

MINUTES OF BIGGLESWADE TOWN COUNCIL MEETING
HELD ON TUESDAY 13 OCTOBER 2015
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE,
SAFFRON ROAD BIGGLESWADE

Present:

Cllr Mrs H Ramsay (Chair)
Cllr D Albone (Vice Chair)
Cllr F Foster
Cllr M Foster
Cllr D Strachan
Cllr I Bond
Cllr B Briars
Cllr P Biernis
Cllr G Wilson
Cllr S Watkins
Cllr M North
Cllr R Kerfoot

Mr M Thorn – Deputy Town Clerk
Mrs J Durn – Minute Taker

Mr A Harrison, Principal Planning Officer, CBC – Invited Speaker for item 5 on the Agenda.

7 Members of Public

1. APOLOGIES

Cllr Mrs M Russell, Cllr B Rix, Cllr T Woodward

2. DECLARATION OF INTERESTS

- (a)** Disclosable Pecuniary Interests in any agenda item
(b) Non-pecuniary interests were declared by:

11d3 Cllr D Strachan
9b Cllr M North

3. TOWN MAYOR'S ANNOUNCEMENTS

Cllr G Wilson attended the ABF Presentation
Cllr D Albone attended the Bedfordshire Young People of the Year Awards
Cllr Mrs H Ramsay attended the, St Andrews Lower School, (Biggleswade East site) official opening, and the Potton Civic Service
Cllr Mrs H Ramsay thanked all involved with the MacMillan Coffee morning held on the 25th September which raised £252.25.

4. PUBLIC OPEN SESSION

MOP1: Item 9i. Planning application for the former gas works, St John Street: Voicing concerns raised by residents regarding the intentions of National Grid and seeking reassurance on points made in the National Grid letter, in particular that the boundary trees are left, and natural habitat is not affected.

This item is being discussed at a CBC Planning Meeting on Wednesday 14th October. MOP1 will be attending this meeting and the Chairman asked that he take these concerns to the Public Open Session in order to obtain assurances that there will be sufficient boundary inside the site.

5. **INVITED SPEAKER**

Mr Alex Harrison, Principal Planning Officer, Development Management, Regeneration and Business Directorate CBC, gave an overview of the current situation regarding the CBC development plans for extending the Stratton Business Park and answered questions from Members.

Mr Harrison passed round a copy of a Landscape and Visual Appraisal for Stratton Business Park Phases 5 and 6 East of Pegasus Drive and Market Garden Way Biggleswade on behalf of Denison Investments Limited and Central Bedfordshire Council.

Due to the latest legislation concerning the supply of land for housing, CBC has scrapped its current Development Strategy and as a result the previous plans have had to be abandoned. The process will now be started again and we are currently awaiting traffic information from Highways to demonstrate road safety requirements. At the moment the earliest Committee date in order to take the new proposals forward would be December/January 2016, following which we will need to apply to the Secretary of State for approval.

Questions were raised concerning archaeological value, particularly the Newton Bury ancient monument; countryside pedestrian footpath access, together with safe crossing to the north of Dunton Lane should also be considered. Mr Harrison said that English Heritage has raised objections to the proposals and CBC is currently looking at providing the right balance in order to fulfil these requirements.

Mr Harrison will take Councillor's concerns back to CBC and will ensure that they are taken into consideration.

It was **RESOLVED** that the Chairman will invite Mr Harrison, together with a member of the Highways Directorate, to attend a future BTC Meeting in order to give an update on the situation and the results of the Traffic Survey due to be carried out in that area.

6. **MEMBERS QUESTIONS**

Cllr B Briars: There is an exceptionally large proportion of failure on street lighting. What is our Service Level Agreement and why does it take so long to restore.

The Deputy Town Clerk will look at this and report back.

7. **MINUTES AND RECOMMENDATIONS OF MEETINGS**

Members received and approved the minutes of the Council meeting held on 22nd September 2015 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

8. **MATTERS ARISING**

From the Council meeting held on 22 September 2015:

Page 1 item 4: The Deputy Town Clerk reported that BTC we have not yet received any information regarding the maintenance programme for the footpath from Eagle Farm Road to Kings Road. A response to a previous request for a Right of Way through the Spinney is still awaited.

Page 5 item 11a: Cllr G Wilson reported that following several email communications he has finally received confirmation that Sgt Kidd will speak to Cllr Wilson on Wednesday 14th October in order to address our concerns. Cllr Wilson was asked to raise the future of Biggleswade Police Station at his meeting.

9. **PLANNING APPLICATIONS**

a. **CB/15/03478/FULL – 6 Magnolia Place, Biggleswade** Single storey side extension and fenestration alterations.

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

b. CB/15/0-3455/FULL – 83 Dells Lane, Biggleswade

Single storey front porch.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this planning 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/15/03488/FULL – 1A Chestnut Avenue, Biggleswade

Rear extension to beauty cabin.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this planning 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/15/03350/FULL – 47 Drove Road, Biggleswade

Drop kerb.

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

e. CB/15/03500/FULL – 85 Drove Road, Biggleswade

Single storey front extension.

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

f. CB/15/03570/FULL – 46 Northfields, Biggleswade

First floor side extension.

