

**MINUTES OF BIGGLESWADE TOWN COUNCIL MEETING HELD ON TUESDAY 11 NOVEMBER 2014 AT
THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD
BIGGLESWADE**

Present: Cllr Mrs H Ramsay (Chair), Cllr S Watkins, Cllr I Bond, Cllr Mrs M Russell, Cllr D Lawrence,
Cllr Mrs J Lawrence, Cllr B Briars, Cllr D Albone, Cllr B Rix
Mike Thorn – Deputy Town Clerk
Sue Crowther – Administrative Assistant
Members of the public - 9

1. APOLOGIES

Apologies were received from Cllr P Biernis, Cllr M North, Cllr Mrs W Smith and Cllr G Wilson

2. DECLARATION OF INTERESTS

- (a) Disclosable Pecuniary Interests in any agenda item – none declared
- (b) Non-pecuniary interests in any agenda item –
Cllr B Briars and Cllr I Bond registered and interest in item 9d
Cllrs D and Mrs J Lawrence registered an interest in items 9a and 9b
Cllr Mrs M Russell declared and interest in item 10e

3. TOWN MAYOR'S ANNOUNCEMENTS

There were no Town Mayor's announcements.

4. PUBLIC OPEN SESSION

MOP 1 asked that Town Council please consider item 10a, Right of Way at the Crown Hotel.

Cllr Mrs H Ramsay replied that the Town Council has objected on a number of concerns. The Rights of Way Officer is making this a priority. If anyone has any evidence of the Right of Way, please let us know as we need to build up a file.

MOP 2 asked if the Council may consider publishing a petition on their website to gather evidence.

MOP 3 said that some items were not attached to the agenda that was placed in the Chamber for members of the public. The pages were distributed to those MOPs that requested them.

5. INVITED SPEAKER

There was no invited speaker.

6. MEMBERS QUESTIONS

There were no Members questions.

7. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. Members received and approved the Minutes of the Council meeting held on 28 October 2014 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 28 October 2014 – Page 4 – item 4 – BB said that this item is added into the budget for next year and asked that Town Council request a start date from CBC.

Page 4/ 5 – items d & e – BR asked if a reply had been received from CBC.

MT confirmed that letters had been sent, but no response had been received yet.

9. **PLANNING APPLICATIONS**

a. **CB/14/03553/FULL – Victoria House, 42-44 Shortmead Street, Biggleswade**

Rear extension and part change of use from offices to 6 no flats including internal alterations at Victoria House. Demolition of external wall to create breakthrough to new extension.

It was **RESOLVED** that Town Council **OBJECT** to this application as it is an overdevelopment, there are no parking facilities and the access is limited due to parking either side of entrance.

b. **CB/14/04124/FULL – 119 Shortmead Street, Biggleswade**

Planning application for a change of use of land to a car washing facility and valeting facility. (Sui Generis). (Resubmission)

Previous application was considered by Town Council on 12 November 2013, when:

It was **RESOLVED** that Town Council request that Highways investigate the type and condition of the signs for the car wash, and the positioning, as it is on Highways land, as well as the access to the site which is close to the new roundabout. Members feel this facility is not appropriate within Biggleswade Conservation Area.

On 11 November 2014:

It was **RESOLVED** that Town Council reiterate previous comments and **OBJECT** to this application as it inappropriate for the area, water is spraying against the flats (Northgate Court) and Members raised concerns that the waste water is running into the drains and polluting the River Ivel.

Town Council will write to the Environment Agency for advice and to ask them to monitor the chemicals in the waste water and request operations to cease if appropriate.

c. **CB/14/04001/FULL – 1E Winston Crescent**

Convert car port to living accommodation, extend hall to front, insert one dormer window to front elevation, insert two dormer windows to rear 1st floor elevation.

