



**MINUTES OF THE BIGGLESWADE TOWN COUNCIL MEETING**  
**HELD ON TUESDAY 28 MAY 2019**  
**AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL,**  
**THE OLD COURT HOUSE, 4 SAFFRON ROAD, BIGGLESWADE**

**PRESENT:**

Cllr D Albone  
Cllr I Bond  
Cllr F Foster  
Cllr M Foster  
Cllr M Knight  
Cllr M North  
Cllr R Pullinger  
Cllr H Ramsay  
Cllr M Russell (Chairman)  
Cllr D Strachan  
Cllr C Thomas  
Cllr J Woodhead

Mr M Thorn – Deputy Town Clerk, Biggleswade Town Council  
Mrs J Durn – Meeting Administrator, Biggleswade Town Council  
Member of Staff - Mr S Newton - TCO Manager,  
Members of Public –

**B28/0501      1.      APOLOGIES FOR ABSENCE**

Cllr K Brown, Cllr G Fage, Cllr L Fage

**ABSENT WITHOUT APOLOGIES**

**B28/0502      2.      DECLARATIONS OF INTEREST**

B28/0502.1      a.      Disclosable Pecuniary Interests in any agenda item - none

B28/0502.2      b.      Non-pecuniary interests in any agenda item – none

**B28/0503      3.      TOWN MAYOR'S ANNOUNCEMENTS**

19 May: Lord Lieutenant's Service for Voluntary Organisations at St Mary's, Woburn.

The recognition of the work of voluntary organisations and their contribution to life in Bedfordshire is an annual event hosted by the Lord Lieutenant which brings together people from all over the County. The High Sheriff, the Duke and Duchess of Bedford, the Deputy Lieutenants, senior officers from the Police and Fire services and many Mayors attended. It was an uplifting occasion.

22<sup>nd</sup> May: Bedfordshire County Scout Council AGM at the Rufus Centre in Flitwick

Pleased to see Biggleswade District receive an award for growth, having increased by nearly 10% in the year. The award was presented to the District Commissioner, Cllr. Rob Pullinger!

Guest speaker was the UK Chief Commissioner, Tim Kidd who was both inspiring and entertaining.

25<sup>th</sup> May: Love Your Local Market

This is a national initiative taken up by Simon Newton who arranged for two added attractions to the Charter Market on Saturday. The first was a Council stall giving out balloons and key rings, emblazoned with the Love Your Local Market logo and 'Biggleswade Charter Market since 1227'.

The other stall was Teaching Talons – who are animal ambassadors who provide fun and educational encounters with animals. On Saturday, members of the public were offered the opportunity to hold an owl.

I spent some time on the Market, wearing my chain of office and talking to stallholders.

Many thanks to Simon and to Heather, who was official photographer.

23<sup>rd</sup> May: Examination in Public of CBC Local Plan at Chicksands

I am registered to speak at two sessions – 14<sup>th</sup> June, Land East of Biggleswade and Holme Farm Biggleswade and 18<sup>th</sup> June, A1 Corridor Sites – so I decided to go along on the first day of the EIP last Tuesday, as a member of the public to suss out how it all worked.

The Council Chamber at Priory House was packed. There were some 15 barristers, half of them QCs, representing various developers and landowners. I had thought that it would probably be like a planning committee and that I would have a short slot to make a statement. In fact, it is more like a committee meeting. As long as you stick to the issue being discussed, there is no time limit and you can speak more than once. Also, the Inspector(s) may come back to you with questions and often ask CBC officers to respond to points made.

From the discussion on the first day, I realised that there would be a session last Thursday about the Identified Locations for Future Growth, including Land East of Biggleswade. These future growth locations form Appendix 7 of the Plan and the issue was whether Appendix 7 should be part of the Plan or not, i.e. whether Central Bedfordshire could identify future sites without allocating them. CBC gave the reason for doing so as not knowing, in our case, the route for East/West Rail or what was happening over possible improvements or realignment of the A1.

I registered to speak on Thursday and in line with Council's decision in February 2018, I argued for Appendix 7 to be included. I said that Council would have wanted the Land East sites to be allocated but since they are not, the retention of Appendix 7 does at least give a basis to enable proper planning for the big changes which Biggleswade will undergo.

The majority of those round the table argued for Appendix 7. One Queen's Counsel pointed out that the Plan contradicted itself on why the sites were included. Another argued that CBC should have done what Milton Keynes have done in their recently adopted plan, that is allocate the sites but with the proviso that no detailed planning application could be brought forward until decisions were made on the routes of strategic infrastructure.

