



MINUTES OF THE BIGGLESWADE TOWN COUNCIL MEETING
HELD ON TUESDAY 23 JULY 2019
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL,
THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE

PRESENT:

Cllr D Albone
Cllr I Bond
Cllr K Brown
Cllr G Fage
Cllr L Fage
Cllr F Foster (Vice Chairman)
Cllr M Foster
Cllr M Knight
Cllr M North
Cllr H Ramsay
Cllr M Russell (Chairman)
Cllr D Strachan
Cllr C Thomas
Cllr J Woodhead

Mr S Newton – TCO Manager, Biggleswade Town Council
Mrs J Durn – Meeting Administrator, Biggleswade Town Council
Members of Public – 4

B23/0701 1. APOLOGIES FOR ABSENCE

Cllr R Pullinger

ABSENT WITHOUT APOLOGIES

None

B23/0702 2. DECLARATIONS OF INTEREST

B23/0702.1 a. Disclosable Pecuniary Interests in any agenda item - none

B23/0702.2 b. Non-pecuniary interests in any agenda item – none

B23/0703 3. TOWN MAYOR'S ANNOUNCEMENTS.

Cllr Russell gave the following report:

On Tuesday 16th July, I was invited to speak to Biggleswade Rotary Club about being a Town councillor. I described the structure and responsibilities of the Council to indicate the kinds of issues we have to consider and then spoke about how we can express our views on more strategic issues. I passed the mayoral chain round for them to see and one Rotarian was pleased to find her father-in-law's name on the chain.

I took questions afterwards which revealed interest in town centre regeneration and house building in particular.

On Thursday 18th July, I spoke again at the Examination in Public of the Local Plan. This was an extra session to discuss the Future Growth Areas in the Plan and CBC's proposal to withdraw Appendix 7, ie. The Grown Areas, from the Plan.

Central Bedfordshire had produced document for the Inspectors to support their request to withdraw Appendix 7. The main argument was that there was the potential for misunderstanding since these were not allocated sites but 'technically through the work done as part of the evidence base to the submitted Plan, these areas were worthy of further assessment and hence would be considered during the Partial Review'.

I argued that the Town Council was not confused by Appendix 7. CBC had identified the Future Growth Areas in some detail in the first iteration of the Plan in July 2017 under the heading of Spatial Strategy Approach and 'seeking to identify and deliver spatial options and strategic opportunities that could provide for longer term economic and housing growth'. A 'provisional capacity' of between 3,000 and 6,600 homes was identified for the east of Biggleswade. I indicated that this approach was helpful in that it could deter unwanted growth in other areas and that it gave a basis for longer term planning for the town.

I acknowledged that detailed planning for the A1 corridor depends on decisions made on national infrastructure but then went on to look at timescales.

East/West Rail – an announcement on the preferred route is expected this autumn. The completion date for delivery is currently proposed as 2027-2028.

A428 Black Cat to Caxton Gibbett, the completion of the Oxford to Cambridge Expressway between the M1 and Cambridge is currently in the first stage of the process to obtain a Development consent Order and construction is anticipated between 2021 and 2025.

Although there is no preferred solution for the A1, it has been identified as a priority by the sub-national transport body for the region, England's Economic Heartland. It is hoped that funding may become available 2025-2030. This means that all three of these hugely important infrastructure schemes are due to be completed within the Local Plan period to 2035 leading to much more demand for housing and economic development sites in East Bedfordshire.

I argued that it is very important for Biggleswade that the Local Plan is in place but also important that Appendix 7 stays since it will help to ensure a faster response to what will be national demands for housing. It is also, of course, why the Government is considering our Housing infrastructure Bid favourably and why the current east Biggleswade site has been given Garden Community status. I also argued for the Partial Review of the Plan to begin within six months to facilitate orderly growth rather than speculative development.

In all, I have spoken on behalf of the Town Council at four sessions of the Examination in Public, which is nearing its conclusion. We now await the Inspectors' report.

B23/0704 **4. PUBLIC OPEN SESSION**

Cllr Whitaker: Regarding item 9f, Drove Road premises for education. Cllr Whitaker has further information on this item and will be happy to provide additional input when this planning application is covered on the Agenda.

B23/0705 **INVITED SPEAKER**
No invited speaker

B23/0706 **MEMBERS QUESTIONS**

Cllr D Albone: A resident of the Baulk has raised concerns regarding a communication they have received from CBC informing residents of roadworks starting on 29 July (3 days notice). This could cause problems with parking and resident wondered if permit holders could use the CBC car park at the Lawns, and was also concerned about a neighbour with mobility issues who needs their car to be close to the house. Cllr Woodhead has also asked for clarification as he understood that the works were mainly signage.

The Chairman asked if Cllrs M Foster, and S Watkins could gain clarity on this issue and inform Cllrs D Albone and J Woodhead of the outcome.

B23/0707 **7. MINUTES AND RECOMMENDATIONS OF MEETINGS**

- B23/0707.1** **a.** Members received and approved the Minutes of the Biggleswade Town Council Meeting held on 09 July 2019.
- B23/0707.2** **b.** Members received and approved the **Recommendations** and **Resolutions** of the Finance and General Purposes Meeting held on Tuesday 16 July 2019.

B23/0708 **8. MATTERS ARISING**

From the Minutes of the Biggleswade Town Council Meeting held on 09 July 2019.

