

**MINUTES OF BIGGLESWADE TOWN COUNCIL MEETING HELD ON TUESDAY 8 SEPTEMBER 2015 AT  
THE OFFICES OF BIGGLESWADE TOWN COUNCIL, THE OLD COURT HOUSE, SAFFRON ROAD  
BIGGLESWADE**

**Present:** Cllr H Ramsay (Chair)  
Cllr D Albone (Vice Chair)  
Cllr M Foster  
Cllr F Foster  
Cllr D Strachan  
Cllr P Biernis  
Cllr M Russell  
Cllr T Woodward  
Cllr I Bond  
Cllr B Rix  
Cllr B Briars  
Cllr R Kerfoot

Rob McGregor – Town Clerk  
Michaela Beckwith – Minute Taker

**1. APOLOGIES**

Apologies were received from Cllr S Watkins and Cllr G Wilson

**2. DECLARATION OF INTERESTS**

- (a) There were no Disclosable Pecuniary Interests in any agenda item
- (b) There were no Non-pecuniary interests in any agenda item

**3. TOWN MAYOR'S ANNOUNCEMENTS**

There were no Town Mayor's Announcements

**4. PUBLIC OPEN SESSION**

A member of the public raised the points that under item 9f, the property profile on the map is inaccurate as his property and another property have since had extensions, thus creating less space between their property and the development. There is also wildlife around the site which would be destroyed if this went ahead and finally there may be cyanide and asbestos in the soil, which will be disturbed. He asked if the Town Council could take into consideration his points regarding item 9f when making their decision.

*Cllr T Woodward arrived.*

**5. INVITED SPEAKER**

There was no invited speaker.

**6. MEMBERS QUESTIONS**

The following was asked:

Had there been any reply from CBC for an invited speaker to talk about the bridge works and had there been any response from Biggleswade CBC Councillors. To which the reply was, yes, Michael Williams has emailed to arrange a date to attend Town Council. No response received from Councillor M Jones, no letter sent to other CBC ward Councillors as that action was not include in the minutes.

Could a reoccurring item be put on future agendas for updates, including London Road Bridge works, The Crown Inn, Parking Consultation and the Eastern Relief Road.

It was also noted that in the service bulletin, emailed around, the majority are streetlights. It was asked if we could write to CBC asking what the turnaround is for fixing them and is there a service agreement in place.

## **7. MINUTES AND RECOMMENDATIONS OF MEETINGS**

- a. Members received and **APPROVED** the Minutes of the Council meeting held on 15<sup>th</sup> August 2015 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade, providing the following amendments are made.

Item 8a - should include the resolution to invite CBC officers and Biggleswade CBC councillors to attend as a matter of urgency to talk about the bridge works.

Item 8a - should read, According to the standing orders, names of members of public should be given and documented.

Item 11a - to read as Cllr G Wilson has spoken to Inspector Clarke and has sent a report which resulted in Sgt Kidd being asked to resolve the issue...

- b. Members received and **APPROVED** the recommendations of the Town Centre Management meeting held on 18<sup>th</sup> August 2015 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade, providing the following amendments are made.

Item 6a - recommendation should be amended to say it was **RECOMMENDED** that the Council halve the current rental fee on the Tuesday Market and Saturday Market with immediate effect and shall be reviewed every six months thereafter.

## **8. MATTERS ARISING**

- a. Minutes of the Council meeting held on 25<sup>th</sup> August 2015, the following points were made:

It was asked if the lack of a response from the Biggleswade CBC councillor could be minuted. Councillors were told that Cllr M Jones has received his invite but he is the only Councillor to be invited as his name was the only name listed in the minutes.

It was then asked if Biggleswade CBC Councillors and perhaps CBC officers could be invited to discuss the bridge works.

Item 11b – Central Bedfordshire Council Proposes To Introduce No Waiting at Any Time Restriction on Drove Road. There are no bollards which could lead to an incident. It was therefore suggested a follow up letter is written to ask CBC to finish the job and install bollards.

## **9. PLANNING APPLICATIONS**

- a. **CB/15/03078/OUT – Pegasus Drive, Stratton Business Park, Biggleswade**

Outline: B1, B2 & B8 use employment development with associated infrastructure and ancillary works; all matters reserved except means of access.

