

MINUTES OF THE BIGGLESWADE TOWN COUNCIL MEETING
HELD ON TUESDAY 25 OCTOBER 2016
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE,
4 SAFFRON ROAD, BIGGLESWADE

PRESENT:

Cllr D Albone (Chair)
Cllr I Bond
Cllr B Briars
Cllr F Foster
Cllr M Foster
Cllr J Medlock
Cllr M North
Cllr Mrs H Ramsay
Cllr Mrs M Russell
Cllr D Strachan
Cllr T Woodward

Mr M Thorn – Deputy Town Clerk, Biggleswade Town Council
Mrs J Durn – Meetings Administrator, Biggleswade Town Council

Members of Public – 5

B25/1001 1. APOLOGIES FOR ABSENCE

Cllr B Rix, Cllr P Biernis

ABSENT WITHOUT APOLOGIES (If applicable)

Cllr Ms R Kerfoot, Cllr S Watkins

B25/1002 2. DECLARATIONS OF INTEREST

To receive Statutory Declarations of Interests from Members in relation to:

B1002.1 Disclosable Pecuniary interests in any Agenda item - None

B1002.2 Non-Pecuniary interests in any Agenda item: Item 11a, Cllr Mrs M Russell,
Item 9c, Cllr T Woodward.

B25/1003 3. TOWN MAYOR'S ANNOUNCEMENTS

A reminder that the Biggleswade Joint Committee meeting is taking place on Wednesday 26 October at 10.00am, Priory House, Chicksands, if Members would like to attend.

A reminder also that the Bedfordshire Association of Town & Parish Councils is meeting at Houghton Village Hall on the evening of 26 October at 7.30pm, with refreshments available from 7.00pm. Again, Members are welcome and encouraged to attend.

B25/1004 4. PUBLIC OPEN SESSION

To adjourn for a period of up to 15 minutes to allow members of the public to put questions or to address the Council, through the Chairman, pertaining to matters listed on the Agenda.

MOP: We do not feel our objections are being taken into account regarding planning applications for the town. For example the objections on Shortmead Street and Bonds Lane, where clearly parking is inadequate and yet these have still been passed by CBC Planning, despite our objections.

Mr Bacon: What is happening on Palace Street? I would like to repeat that there are no pavements, or room for pavements. This is an access only road and not a through road, and is not suitable for this application.

This item is being covered under Item 9, Planning Applications.

B25/1005 5. INVITED SPEAKERS

There were no speakers at this meeting; however we have received several possible dates from the Chief Constable of Bedfordshire Police to attend either Council, or a separate meeting, in order to address concerns on policing from Biggleswade Council. Confirmation of the date will be circulated in due course.

B25/1006 6. MEMBERS QUESTIONS

- a. Cllr M Foster: Is there an update on the signage in Potton Road; and if not can we put this question to the BJC meeting on Wednesday 26 October.

Cllr D Strachan: Can we put together a list of Members questions for the Chief Constable prior to the visit.

B25/1007 7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- B1007.1 a. Members received and approved the Minutes of the Biggleswade Town Council Meeting held on 11 October 2016.

B25/1008 8. MATTERS ARISING

There were no Matters Arising from the Minutes of the Town Council Meeting held on 11 October 2016.

B25/1009 9. PLANNING APPLICATIONS

- B1009.1 a. **CB/16/04542/VOC – Phases 5 and 6 Land East of Pegasus Drive, Pegasus Drive, Biggleswade**

Variation of Conditions 9 and 16 attached to Planning Permission CB/15/03078/OUT dated 25/02/16 to substitute approved plan number BT15003.401 for plan number CBC20468-12.

This application was considered by Town Council on 8 September 2015:

CB/15/03078/OUT – Pegasus Drive, Stratton Business Park, Biggleswade
Outline: B1, B2 & B8 use employment development with associated infrastructure and ancillary works; all matters reserved except means of access.

*It was **RESOLVED** that the Town Council raise no objection to this application.*

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Application, but would however like to note disappointment at the lack of footpaths.

- B1009.2 b. **CB/16/04325/FULL – 58B High Street, Biggleswade**
Door and window alteration to ground floor replacement front façade.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Application.

- B1009.3 c. **CB/16/04439/FULL – Biggleswade Academy, Mead End, Biggleswade**
Change of use of caretaker house on leased land to office space. Retrospective.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Application.

- B1009.4 d. **CB/16/04725/FULL – Land adjacent to Rowletts View, Biggleswade**
Residential Development of 2 No. semi detached dwellings, 2 No. detached dwellings & associated garage blocks.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this Application, provided that 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 in order to eliminate detriment in respect of light and privacy of adjacent residents.

