

**MINUTES OF BIGGLESWADE TOWN COUNCIL MEETING HELD ON TUESDAY 26 APRIL 2016 AT
THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE,
SAFFRON ROAD, BIGGLESWADE**

Present:

Cllr Mrs H Ramsay (Chair)
Cllr D Albone (Deputy Chair)
Cllr I Bond
Cllr Mrs M Russell
Cllr M North
Cllr D Strachan
Cllr M Foster
Cllr P Biernis
Cllr B Briars
Cllr Ms R Kerfoot

Mr R M McGregor – Town Clerk, Biggleswade Town Council
Mrs J Durn – Meetings Administrator, Biggleswade Town Council

Members of Public - 21

1. APOLOGIES

Cllr F Foster, Cllr B Rix, Cllr T Woodward, Cllr G Wilson, Cllr S Watkins

2. DECLARATION OF INTERESTS

- (a) Disclosable Pecuniary Interests in any agenda item – none declared.
(b) Non-pecuniary interests in any agenda item: Item 10b Cllr M Russell, Item 9b Cllr P Biernis.

3. TOWN MAYOR'S ANNOUNCEMENTS

The Mayor attended the following events:

Biggleswade Launch of CAP (Community Action Partnership)
Biggleswade Rotary Club 50 year Celebrations
RNIB Blindfold Walk
Scouts St Georges Day Service - also joining the following Parade

The Mayor issued a reminder to Councillors to complete nomination forms for the Annual Statutory Meeting and please return them as soon as possible.

4. PUBLIC OPEN SESSION

Regarding Planning Application CB/16/00181/FULL. Land to the rear of 33 to 57 Shortmead Street, Biggleswade – construction of 37 dwellings and associated road, demolition of commercial premises.

Mr Steven Pantry, 2 Wharf Mews: On behalf of the residents of Wharf Mews, would the Council please review this application. We would question the morals/values of CBC in not engaging with the residents of Wharf Mews. We hope that BTC will continue to object to the proposed development.

Mary MacDonald, 7 Wharf Mews: Have any of the Council Members actually been to view the area and how many Council Members would like to spend the rest of their lives with their bedroom windows closed because of the road. Are you aware that we have been asked to be mindful of our carbon footprints?

Mr Martin Kernan, 4 Wharf Mews: My family and I moved to Wharf Mews particularly because we were looking for a safe and attractive environment in which to bring up a family. Is the Council aware of the problems this application brings with regard to traffic, car parking, access, pedestrian safety, and many other issues presented in writing by the residents to both BTC and CBC Planning Department.

Regarding Planning Application CB/16/01216/FULL. Land North of Beauford Farm and South of Holme Court, London Road.

Ms Sarah Long: Speaking as the nearest home owner for this area: The notice of the proposed application was not circulated to all home owners and business in the area. A notice in Homebase car park and another on the spur road is not only unacceptable, but neither is accessible to the four properties which are on the same side of the road as the proposed development.

Has a crime impact assessment been undertaken?

What security measures have been put in place?

What is the need these additional service addresses, given the number of services already along the A1?

Does the development have to be on the scale proposed?

Have other sites been looked at?

Mr Peter Thomas, MD, PMC Speakers, Holme Court: Extremely worried about security issues – have these been looked into - particularly as a large trailer park has been built in the area.

Has there been any investigation into noise pollution/noise shielding in the area?

A very basic report has been produced which needs to be challenged.

Our company have been looking to expand and employ more people. We applied for an extension to our property which would include having an access road in the area by the petrol station; however, this proposal does not take this into consideration.

Cllr D Albone: Can we look at Council Standing Orders to see if we can amend the public open session in order that members of the public can state their points of concern, rather than be restricted to asking questions. The Town Clerk will take forward this request.

5. INVITED SPEAKERS

There was no speaker.

6. MEMBERS QUESTIONS

There were no Members questions.

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

Members received and approved the Minutes of the Council meeting held on 12 April 2016 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

8. MATTERS ARISING

There were no Matters Arising from the Minutes of the Council meeting held on 12 April 2016

9. PLANNING APPLICATIONS

- a. CB/16/01216/FULL – Land North of Beauford Farm and South of Holme Court, London Road**
Erection of a new trunk road service area, with associated parking landscaping and infrastructure.