In the first version of the Plan, the sites were allocated. For the next consultation, they were shown as sites for future growth. CBC now indicated that they should be removed – which would require further consultation since it would be a major change to the Plan. One QC dropped veiled hints that, if that were the case, judicial review would be a consideration.

The Inspectors asked CBC officers to come back with a written explanation of their position, so nothing was concluded on Appendix 7.

We will have to wait and see what happens, but this is obviously very important for Biggleswade. I will still attend on the two future dates by which time things may be somewhat clearer.

**B28/0504**

**4. PUBLIC OPEN SESSION**

There were no questions from members of the public.

**B28/0505**

**5. INVITED SPEAKER**

Chief Superintendent David Boyle – Bedfordshire Police

- Gave overview of his role.
- Gave update of matters appertaining to Biggleswade and the community.
- Took questions from Members at length

Standing Orders were removed so that members of the public could ask questions.

Questions taken from

Cllr Ramsay

Cllr Bond

Cllr Albone

Cllr Strachan

Cllr Knight

Mr A Richards, Carnival Organiser

Ms S Grayston, Community Safety Group

Mr Bacon, member of public

Chief Superintendent Boyle took away a note of all concerns raised. He will organise a written monthly update report covering local issues and offered an attendance at Council once a quarter.

Members thanked Chief Superintendent Boyle for the extremely useful information provided and look forward to regular updates.

Standing orders were reinstated at 8.05pm



B28/0506

**6. MEMBERS QUESTIONS**

- a. Cllr Albane: Do we have an update on fly-tipping?

Mike Thorn: CBC are currently pursuing this.

- b. Cllr Strachan: Do we have any information regarding compensation of £80,000 for the station?

Cllr Woodhead: A fund has been set aside by Thameslink for compensation for timetable failures. The Chairman asked if further information could be provided.

B28/0507

**7. MINUTES AND RECOMMENDATIONS OF MEETINGS**

B28/0507.1

- a. Members received the Minutes of the Biggleswade Town Council Meeting held on 09 April 2019.

An amendment was requested to Item 11b Central Bedfordshire Local Plan – Examination 21 May 2019: which will now read “Cllr M Russell will represent BTC at this event and put forward our views”

Following this amendment, the Minutes were approved.

B28/0508

**8. MATTERS ARISING**

From the Minutes of the Biggleswade Town Council Meeting held on 26 March 2019.

There were no Matters Arising

B28/0509

**PLANNING APPLICATIONS**

B28/0509.1

- a. **CB/19/01269/VOC Warehouse, Bonds Lane, Biggleswade, SG18 8AY**  
Variation of conditions

Variation of Conditions 14 & 15 of Planning Permission CB/16/03048/FULL (Erection of 6 x 3 bedroom houses & 3 x 2 bedroom flats associated parking, cycle stores, bins and landscaping) – The New condition could be an informative and read constructed in accordance with details shown on drawing number PL20.

It was **RESOLVED** to **OBJECT** to this Application on the grounds of pedestrian safety. The step access to property 37 extends too far across the pavement causing a trip hazard. The resulting pavement width is 1.06m wide and is below the minimum standard width, impeding the safe movement of pedestrians, buggies and wheelchair users.

B28/0509.2

- b. **CB/19/01284/FULL – 18 Eldon Way, Biggleswade, SG18 8NH**  
Installation of 2No. New louvres to aid internal air handling units

