board and the club has set out to cultivate links with the local community, especially children and their families. There have been match day mascots from Biggleswade Academy and Biggleswade Town Under 7s and the club badge was designed by a local 12 year old school girl for whom there was a special presentation on FC's 'launch day' back in October, when the Chairman of the SSMFL and an FA representative were in attendance. League officials have been regular attendees at matches and there have also been visitors from as far afield as Suffolk and Southampton. Biggleswade FC has had excellent weekly coverage in *The Biggleswade Chronicle* and has also featured in the national *Non-League Paper*.

2017/18 – FC have had a wonderful first season in the Premier Division and currently sit in 5th place in the table. We are in the semi final of the League Challenge Trophy and surpassed the previous year's FA Vase run by reaching Round 4 and the last 32 nationally.

Development Management

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



Central

Mr Rob McGregor
Biggleswade Town Council
4 The Old Court House
Saffron Road,
Biggleswade
Beds
SG18 8DL

Contact Julia Ward
Direct Dial 0300 300 4770
Email planning@centralbedfordshire.gov.uk
Date 08 March 2018

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015

NOTICE OF REFUSAL OF PLANNING PERMISSION

Application Number: CB/17/05929/FULL
Application Site: Existing grounds maintenance Workshop Recreation Ground, Drove Road, Biggleswade
Proposed Development: Proposed new grounds maintenance workshop, storage facilities and general alterations to existing Drove Road site

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

In the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore complied with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to **REFUSE PERMISSION** for the development specified above and as shown on the submitted plans, for the following reasons:

- 1 The proposed building, by reason of its scale, height, massing and appearance and proximity to the boundary with 148B Drove Road, will result in an unacceptable loss of outlook and light and be overbearing to the occupiers of the dwelling, having a detrimental impact on their residential amenities, contrary to policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7 of the NPPF (2012).

- 2 The proposed building, by reason of its scale, height and massing, would appear as an incongruous feature within this open recreational land and residential area, having a detrimental impact on the appearance of the area, contrary to policy DM3 of the Core Strategy (2009) and Section 7 of the NPPF (2012).

Andrew Davie

Andrew Davie
Assistant Director - Development Infrastructure

Date of Issue: 08 March 2018

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

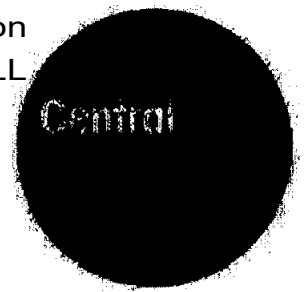
- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

* delete where inappropriate

Development Management

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

PLOS 20032018
Items for Consideration
6c (2)- CB17/0529/FULL



PLANNING OFFICER DELEGATED REPORT

APPLICATION NUMBER	CB/17/05929/FULL
LOCATION	Existing grounds maintenance Workshop Recreation Ground, Drove Road, Biggleswade
PROPOSAL	Proposed new grounds maintenance workshop, storage facilities and general alterations to existing Drove Road site
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Stephen Watkins & Mrs Lawrence
CASE OFFICER	Julia Ward
DATE REGISTERED	11 January 2018
EXPIRY DATE	08 March 2018
APPLICANT	Biggleswade Town Council
AGENT	
SUBMITTED PLAN NUMBERS	BTC/146/A3/10; BTC/146/A1/11; BTC/146/A1/12
RECOMMENDED DECISION	Full Application - Refused

Site Location:

The application site is located on the south-eastern side of Drove Road, within the existing open air recreation ground comprising a bowling green and tennis courts. The application site is located within the settlement envelope of Biggleswade. Pedestrian and vehicular access to the site is taken via private roads from Drove Road and Glebe Road.

There is an existing single storey brick-built maintenance workshop located in the south-western corner of the site, 2 metres from the boundary with no. 148B Drove Road.

The Application:

This application is seeking planning permission for the erection of a part single, part two storey building comprising vehicle equipment and storage sheds and workshop at ground floor level and an archive store/ offices, toilets and shower facilities for employees at first floor level.

The building would be constructed in green metal cladding on a blockwork plinth with uPVC windows and doors. External floodlighting is also proposed on the building.