It was **RESOLVED** that Town Council **OBJECT** to this application on the grounds that it would create parking problems in the area.

d. **CB/14/04129/FULL – Land Opposite Unit 3 and Units 4 to 5, Montgomery Way**

Erection of new building for use as Builders Merchant (sui Generis) for the display, sales and storage of building materials, plant and tool hire, including outside display and storage with associated servicing arrangements, car parking, landscaping and associated works.

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

e. **CB/14/03908/ADV – Unit 1A, Biggleswade Retail Park, London Road, Biggleswade**

Advertisement: 2 No. illuminated fascia signs, 1 No. Pole Mounted illuminated sign, 3 No. fascia signs & 3 No. poster frames.

This application was discussed by Town Council on 28 October 2014 when:

*The Town Council **RESOLVED** to defer this application, the Town Council seek clarification on the application and any policy regarding future signage for the development. The Town Council also seek clarification on whether this application should have been retrospective.*

A reply has now been received from CBC and was on display in the Chamber for Members to view.

On 11 November:

It was **RESOLVED** that Town Council reiterate previous comments and also to **OBJECT** to this application. Town Council expressed their concerns that there would be totem poles on both sides of the road and illuminated signs on the back of the buildings that would be visible from the A1.

Town Council request that CBC provide an overall plan for signs on the new development. They also asked for a representative of LXB be invited to attend a future BTC meeting to provide an update on the Retail Park.

10. **ITEMS FOR CONSIDERATION**

a. **Wildlife and Countryside Act 1981 – section 53 – claimed bridleway addition through the Crown Hotel yard in Biggleswade**

CBC has received an application, under the above act, to modify the Definitive Map and Statement. The application is to add a bridleway through the grounds of the Crown Hotel, between High Street and Church Street in Biggleswade, (as shown between points A-B on the plan at Appendix A).

The Definitive Map and Statement are the legal documents which record whether public rights of way exist at a particular location and their status.

The application argues that bridleway rights already exists through the grounds of The Crown Hotel. Any modification of the Definitive Map would be subject to a full investigation of documentary evidence. Under the Wildlife and Countryside Act only evidential records (e.g. maps and council minutes) and evidence of use can be considered when determining whether or not public rights exist.

They would welcome any evidence that Town Council may have concerning whether a public right of way of any description does, or does not exist, along the route proposed for the addition of a new bridleway to the Definitive Map (points A-B on the plan).

Members were asked to consider this application.

It was **RESOLVED** that the Deputy Town Clerk write to CBC to urge them to map the Town. Town Council to supply any relevant minutes of meetings regarding the Crown Hotel right of way as evidence.

b. **Meeting Dates for 2015/2016**

Members are asked to consider the attached list of Meeting Dates for 2015/2016.

PLEASE NOTE: TOWN ASSEMBLY IS TO BE HELD EARLIER IN MAY AND THE ANNUAL STATUTORY 2 WEEKS LATER

Cllr M Russell proposed the following changes to the list of meetings:

Town Annual Assembly be moved to 5 May 2015

Annual Statutory meeting be moved to 19 May 2015

Personnel and F&GP be moved to 26 May 2015

This was seconded by Cllr B Rix.

It was **RESOLVED** that the proposed changes be adopted

c. **Work to trees protected by a Tree Preservation Order: Prune one Beech tree Standing approx.. 24m east of the southern corner of the building of No. 57 London Road. The tree is within group G2 of Tree Preservation Order Ref: MT/TPO/04/0009 and is within Group G2 Location: 57-59 London Road, Biggleswade, SG18 8ED**

CBC has notified Town Council that they have received an application to carry out work to preserved tree(s) at the above property, a copy of which is attached to this agenda.

Any comments need to be submitted in writing by 19th November 2014.

It was **RESOLVED** that this be noted.

d. **CB/TPO/14/00427 – Prune back Horse Chestnut (T1) and Oak (T2) and remove trunk suckers of two Horse Chestnut Trees (T3 & T4). Location Brunswick House, Rose Lane, Biggleswade**

CBC has notified Town Council that they have received an application to carry out the above tree work to preserved tree(s), a copy of which is attached to this agenda.