The Town Council **RESOLVED** to **OBJECT** to this Application and have asked that the Application is called in, to be heard by the CBC Development Management Committee.

The following are points of concern and questions to be addressed:

- This is a major development. The development land is owned by Central Bedfordshire Council; the Application is premature as there is no approved Local Plan in place.
- Notification of the proposed Application was not given to local residents and businesses.
- No adequate noise pollution surveys have been carried out.
- No adequate Crime Surveys have been carried out.
- What consideration has been given to any possible future realignment of the A1.
- What consideration has been given to any future restructuring of the A1 South roundabout.
- The Application site is occupied by a very large badger set.
- The Application should have conditions such as those placed on the Retail Park on the opposite side of the A1.
- The Application refers to thinning of trees that belong to a private owner.

- b. **CB/16/01424/FULL – 9 Boothey Close, Biggleswade**
Single storey front extension and two storey part front & side extension

It was **RESOLVED** that 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.

- c. **CB/16/01475/FULL – 9 Mead End, Biggleswade**
Single Storey side & rear extension

It was **RESOLVED** that 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.

- d. **CB/16/01198/ADV – Unit B, A1 Retail Park, London Road, Biggleswade**
Advertisement: illuminated flex face sign installed to existing steel tray. Vinyl sign applied to existing steel doors. Projected illuminated green pharmacy cross. Existing grey PPC goal post to be colour dark blue. Boots logo to rear elevation illuminated with swan neck light fitting.

Amendment to the Minutes regarding: Item 9d: Planning Application CB/16/01198/ADV- Unit B, A1 Retail Park, London Road, Biggleswade.

The following submission was made to the Planning Department; however, the second paragraph citing Council objection to the illuminated sign at the rear of the Unit was inadvertently omitted from the Minutes. The Minute now reads as follows:

“CB/16/01198/ADV – Unit B, A1 Retail Park, London Road, Biggleswade

Advertisement: illuminated flex face sign installed to existing steel tray. Vinyl sign applied to existing steel doors. Projected illuminated green pharmacy cross. Existing grey PPC goal post to be colour dark blue. Boots logo to rear elevation illuminated with swan neck light fitting.

It was **RESOLVED** that Town Council raise **NO OBJECTION** to the signage located to the front elevation facing into the Car Park.

It was **RESOLVED** that Town Council **OBJECT** to the illuminated sign at the rear of the Unit facing the A1 due to close proximity of residential housing.”

CB/16/00277/ADV – Unit C, A1 Retail Park, London Road, Biggleswade

New external Marks and Spencer branded signage to Unit C of the A1 Retail Park development on London Road, Biggleswade. Two signs are located to the front elevation into the Car Park; one face-illuminated sign to the entrance door surround and one halo-illuminated sign at high level fixed to a projecting canopy. One additional **NON-ILLUMINATED** sign is located to the rear of the Unit facing the A1. (**Amended plan**)

It was **RESOLVED** that Town Council raise **NO OBJECTION** to the non-illuminated sign located to the rear of the unit.

- e. **CB/16/00181/FULL – Land to the rear of 33 to 57 Shortmead Street, Biggleswade (Amended Plan)**
Construction of 37 no. dwellings and associated road, demolition of commercial premises.

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

- overdevelopment
- inadequate parking
- inconsiderate access to the residents of Wharf Mews
- pedestrian safety onto Shortmead Street
- the overbearing nature of the development on neighbours
- no provision of amenity space
- The applicant should consider going back to the original access through Wharf Engineering.

- f. **CB/16/01548/FULL – 2 Claremont Cottages, Rose Lane, Biggleswade**
Convert loft into living space and insert a balcony window into the rear aspect.

The Town Council raise **NO OBJECTION** to conversion of the loft space, however, the Town Council **OBJECT** to a Balcony window as this would have a significant impact on neighbouring properties.

- g. **CB/16/01314/FULL – 10 High Street, Biggleswade**
Dividing an existing retail premises into two retail premises

The Town Council raise **NO OBJECTION** to this Application.