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

- B28/0509.3      c.      **CB/19/01118/FULL – Units 9 to 12 Eldon Way, Biggleswade, SG18 8NH**  
 Alteration to the roof height by 250mm to insulate and remove existing roof covering and replacing rear elevation gable cladding to match existing.
- It was **RESOLVED** that the Town Council has **NO OBJECTION** to this Planning Application.
- B28/0509.4      d.      **CB/19/01211/FULL – Edward Peake School, Potton Road, Biggleswade, SG18 0HU**  
 Double-storey teaching block to provide 8 no. additional teaching facilities with associated toilet provision & support facilities. Internal Refurbishment of existing building. New Extension to the north and the west of the existing school building which will further provide an additional four classrooms. Provide additional car parking space and cycle rack for increased staff and pupil occupancy. Existing Access road to be developed to provide a new footpath and Bus drop-off layby. Associated external works to provide level access around the site to comply with Part M and make good to affected areas.
- It was **RESOLVED** that the Town Council has **NO OBJECTION** to this planning application **PROVIDED** that the following are completed and in situ prior to the commencement of works to ensure safe walking routes to school:
- a) a new pedestrian crossing across Potton Road; and
  - b) pavement improvements along Potton Road.
- B28/0509.5      e.      **CB/19/01301/FULL, 1 Sunderland Hall Farm Cottage, Biggleswade, SG18 8SD**  
 Proposed first floor rear extension
- Defer to next meeting due to Insufficient information/full plans etc.
- B28/0509.6      f.      **CB/19/01261/ADV - Normandy Lane, Biggleswade, SG18 8QB**  
 Advertisement: Alternative Option with digital signage version 2 various site signage including 4 No. freestanding signs, 2 No. banner units, 12 No. dot signs, 2 No. play land signs.
- It was **RESOLVED** that the Town Council **OBJECT** to this Planning Application on the grounds that the large banner signs at almost 5m are considered to be overbearing.
- B28/0509.7      g.      **CB/19/01228/FULL, 2 Warren Close, Biggleswade, SG18 0AD**  
 Proposed single-storey side extension with pitch roof.
- 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.

- B28/0509.8      h.      **CB/19/01421/FULL - 53 The Baulk, Biggleswade, SG18 80QA**  
Retention of roof light (Retrospective)

Defer to next meeting due to insufficient information/full plans etc.

A request will be put forward to CBC Planning Department to request that we receive printed copies of applications and supporting documents to be able to consider them at Council Meetings and give a formal response.

**B28/0510      10.      ITEMS FOR CONSIDERATION**

- B28/0510.1      a.      **The Berkeley Enthusiasts Club**

The request from the Enthusiasts Club was very welcome. Mr Simon Newton, the Town Centre Operations Manager, will be in touch to confirm arrangements and offer assistance with publicity for the event.

It was **RESOLVED** that the Town Council have **NO OBJECTION** to the request to end the rally in the Market Square.

- B28/0510.2      b.      **Biggleswade Joint Committee Terms of Reference**

Joint Committee Terms of Reference are being updated for all Joint Committees (Leighton Linlade, Dunstable, Houghton Regis, Biggleswade) which will bring uniformity and effectiveness to the Joint Committee Meetings in the area.

It was requested that a report is received following the BJC quarterly meetings, and that the information is presented to Council once a quarter as an Agenda item.

It was **RESOLVED** that the Town Council have **NO OBJECTION** to the Terms of Reference.

- B28/0510.3      c.      **Serious Youth Violence – Letter received from the PCC**

The Town Council agreed that although the Council does not have direct responsibility for youth services, any interaction and educating young people through the funding and provision of good youth activities, such as youth clubs and action groups are vital for crime reduction and prevention, and that provision of police support in schools is an important factor which we would fully support.

Although we are unable to provide a report the Deputy Town Clerk will respond with a letter giving our views and support.



**B28/0511 11. ITEMS FOR INFORMATION**

**B28/0511.1 a. Planning Application Outcomes**

This information was **NOTED**.

It was however also noted that in some cases BTC previous objections had been ignored and that applications had been granted by the Planning Committee regardless of our objections or comments.

It would be useful for BTC to receive further training on planning applications as we need to be confident that we are presenting our objections correctly, and that our concerns are being noted/interpreted by CBC Planning department in the correct way.

A request will be made for Training to be arranged

**Grants – Thank you letters**

**B28/05/11.2 b.** Thank you letters have been received and are very welcome.  
This information was **NOTED**

**B28/0511.3 c. Temporary Prohibition of through traffic order 2019 – Biggleswade Bridleway No E45**

This information was **NOTED**.

**B28/0512 12. PUBLIC OPEN SESSION**

Dr Whittaker: Would like to report on a few things:

Fly-tipping is on the increase. CBC have taken evidence and will be pursuing prosecution.

Railway £80K is across the board, not specific to Biggleswade, and not for use in station access improvements. Biggleswade not likely to get any funds as most of this is going to Arlesey.

Edward Peake: crossing will be pelican not zebra and will be at least 2020 before it will be done. New build residents have raised concerns and there are new plans being drawn up to accommodate the provision of a dropping off area.

Signage in the town: Is there an update?

Chairman: Paul Salmon (CBC Traffic Manager) has our decluttering request in place and this includes signs.

Mr Bacon: To reiterate: Please ensure that objection is made regarding the footstep that is sticking out. It is a trip hazard. Discussed under Planning Applications **item a, CB/19/01269/VOC**.

B28/0513

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 is discussed.

(Previous Minutes)

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.