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

g. CB/15/3574/FULL – 8 Foxglove Drive, Biggleswade

Loft extension with raised roof and rear dormer, first floor infill extension.

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

h. CB/15/03674/FULL – 12 Banks Road

Single storey rear extension.

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

i. **CB/15/03100/FULL – Former gas works, St Johns Street**

Remediation of the former gasworks, for the improvement of the site and to reduce potential environmental liabilities.

On 8th September 2015, the above planning application went before council where it was resolved that a holding objection was to be placed on this planning application and was 'called in' by Cllr T Woodward. The Town Clerk wrote to the National Grid. Their reply is attached to this agenda. Members are asked to reconsider this application.

Members expressed concern that contaminants in the soil are unknown and would like to see the results of soil testing reports from the National Grid before work proceeds. They would like any remediation work to be carried out to satisfactory standards to avoid any impact to the environment and/or public health. Town Council are also concerned about the protection and retention of trees around the perimeter and would also like to see a Tree Preservation Order on the boundary trees.

It was **RESOLVED** that the Town Council raise **NO OBJECTION** to this planning application subject to these comments being noted.

j. **CB/15/03575/FULL – 57B and 57C London Road, Biggleswade**

Extension to ground floor office (57B) and first floor dwelling (57C).

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

10. **ITEMS FOR CONSIDERATION**

a. **Street Naming and Numbering**

Central Bedfordshire Council have written to inform the council that the attached application for Street Naming has been received for 6 new dwellings on the site of former 171 London Road, Biggleswade.

It was **RESOLVED** that the street name should be Skinner Close. The Town Clerk will write to Central Bedfordshire Council to inform them of this unanimous decision.

b. **Proposed Pedestrian Crossing – London Road, Biggleswade**

Central Bedfordshire Council is publishing and consulting on a proposed traffic scheme.

Members asked for confirmation that the site of the current bus stop will be moved as this will be essential to safety. They would also like to request a Pelican crossing as this was thought to be more appropriate than a zebra. Members were also concerned about the likely timescale for implementation and that any roadworks should not coincide with Network Rail's planned bridge works.

It was **RESOLVED** that these comments will be submitted in writing as requested.

c. **BATPC Annual General Meeting**

Biggleswade Town Council have been asked to select three representatives to attend BATPC annual general meeting on Wednesday 14th October at 7pm for a 7:30pm start at Haynes Village Hall.

Due to the late notice of this request, it was unlikely that additional Members would be able to attend, however, health permitting, Cllr Mrs M Russell will be going, and is happy to take anyone else that can make this date.

d. **Proposed Disabled Parking Spaces**

Members considered the attached notice giving information regarding the proposal of disabled parking spaces that have been requested by individual blue badge holders for Back Street, Biggleswade.

Members felt that In view of the fact that there may be works to the bridge until April 2016, and normal parking will be suspended during that time, it would be inappropriate to put this in place at the moment. CBC may therefore like to reconsider the timescales for implementing this request.

It was **RESOLVED** that these comments be submitted to CBC

e. Request from Councillor B Rix

Further to the council meeting held on 22nd September 2015, it was requested by Cllr B Rix that an item is put on this agenda to invite Cllr Spurr and Cllr M Jones to provide evidence of what CBC have done to mitigate Network Rail.

The Town Clerk has met with Cllr Jones, who is of the opinion that Councillors have been given all the information that is available to him. However, some members felt that there were more questions to be asked.

It was **RESOLVED** that Cllr M Jones, together with relevant Officers, be invited to attend the next Council Meeting in order to address questions and concerns from Members.

f. Proposal from Councillor F Foster – Standing Orders 16n – Identification of Members of the Public in Council and Committee Meeting minutes

The proposal from Cllr F Foster was seconded by Cllr D Strachan. Therefore, in accordance with the Standing Order 68, this item will stand adjourned until the next meeting of the Town Council.

It was **RESOLVED** that this will be an agenda item at the next council meeting on 27th October 2015.

g. Bedfordshire Day Celebrations

Members supported this request and are keen to support Bedfordshire Day on 28th November and to support the county.

It was **RESOLVED** to provide and fly a flag to support this event.

11. ITEMS FOR INFORMATION

a. Proposed Temporary Road Closure – Beech Avenue

Correspondence on this item was noted.

b. Appeal Decision – 2 Wilsheres Road

Correspondence on this item was noted.

c. Further to item 11b on 25th August 2015 – Central Bedfordshire Council Proposal to Introduce No Waiting at Any Time Restriction on Drove Road.

The Town Clerk has written to Central Bedfordshire Council. The response is attached to this agenda.

Correspondence on this item was noted.

d. Updates

1. London Road Bridge Works – no update.
2. Crown Inn – the Deputy Clerk has received an email regarding the right of way. Legal advice has been received in support of a footpath through the walkway to the Crown. At the moment a bridleway is being proposed and consideration is being given to the best way forward.
3. Parking Consultation. The information from the Project Officer Highways was noted. This will be an agenda item at the next Council Meeting.

12. **PUBLIC OPEN SESSION**

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

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) Minutes and Recommendations of Meetings

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