Any comments need to be submitted by 19 November 2014.

It was **RESOLVED** that this be noted.

e. River Ivel Problems

Correspondence has been received from a resident of Ivel Gardens, whose gardens back onto the River Ivel, regarding problems with fishermen night fishing, vandalism etc.

He is asking for Town Councils help in alleviating the problems and for signage restricting fishing to Biggleswade residents only.

Members considered the correspondence.

Cllr B Briars proposed that a Working Party be formed with interested parties. This was seconded by Cllr B Rix.

It was **RESOLVED** that a Working Party be formed with interested parties.

f. Item deferred from Council meeting 28 October 2014

Street Naming and Numbering Parcel, 1, 10 and 46 Land South, Potton Road

It was **RESOLVED** that the area listed as Parcel 1 would be named as English rivers. The Town Clerk will contact Anne Smith, Technical Administrator, Building Control, at Central Bedfordshire Council, with suggested names.

The Town Council did not make a decision on the names for the Square and the three blocks. It was suggested that names follow the Musicians theme, and as we are unsure of those used previously, the Town Clerk will ask Anne Smith for a list of the remaining names in order that Council can make a decision. Cllr Ramsay commented that Biggleswade already has a Market Square. It was generally agreed that the Town Council would prefer an alternative to 'Square' in this context.

An email has now been received from CBC with the following suggestions for Musicians names:

Parry, Smyth, Britten, Elgar, Handel, Purcell, Sullivan, Finzi, Davies and Tate – approx. 6 are needed to use in Parcel 10.

There are also a couple of double-barrelled names **Coleridge-Taylor and Vaughan-Williams** where just using part of the name would be acceptable i.e. Coleridge or Vaughan

It was **RESOLVED** that the following names be used: Sullivan Court, Britten Place, Elgar Place and Purcell Place

11. ITEMS FOR INFORMATION

a. Annual Bowls match

The Town Council Annual Bowls match has been booked for Sunday 17 May 2015.

Any Councillors wishing to play were asked to let the office staff know.

b. Central Bedfordshire Development Strategy: Submission to the Secretary of State

CBC has informed Town Council that on 24 October the Central Bedfordshire Development Strategy together with supporting evidence and all comments received during formal consultation, were submitted to the Secretary of State.

It was **RESOLVED** that this be noted.

12. PUBLIC OPEN SESSION

MOP 4 said that if a Cllr has declared an interest, they are then unable to vote on that item.

MOP 5 asked whether Town Council welcomes businesses like Wetherspoons to the Town.

HR replied that Town Council welcomes new businesses but we need to ensure that buildings stay in character with the rest of the vicinity, as with Pizza Express in the old Town Hall.

MOP 5 asked whether, if the comments in the local press were to be believed, the Town Council is against Wetherspoons.

MR replied that it was not true that BTC are against Wetherspoons and that comments had been made by people who were fully aware of the facts of this application.

MOP 2 we need to push to reopen the Right of Way before it becomes a foregone conclusion that it is out of use.

MR replied that CBC are working hard and treating the Crown right of way as a priority. MR asked the Town Clerk to find out about removing the wire fencing that was currently blocking the right of way.

BR said that all Cllrs want new businesses, but not on any terms, we need to respect the nature and history of the Town and maintain the public right of way from the Crown through to Church Street, as it is the only public right of way.

MOP 5 said that as London Road/Chambers Way junction is now a lot busier, asked if there any plans for a mini roundabout.

HR replied there are no plans at the moment, and we do not know how much the traffic will change when the eastern relief road opens in March 2015.

HR informed the MOPs that the exempt items on 28 October were still ongoing.

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.

Agenda Item (14a) **Exempt minutes from Council meeting 28 October 2014**

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.