The applicant has confirmed at a meeting during the course of the application that

the building would be used not only for the maintenance of the surrounding recreational land but also other open spaces within Biggleswade.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

7: Requiring good design

Core Strategy and Development Management Policies - North 2009

CS1 Development Strategy

CS14 High Quality Development

DM3 High Quality Development

DM4 Development Within & Beyond Settlement Envelopes

Local Plan

Central Bedfordshire Local Plan - Emerging

The Central Bedfordshire Local Plan has reached pre-submission stage. The consultation ran between 11 January and 22 February 2018. The comments will now be forwarded to the independent planning inspector alongside the Local Plan when the Plan is submitted to the Secretary of State.

The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

In summary it is therefore considered that reference should be made to the emerging plan but limited weight should be applied to the Central Bedfordshire Pre-Submission Local Plan taking into account its stage of preparation, the level of consistency with the Framework and acknowledging that the draft site allocations have now been subject to statutory public consultation. The following policies are relevant to the consideration of this application:

Central Bedfordshire Local Plan - Emerging

HQ1 - High Quality Development

SP7 - Development within Settlement Envelopes

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

Case Reference	MB/06/02124/FULL
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Location	Recreation Ground, Drove Road, Biggleswade
Proposal	Full: Siting of 2 no. lighting columns
Decision	Full Application - Granted
Decision Date	14/03/2007

Case Reference	MB/04/01478/FULL
Location	Recreation Ground, Drove Road, Biggleswade
Proposal	Full: Erection of 2m high boundary fence and repositioning of existing flagpole
Decision	Full Application - Granted
Decision Date	05/10/2004

Case Reference	MB/03/01927/FULL
Location	Recreation Ground, Drove Road, Biggleswade
Proposal	Full: Demolition of existing bowls pavilion and erection of single storey clubhouse. (Revisions to design of clubhouse previously approved under ref. 03/00361/FULL dated 24/04/2003).
Decision	Full Application - Granted
Decision Date	05/12/2003

Case Reference	MB/03/00361/FULL
Location	Recreation Ground, Drove Road, Biggleswade
Proposal	Full: Demolition of existing bowls pavillion and erection of single storey pavillion and club house.
Decision	Full Application - Granted
Decision Date	24/04/2003

Case Reference	MB/03/00219/FULL
Location	Recreation Ground, Drove Road, Biggleswade
Proposal	Full: Temporary siting of portable cabin
Decision	Full Application - Granted
Decision Date	27/03/2003

Case Reference	MB/95/01265/FULL
Location	Recreation Ground, Drove Road, Biggleswade
Proposal	FULL: ERECTION OF SINGLE STOREY EXTENSION TO CLUBHOUSE.
Decision	Full Application - Granted
Decision Date	27/10/1995

Case Reference	MB/91/00947/FULL
Location	148B Drove Road, Biggleswade, SG18 0HP
Proposal	FULL: ERECTION OF DWELLING WITH DETACHED GARAGE
Decision	Full Application - Granted
Decision Date	24/09/1991

Case Reference	MB/90/01914/FULL
Location	Recreation Ground, Drove Road, Biggleswade
Proposal	FULL: DEMOLITION OF EXISTING TOILETS AND REPLACEMENT WITH TEMPORARY TOILET BLOCK
Decision	Full Application - Granted
Decision Date	28/01/1991

Case Reference	MB/89/00855/FULL
Location	148B Drove Road, Biggleswade, SG18 0HP
Proposal	FULL: ONE DWELLING AND GARAGE
Decision	Full Application - Granted

Decision Date	24/08/1989
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Case Reference	MB/88/01724/OUT
Location	148B Drove Road, Biggleswade, SG18 0HP
Proposal	OUTLINE: RENEWAL OF PERMISSION FOR ONE DWELLING
Decision	Outline Application - Granted
Decision Date	13/12/1988

Case Reference	MB/85/00942/OUT
Location	148B Drove Road, Biggleswade, SG18 0HP
Proposal	OUTLINE: RESIDENTIAL DEVELOPMENT
Decision	Outline Application - Granted
Decision Date	18/03/1986

Case Reference	MB/80/00099/FULL
Location	Recreation Ground, Drove Road, Biggleswade
Proposal	FULL: EXTENSION AND ALTERATIONS TO GARAGE
Decision	Full Application - Granted
Decision Date	28/02/1980

Consultees:

Parish/Town Council Biggleswade Town Council are the applicant in this instance.