10. **ITEMS FOR CONSIDERATION**

- a. **Consultations regarding the proposed permanent expansion of Biggleswade Academy Trust and St Andrews C of E VC Lower School**

Members agreed that these expansions are necessary due to the increased number of children we now have in Biggleswade. However, there were concerns that even this number of expansions will not be sufficient for the future.

The information was **NOTED**.

- b. **Works to trees within a Conservation Area: Prune one Horse Chestnut tree and one Lime tree.**
Location: 19 Ivel Gardens

CBC has notified Town Council that they have received an application to carry out work to tree(s) at the above property which is within the Biggleswade Conservation Area.

The information was **NOTED**.

- c. **Market Town Regeneration Fund Bid**

Members expressed extreme disappointment that Biggleswade Town Council's bid was unsuccessful despite being more detailed than many others, and containing a business improvement centre and Wi-Fi provision, which Central Beds were promoting.

At the Joint Committee meeting last week the Chairman (Cllr M Jones) said that BTC would be invited to a meeting to discuss the Bid. Members stressed the importance of this meeting, and asked that the Town Clerk follow up with Central Beds to arrange a date for the meeting to take place as soon as possible.

Members will put forward comments by email to the Town Clerk in order to support our views at the meeting.

- d. **Request for Biggleswade Splash Park Committee to hold a Children's Fun Day**

Members have no objection to the Splash Park Committee holding this event at Franklins Park on the 25th June 2016.

- e. **Proposed No Waiting – Ivel Gardens**

This information was **NOTED**.

- f. **Town Council Paperless Meetings**

Members have no objection to this proposal which will be provided as an extension to our current IT contract. Paper hard copies will still be available to any Councillor's and members of the public who require them.

11. **ITEMS FOR INFORMATION**

a. **Planning application outcomes**

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

This information was reviewed and **NOTED**.

b. **Temporary closure of Part of Footpath No 39 and Bridleway No 58**

CBC has notified Town Council of the temporary closure of Part of Footpath No 39 and Bridleway No 58, for a period not exceeding 6 months, commencing from 2 May 2016. This is to enable archaeological excavation followed by water pipe line laying to take place.

This information was **NOTED**. However, the Town Clerk will ask CBC to provide an updated map of the whole of Biggleswade in order that we see exactly where this area is, as the information provided is not clear.

c. **Former Gasworks at St John's Street, Biggleswade**

Council have received a letter from Samantha Rendell, Regeneration Manager at National Grid regarding the successful completion of the work to clean up the former gasworks site at St John's Street, Biggleswade.

This information was **NOTED**.

d. **Thank you letters**

Thank you letters have been received, regarding the community grants.

This information was **NOTED**.

e. **Monitoring Officer Role at CBC**

The Town Clerk was asked to write to CBC to express BTC disappointment at not being consulted on the changes made to deliver legal services for the Council.

12. **PUBLIC OPEN SESSION**

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

Regarding Wharf Mews:

Several members of the public asked for clarification of how the calling in process worked, as they are concerned that the deadline for calling in planning applications could affect the application for Wharf Mews. Cllr I Bond explained the process and the time band restrictions placed on planning applications that Council have to work to. The Town Clerk assured the members of the public that although the deadline was close, he would call in the planning application the next day to ensure that it goes to the CBC Development Management Committee, where members of the public are invited to attend.

Mary MacDonald: Having telephoned CBC on this subject I was told to speak to the Planners, and I have written a personal letter to each planner to ask them to actually come to Wharf Mews in order to see the problems first hand.

Mr Steven Pantry: I have spoken to the Planning Manager at CBC and was told that they have made a site visit. Therefore, I would like to know if CBC actually sticks to its guidelines - because currently the development is way outside of the regulations and is nowhere near even the minimum standard requirements.

Mr William Bond: With regard to the Service Station (Land North of Beauford Farm) Planning Application – is this being called in.

Ms Sarah Long: I am extremely concerned that the deadline is almost up for the Service Station application.

The Town Clerk will look at the criteria and if it is possible to call in this application then he will do so immediately.

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(s) is discussed.

There were no Exempt Agenda 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.