- a.** Taxi Rank for Biggleswade: Cllr Fage has asked Cllr Watkins to put this on the next Biggleswade Joint Council Agenda. Members also requested that it be included on the next Town Centre Management Meeting Agenda.

B23/0709.1

- a. CB/19/01779/FULL – Land rear of 49-51 Shortmead Street, Biggleswade SG18 0AT
Change of Use and Construction of a Detached Double Garage

It was **RESOLVED** that the Town Council have **NO OBJECTION** to this Application. There are however concerns of adverse detriment to the neighbouring barn which the Council would like **NOTED**.

B23/0709.2

- b. CB/19/01781/LB – Land rear of 49-51 Shortmead Street, Biggleswade
Erect Double Garage

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application providing 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 to eliminate detriment in respect of light and privacy of adjacent residents.

B23/0709.3

- c. CB/19/01906//FULL – 4 Orchard Close, Biggleswade, SG18 0NE
Single storey Front Extension

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application providing 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 to eliminate detriment in respect of light and privacy of adjacent residents.

- d. CB/19/01892/FULL – 6 Windmill View, Biggleswade SG18 8WP
Single storey side Extension

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application providing 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 to eliminate detriment in respect of light and privacy of adjacent residents.

- e. CB/19/01911/FULL – 17 London Road, Biggleswade SG18 8ED
Two storey side Extension

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application providing 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 to eliminate detriment in respect of light and privacy of adjacent residents.

- f. **CB/19/01909/FULL – Storage Unit, Rear of 99 Drove Road, Biggleswade SG18 9SL**
Change of Use from Workshop/Out Building to D1 Premises for Education.

The Council agreed to the Chairman's suggestion that Standing Orders were lifted so that Cllr H Whitaker could speak on this topic. This was agreed and the Chairman suspended Standing Orders:

Cllr Whitaker was not clear about the detail given on this Application. Following enquiries, she has established that this is a residential facility for children with special needs and will house three children with spacing for four. Should this application and the previous application be viewed as a whole? Or is it two separate applications? The Planning Department is waiting for information from Highways as there is insufficient space for people to park and they will need round it up or down in terms of staffing. There are a lot of questions that are unclear. The needs of these children are incredibly complex, and the application itself is complex and causing concern to the Planning Officer.

Standing Orders were reinstated.

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

1. The information is incomplete
2. The Application does not reflect the true proposal for the site
3. Concerns about parking

- g. **CB/19/01865/FULL – New Spring Farm. London Road, Biggleswade SG18 9SL**

Replacement of 22.5m High Mast and 2 No. Equipment Cabinets with Upgraded 27.5m High Mast Supporting Radio Apparatus and 8 No Upgraded Equipment Cabinets within Modified Site Compound, Plus Ancillary Works.

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

- h. **CB/19/01924/FULL – 5 Aston Croft, Biggleswade SG18 8GR**
Rear Ground Floor Extension

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application providing 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 to eliminate detriment in respect of light and privacy of adjacent residents.

- i. **CB/19/01715/LB81 – 81 Shortmead Street, Biggleswade SG180BB**
Listed Building: Replace Rear Wooden Patio Doors with New Elite Engineered Hardwood Door.

It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application providing 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 to eliminate detriment in respect of light and privacy of adjacent residents.

- j. **CB/19/01649/FULL – Ivel Valley School Secondary Site, Hitchmead Road, Biggleswade SG18 0NL**
Installation of a Single Classroom 69m 2 Modular Unit on site for a Temporary Period of 5 years.

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

- k. **CB/18/02353/FULL – Lands at Bonds Lane and Foundry Lane Biggleswade SG18 8AY**
Demolition of existing vacant and derelict buildings and erection of 50 residential apartments and associated vehicular access, car and cycle parking, refuse storage and landscape.

The Town Council have previously **OBJECTED** to this Application (July 2018) on the grounds of access, and this objection still stands.

We understand that the Application has now come to the DMC with recommendation for approval, which BTC find completely unacceptable. Cllr Bond attended the CBC DMC Meeting and put forward our previous BTC objections, which have not changed and appear to have been ignored. The Town Council position was in the report but was not mentioned or addressed.

BTC is very disappointed with this outcome; it was felt that objections as important as this should have been noted. BTC were not consulted in advance of the DMC Meeting, and as far as we are aware, adequate Fire Safety Regulations have been correctly signed off.

It was **RESOLVED** that a letter of **OBJECTION** be written from BTC to Jason Longhurst, Director of Planning. It was also suggested that a letter be sent from Chairman to Chairman. Whilst writing to the Planning Department we should include reference to the Application for 99 Drove Road, which we understand is a partial application and requires further investigation.

B23/0710 10. ITEMS FOR INFORMATION

B23/0710.1 a. Planning Application Outcomes

This information was **NOTED**

B23/0711 11. PUBLIC OPEN SESSION

B23/0711.1 a. Cllr Whittaker: Applications from the DMC Meeting:

Cllr Bond's objections regarding the Bonds Lane Application were well put. However, the Planning Regulations consider 16 spaces to be sufficient and Cllr Bond reported that the Application was therefore not refused for parking reasons.

The Eagle Farm Road Application for the School end of the road: Supported residents for a residential parking zone which will alleviate commuter parking problems currently being experienced. Cllr Delgano and Paul Salmon (CBC Highways Officer) are meeting with the school to address these issues.

B23/0712 12. 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.

(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.