Trees and Landscape officer There would be some loss of trees but this could be mitigated for in additional planting required by condition.

Environment Agency No objections to the proposal

Ecology officer Loss of trees and grass is unfortunate. New landscaping should look to mitigate losses with wildlife friendly planting.

Highways officer The existing is 3 x tennis courts, bowling green and pavilion, public parking and parking for maintenance staff for the town council (8 employees), along with skip location. A single width access to the car parking is taken from Drove Road; the skip lorry reverses into the site along this access to collect/deliver the skip. There is an overflow car park taking access from Glebe Road.

The proposal is for a maintenance building for equipment, all on one site, welfare facilities, parking provision and office space. Measurements are 90.0m² gfa for B1(a) use and 286.0m² gfa for B1(c) use. The skip location will be moved nearer to the access, which will be taken from Drove Road (busy main through road). The tennis courts will be realigned and the public car park will be moved to the access taken from Glebe Road (cul de sac). Both car parks will provide additional parking provision to that existing.

The proposal is acceptable, but it is considered that the access onto Drove Road should be widened to 4.8m for

the first 8.0m into the site, measured from the highway boundary. This will allow for any vehicles entering the site to pull clear of the carriageway while another leaves the site, so there is no obstruction to the free flow of traffic along Drove Road. The use of this access will be intensified and therefore it is a justifiable request for it to be widened. The wall in part, is also being removed to allow for a pedestrian footway so this can be incorporated in the widening of the access.

Secure and covered cycle parking provision is being provided for the maintenance side of the site. It would be beneficial and promote sustainable transport, if cycle parking provision were also provided at the public side of the site. I have included a condition for this.

Please include the following in any permission issued:

1. Details shall be submitted to, and approved in writing by the local planning authority, for a 4.8m wide access measuring 8.0m into the site from the nearside channel of the road, at Drove Road. The access shall be constructed in accordance with the approved details prior to the development being brought into use.

Reason

To provide an access suitable for the 2 way flow of vehicles without obstruction to the free flow of traffic at Drove Road.

2. The proposed vehicular access shall be surfaced in bituminous or other similar durable material (not loose aggregate) as may be approved in writing by the Local Planning Authority for a distance of 8.0m into the site, measured from the highway boundary, before the development is brought into use. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason

To avoid the carriage of mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

3. A scheme for the secure parking of cycles on the site, (including the internal dimensions of the cycle parking area, stands/brackets to be used and access thereto), for public use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first brought into use and thereafter retained for this purpose. The cycle parking provision for the maintenance side of the site indicated on the approved drawing. No.

BTC/146/A1/11 and UNV-LIG-5000-STD-1-1.00(c) shall be fully implemented before the development is brought into use and thereafter retained for this purpose.

Reason

To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport.

NOTES TO APPLICANT

- The applicant is advised that in order to comply with Condition 1** of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ. E-mail highwaysagreements@centralbedfordshire.gov.uk
- The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained by this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/re> or contact Central Bedfordshire Council Tel: 0300 300 8301
- The applicant is advised that parking for contractor's vehicles and the storage of materials associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to follow this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/re> or contact Central Bedfordshire Council Tel: 0300 300 8301. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of demolition/construction of the development hereby approved
- The contractor and / or client are to ensure that any mud or building material debris such as sand, cement or concrete that is left on the public highway, or any mud arising from construction/demolition vehicular movement, shall

be removed immediately and in the case of concrete, cement, mud or mortar not allowed to dry on the highway

- The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

Anglian Water

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."

The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent.

Anglian Water would ask that the following text be included with in your Notice should permission be granted.

'An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)

CONDITION

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority.