- B1010.5 e. **CB/16/03048/FULL – Warehouse, Bonds Lane, Biggleswade**
Erection of 6 x 3 bedroom houses and 3 x 2 bedroom flats associated parking, cycle stores, bins and landscaping. **REVISED PLAN**

This application was considered by Town Council on 23 August 2016:

CB/16/03048/FULL – Warehouse, Bonds Lane, Biggleswade

Erection of 6 x 3 bedroom houses & 3 x 2 bedroom flats associated parking, cycle stores, bins and landscaping.

*It was **RESOLVED** that the Town Council **OBJECT** to this Planning Application on the grounds of 1): Highway safety due to concerns regarding access and egress onto Bonds Lane and Palace Street, and 2): Parking, due to the development including accommodation for 24 residents and parking spaces for only 9 cars in a busy town centre location where parking is already an issue. It is understood that the provision for parking is below the CBC planning guidance regarding residential parking.*

*It was further **RESOLVED** that this application be **called in** to Development Management Committee, and this request has been made to Cllr T Woodward.*

It was **RESOLVED** that the Town Council **OBJECT** to this Application on the grounds of:

1): Highway safety due to concerns regarding access and egress onto Bonds Lane and Palace Street.

2): Parking, due to the development including accommodation for 24 residents and parking spaces for only 9 cars in a busy town centre location where parking is already an issue. It is understood that the provision for parking is below the CBC planning guidance regarding residential parking.

3): Not compliant with the Master Plan which specifies mixed retail and residential units in this location.

It was requested that this application be **called in** to Development Management Committee by Cllr T Woodward if planning time restrictions allow.

B25/1010 10. ACCOUNTS

B1010.1 a. Financial Administration

Cllr North proposed that Members receive and adopt items:

- i. Detailed Balance Sheet to 30 September 2016
- ii. Summary of Income & Expenditure.
- iii. Income & Expenditure by budget heading.
- iv. Current Bank Account, receipts and payments to 30 September 2016.

It was **RESOLVED** that the Town Council adopt these accounts.

B25/1011 11. ITEMS FOR CONSIDERATION

B1011.1 a. Requests for Works to a Tree Protected by a Preservation Order – 23 Ivel Gardens, Biggleswade – CB/TRE/00391

There was no overall objection to this request, however, it was agreed that the point should be recorded and made to the Tree Preservation Officer, that if this tree is to be felled, any replacement tree planted by the resident must be of the same quality and suitability.

B1011.2 b. Fair Trade Association – Biggleswade

Cllr J Medlock is already a member of the Fair Trade Association Biggleswade (FAB), and was happy to be nominated by Members as Council Liaison Officer to interact with Biggleswade FAB.

Cllr Medlock accepted the nomination.

B1011.3 c. Town and Parish Conference – Tuesday 22 November 2016

Unfortunately this Conference takes place on a Council evening and therefore no Members are available to attend.

B25/1012 12. ITEMS FOR INFORMATION

B1012.1 a. Planning Application Outcomes

It was pointed out that despite BTC objections, several applications have been granted. It was suggested that a check be made on the CBC comments and reasons for granting these applications, and if BTC comments such as lack of parking have not been taken into account, then a request should be sent to CBC to ask why our comments were not acted upon. The Deputy Town Clerk will look into this and inform Members of the outcome.

B1012.2 **b. PCC Newsletter – September 2016.**

This information, issued by the Police and Crime Commissioner – Kathryn Holloway, was very welcome and encouraging, although time-scales for implementation are a concern. It was suggested that Members give thought to priorities that they would like placed on the Agenda for the forthcoming meeting with the Chief Constable, mentioned previously (Item 6a).

B1012.3 **c. Astoria Organic Matters UK Ltd**

Following the request from Town Council at the meeting on 11 October to contact CBC regarding this matter, the Town Clerk has received confirmation from CBC that in the event of an application by Astoria, BTC will be notified and invited to put forward formal observations which will be taken into account as part of the determination process.

B1012.4 **d. Community Plan Event**

This information was **NOTED**, with the request that as many Members attend as possible. It was however felt that the stated half-hour timespan allocated to Councillors was insufficient.

B1012.5 **e. Local Plan Consultation Meeting**

This information was **NOTED**. It was commented that we need to be clear about large developments, including requirements for access, infrastructure and the extra burden on the Potton road.

B1012.6 **f. Temporary Road Closures**

It was disappointing to receive this notification as BTC had previously been informed that there would be no further closures to the High Street. However it is understood that this work is essential maintenance and will take place overnight.

This information was **NOTED**.

B25/1013 13. 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.

There were no questions from Members of the Public.

B25/1014 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.

Staffing Issues

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.