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

- b. **CB/15/00804/ADV – 1 High Street, Biggleswade (Amendment)**  
Advertisement: Erection of 4 No. externally illuminated fascia signs.

The above application was previously discussed at the Council Meeting held on 14 April 2015.

**Advertisement: Erection of 4 No. externally illuminated fascia signs & 1 No. projecting sign.**

*It was **RESOLVED** that Town Council **OBJECT** to this planning application on the grounds that the signage is inappropriate for the age of the building. It was agreed that the application should have been retrospective, and a revised design will need to be put forward.*

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c. **CB/15/01012/LB – 1 High Street, Biggleswade (Amendment)**

Listed Building: Erection of 4 No. externally illuminated fascia signs with 4 No. lamps.

The above application was previously discussed at the Council Meeting held on 14 April 2015.

**Listed Building: Erection of 4 No. externally illuminated fascia signs & 1 No. projecting sign with 7 No. Lamps.**

*It was **RESOLVED** that Town Council **OBJECT** to this planning application on the grounds that the signage is inappropriate for the age of the building. It was agreed that the application should have been retrospective, and a revised design will need to be put forward.*

It was **RESOLVED** that Town Council **OBJECT** to this planning application on the grounds that the signage is inappropriate for the age of the building. It was agreed that the application should have been retrospective, and a revised design will need to be put forward

d. **CB/15/03159/FULL – Sandyacres, Potton Road, Biggleswade**

Erection of two semi detached dwellings a terrace of 3 dwellings, demolition of existing garage and provision of new private shared access and parking.

The above property was previously discussed at the Council Meeting held on 12 August 2014 - (CB/14/2539/FULL).

**Erection of five dwellings. Demolition of existing garage with new replacement garage and garages for plot 1 & 2. New private shared access.**

*It was **RESOLVED** that the 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. (CBC - Withdrawn 12/09/14)*

It was **RESOLVED** that the 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.

e. **CB/15/03162/FULL – 61 Lincoln Crescent, Biggleswade**

Two storey rear extension and additional fenestration.

It was **RESOLVED** that the 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.

f. **CB/15/03100/FULL – 67 and land rear of St Johns Street, Biggleswade**

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

It was **RESOLVED** that the Town Council have placed a **HOLDING OBJECTION** on this Planning Application.

The Town Council request that the application is called in;

Properties Adjacent to the application site, the plans do not show the correct profiles for the properties, the properties have extensions built that are not reflected on the profile.

The site assessment identifies no species at risk on the site, there is semi mature woodland, bats and badgers using the site, the site is a microcosm of nature.

The trees on the site act as a sound barrier and should remain, the adjacent properties are at risk to noise and vibration, and there is very little mitigation in the application to address this.

The site is likely to be heavily contaminated, with the possibility of cyanide in the soil, a bi product of the sites former use.

The Town Council understands that this application is only phase one of the plans for the site and request further information on the full range of plans for this site.

What conditions are being considered to mitigate the impact on the adjoining properties.

What is the environmental impact of leaving the site as it is, against the proposals for the site.

**g. CB/15/03191/OUT – Land at Rowletts Way, Biggleswade**

Outline application: Residential development of three detached dwellings. All matters reserved except means of access.

It was **RESOLVED** that Town Council **OBJECT** to this planning application on the grounds of over development.

**10. ITEMS FOR CONSIDERATION**

There were no items for consideration.

**11. ITEMS FOR INFORMATION**

**a. Watercourse Maintenance Programme for 2015/2016**

The environmental agency had been seen working on the River on 8<sup>th</sup> September 2015.

This item was noted.

**b. Proposed Temporary Road Closure – Stratton Street Bridge, High Street, Biggleswade**

It was proposed that a letter should be written to CBC to clarify the length of the closure as although it says it will be for two nights the order covers a 12 month period. The letter should also ask for further information on the diversion route as Rose Lane may not be sufficient.

The Town Clerk was asked by the Town Council to write a letter to CBC asking for more information on the length of the closure and the diversion route.

**12. PUBLIC OPEN SESSION**

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

It was asked if rates could be reduced due to not having the tidy tip open.

It was suggested that the member of public should write to CBC.

**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 ( )

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