No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

Pollution Team No comments to make on the application

Internal Drainage Board No comments to make on the application

Other Representations:

Neighbours The occupier of 148B Drove Road has objected to the application on the following basis:

1. Loss of light
2. Loss of view
3. Increased road traffic hazard and site traffic
4. Increased level of industrial noise and disturbance
5. Detrimental impact on environment, loss of public open space and impact on heritage amenity

Determining Issues:

The main considerations of the application are;

1. Principle of development
2. Impact of the proposal on the Character and Appearance of the Area
3. Impact of the proposal on the residential amenities of surrounding occupiers
4. Highway considerations
5. Other Considerations

Considerations

1. Principle of development

The application site is located within the settlement envelope of Biggleswade. Policy CS1 of the Core Strategy (2009) identifies Biggleswade as a Major Service Centre. Policy DM4 of the Core Strategy (2009) states that within the settlement envelopes of Major Service Centres, the council will support development which is commensurate with the scale of the service centre. Policy DM3 advises that all new development must, amongst other things, be appropriate in scale and design to their setting and respect the amenity of

surrounding properties. The application site is an existing recreational open space with an existing maintenance building located on the site. It is considered that the principle of replacing the maintenance building is acceptable, provided the proposal complies with policy DM3 of the Core Strategy and Section 7 of the NPPF.

2. Impact of the proposal on the character and appearance of the area

The proposed building would be a maximum of 6.3 metres high with a shallow pitched roof. The single storey part of the building would be 4.5 metres high. The building would be a total of 43 metres long with 8 metres of the building being single storey. Whilst it would be set back from Drove Road itself, given the open nature of the recreational space in which it would sit, there would be views of the building from the wider area. It is considered that the scale, bulk and massing of the proposed building would appear incongruous with the surrounding residential properties and would have an adverse impact on the character and appearance of the immediate area, contrary to policy DM3 of the Core Strategy (2009) and Section 7 of the NPPF.

3. Impact of the proposal on the residential amenities of surrounding occupiers

The proposed building is surrounded by residential properties to the west. It is considered that having regard to the position of the building, the residential property most likely to be affected by the proposal is 148B Drove Road. The application site was viewed from inside no. 148B Drove Road during the course of the application. This site visit revealed that this property has its main habitable room windows at ground and first floor facing the application site. The building would be a minimum of 9 metres from 148B itself. Whilst it is acknowledged that a number of the rooms at ground and first floor have secondary windows in the north and south elevations, it is considered that the scale, height, massing and appearance of the building would result in an unacceptable loss of outlook and loss of light, having a detrimental impact on the residential amenities of the occupiers of this property. It is acknowledged that there is an existing 3.5 metre high boundary hedge which would provide some level of screening. However, the proposal would project 3 metres above the hedge and it is considered that the length of the two storey element of the building would result in a detrimental loss of outlook in this location, contrary to policy DM3 of the Core Strategy (2009) and Section 7 of the NPPF.

4. Highways Considerations

The highways officer does not raise an objection to the proposal and it is considered that adequate car parking would be provided for the proposed uses and floorspace. The proposal is therefore considered acceptable in highways terms, subject to the provision of a widened access onto Drove Road to allow for any vehicles entering the site to pull clear of the carriageway while another leaves the site, so there is no obstruction to the free flow of traffic along Drove Road.

5. Other considerations

Human Rights/ Equality Act 2010 issues

Based on the information submitted, there are no known issues raised in the

context of Human Rights legislation/ The Equality Act 2010 and, as such, there would be no relevant implications.

Recommendation:

That Planning Permission be REFUSED for the following reason:

RECOMMENDED CONDITIONS / REASONS

- 1 The proposed building, by reason of its scale, height, massing and appearance and proximity to the boundary with 148B Drove Road, will result in an unacceptable loss of outlook and light and be overbearing to the occupiers of the dwelling, having a detrimental impact on their residential amenities, contrary to policy DM3 of the Core Strategy and Development Management Policies (2009) and Section 7 of the NPPF (2012).
- 2 The proposed building, by reason of its scale, height and massing, would appear as an incongruous feature within this open recreational land and residential area, having a detrimental impact on the appearance of the area, contrary to policy DM3 of the Core Strategy (2009) and Section 7 of the NPPF (2012).

INFORMATIVE NOTES TO APPLICANT

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

In the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. The applicant was invited to withdraw the application to seek pre-application advice prior to any re-submission but did not agree to this. The Council has therefore complied with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

		Tick Box
1	No member has requested that this application be referred to Committee	<input checked="" type="checkbox"/>
2	Where the proposal is for major development and it is proposed to grant permission	
	There are no unresolved objections from the Town or Parish Council The application is not a departure from established planning policies	<input checked="" type="checkbox"/>
3	The application is not submitted by a member of the Council	<input checked="" type="checkbox"/>
4	The application is not submitted by an officer of the Council	<input checked="" type="checkbox"/>
5	The Council is not the Applicant	<input checked="" type="checkbox"/>
6	The application is made under Regulation 3 or for development of the Council's own land and no representation has been made that is contrary to the recommendation, except where, in the case of an objection, this can be resolved by the imposition of conditions	<input type="checkbox"/>

This application therefore complies with the criteria laid down for determination under **delegated** powers.

..... Julia Ward Planning Officer Date..... 08/03/18

.....  Team Leader Date 8/3/18

From:
Sent: 14 March 2018 14:38
To: DG-TownClerk; DG-Deputy.Town.Clerk
Subject: Biggleswade Music Festival

After our meeting with yourselves last Friday 9th March, we discussed our requirements for the upcoming music festival planned for Saturday 21st July at The Academy School. You asked for us to email those proposals, so please find below the details.

It was proposed by yourself Rob, that we as the festival committee are the main organisers, with the County Council sponsoring the event, which we were very pleased to agree to. With this in mind, you were able to offer us support and assistance with the supply of various requirements for the festival and the use of your much appreciated knowledge on public events.

We estimate the sale of 5000 tickets, 4000 pre-event/early-bird, with 1000 on the door sales. Tickets will be sold as £10 early-bird, £15 on the door, £5 for children (5 to 17, under 5 go free), £20 family ticket (2 adults, 2 children).

You offered to arrange the supply of portaloos, large every-day bins, along with the possibility of large commercial waste bins, including delivery and collection. Also, the council could let us use the 42 pedestrian barriers, litter picking devices, black waste bags, hi-viz vests, 14 large tables, a cover/shelter for St. Johns Ambulance and possibly a large generator for traders such as Biggleswade W.I. Please can you confirm this is correct?

In the case of staging, lighting, sound and backline, you recommended the use of Jason at JAP Sounds that the council regularly use for council events. Rob, you said you would speak with him and that the council could fund this as the sponsors. This is a large part of costs for us, so if the council are willing to arrange this, we would certainly not need to apply for such a large grant. Can you confirm please? If Jason is able to do it all, we would like to invite him to our next meeting to discuss things, which is on Tuesday 27th March at 18.30 in The Pembroke Arms, Biggleswade.

We are aware that we need risk assessments, which Mike, you kindly offered to email a copy of the generic outdoor event risk assessment you have so that we can alter it as necessary for this event. Can you also confirm that as sponsors you are able to sort the public liability insurance? Rob you also said you could assist with the applying of the Temporary Events Notice required, do you have an update on that?

We are in the process of putting together the events plan, for pre-event, the actual event & post event, ensuring that as you suggested an individual is responsible for designated areas of responsibility and segmenting it in to separate folders, making sure contact details and plans are well documented.

We currently have all bands booked for the event and have had a great response so far from those 'in the know'. We have many traders requesting pitches and many offers of help with manning of the festival. Our graphic designer has almost finalised the logo/poster design and so we will be able to announce the festival publicly any day now! Once that is done, you mentioned that you would be able to assist with the promotion. Can you clarify what you are able to do on this side of things if we supply you with the promo designs?

We will need to apply for the grant ASAP and estimate £5000, if the council can fund the stage/lighting/sound costs. This would be to cover cost of promotion, festival merchandise (t-shirts), wristbands, band fees, hiring of lighting for the public spaces and various other small details.

I hope this email is detailing all the information you need for the council meeting. Please let me know ASAP if you require anything else.

Kind regards,