

MINUTES OF BIGGLESWADE TOWN COUNCIL MEETING
HELD ON TUESDAY 09 FEBRUARY 2016
AT THE OFFICES OF BIGGLESWADE TOWN COUNCIL
THE OLD COURT HOUSE, SAFFRON ROAD BIGGLESWADE

Present:

Cllr Mrs H Ramsay (Chair)
Cllr I Bond
Cllr Mrs M Russell
Cllr T Woodward
Cllr G Wilson
Cllr D Strachan
Cllr M Foster
Cllr D Albone (Vice Chair)
Cllr R Kerfoot
Cllr B Briars
Cllr F Foster

Mr R McGregor – Biggleswade Town Clerk
Mrs J Durn – Minute Taker, Biggleswade Town Council

5 Members of Public

1. APOLOGIES

Cllr P Biernis, Cllr M North, Cllr B Rix

ABSENT WITHOUT APOLOGIES

Cllr S Watkins

2. DECLARATION OF INTERESTS

To receive Statutory Declarations of Interests from Members in relation to:

- (a)** Disclosable Pecuniary Interests in any agenda item - None
- (b)** Non-pecuniary interests in any agenda item – Cllr R Kerfoot, Item 9c.
Cllr T Woodward, Item 10a.

3. TOWN MAYOR'S ANNOUNCEMENTS

The Mayor attended the St John's Ambulance 75th Anniversary Celebrations on the 18th January 2016. She was also an invited speaker at the New Horizon Club on 19th January 2016.

4. PUBLIC OPEN SESSION

A period of up to 15 minutes is permitted to allow members of the public to ask questions that are pertaining to matters listed on this Agenda.

There were no questions from the public

5. INVITED SPEAKER

- a)** Andrew Gwillam – Rights of way officer Central Bedfordshire Council gave a presentation on the rights of way changes – Stratton Business Park – Phase 5.

At the Council Meeting on 26 January, Members had previously been asked to consider proposed changes to the rights of way for Stratton Business Park, Phase 5. However, Council resolved to object to these proposals on the grounds of inadequate information.

The presentation included a clear and concise map of the area, together with a detailed explanation of where the proposed footpaths, bridleways and cycle paths would be sited. Mr Gwillam answered questions from the Members and covered all the points of concern raised by Council at the Meeting on 26 January.

The consultation is related to the proposed changes to three rights of way directly affected by the Phase 5 proposals.

Footpath No.39 which presently runs north to south through the Business Park will be diverted in a loop to the east onto the pavements of the proposed road network such that the beginning and end points will match the present start and termination points.

Footpath No.64 will be extinguished as it will be entirely replaced by the new pavements within the proposed road network.

Footpath No.62 will also be extinguished and in this case the access will be replaced and enhanced by a creation of a new bridleway within a tree shelter belt along-side Dunton Lane such that the connection between Footpath No.39 and bridleway no.57 to the east of the Business Park is not only retained but enhanced to take cycle traffic as well.

As there will be a loss of a tree shelter belt as part of this proposal, a CBC woodland to the north of the Business Park will be opened up for public pedestrian access. A mown grass path network will be created within the woodland and connected to the new routes described above.

All path surfaces will be improved from the present earthen paths to either a metalled surface or that of a blinded gravel surface.

The Chairman thanked Mr Gwillam for an extremely informative presentation. This item will be discussed under item 10.e) on the Agenda.

- b) Carolyn Blake – Project Manager, Story in Stone, gave a verbal presentation requesting Biggleswade Town Council to approve a bid of £200,000 for a 2 year project to provide a mosaic heritage trail to be placed on walls around the town. This will form part of a three Market Town bid application from the Market Town Regeneration Fund, to include Biggleswade, Sandy and Potton.

The Mosaics would be set in aluminium trays and mounted on various walls so as to avoid any damage, and Ms Blake provided samples of the materials and tiles which would be used. The content would be well researched and sympathetically created and overseen by a well renowned Mosaic Artist, Tessa Hunkin, with the potential for extensive community involvement using an empty Biggleswade shop and school students

The Chairman thanked Ms Blake for her presentation. This item will be discussed under item 10.d) on the Agenda.

6. **MEMBERS QUESTIONS**

There were no Members questions.

Cllr R Kerfoot left the meeting at 8.00pm

7. **MINUTES AND RECOMMENDATIONS OF MEETINGS**

- a. Members received the minutes of the Council meeting held on 26th January 2015 at the Offices of Biggleswade Town Council, The Old Court House, Saffron Road, Biggleswade.

Page 1, item b): Cllr B Briars has no non-pecuniary interest in Biggleswade Good Neighbours and asked for this to be removed from the Minutes.

Following this amendment the Minutes are approved and can be signed.

8. **MATTERS ARISING**

Page 1, item 4): Cllr F Foster asked if there has been a response to his question regarding refurbishment of the Town Centre benches. The Town Clerk has no further news to report. However, there may be proposals at the forthcoming Town Centre Management Committee Meeting on 16 February which could have an impact on this request.

Cllr Strachan requested that the Stratton Street Bridge works to be included on the Council Agenda at each meeting, as he felt that articles in the newspaper were not adequate information for Councillors.

The Chairman reported that a letter voicing our concerns has been sent to CBC but as yet no response has been received.

9. **PLANNING APPLICATIONS**

a. **CB/15/04111/FULL – Land at phases 5 and 6 Stratton Business Park east of Pegasus Drive, Biggleswade**

Infrastructure works associated with expansion of Business Park, including service roads, surface water and foul water sewers.

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

b. **CB/15/03226/REG3 – Stratton Business Park, Pegasus Drive, Biggleswade**

Infrastructure works associated with expansion of Business Park, including service roads, surface roads, surface water and foul water sewers.

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

c. **CB/15/04897/VOC – Land fronting Potton Road, Biggleswade**

Variation of Condition 21 to planning permission **CB/14/02013/FULL** dated 02.04.15 (301 dwellings) to allow for minor material amendments to the site layout, location of house types and inclusion of new house types.

Although it was resolved that the Council raised no objection to the original Application at the Council Meeting on 12 August 2015, Concerns were raised over considerable variations to this application, which could now alter the whole aspect of the development originally approved. Clarification of these points is therefore requested.

The Town Council have asked that a representative of DLA Planning attend Council to give more detail on the proposed variations to the Application.

The Town Council will ask CBC if they will accept a response from the Town Council following the meeting with DLA Planning. The response will be with CBC on 24th February 2016.

It was **RESOLVED** that Town Council place this application on hold pending the above meeting.

d. **CB/16/00129/FULL – 18 Lime Tree Walk, Biggleswade**

Two storey rear extension.

It was **RESOLVED** that 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/16/00173/VOC – The Lodge, Potton Road, Sandy**

Variation of condition 9 (details of turbine) of planning permission CB/13/02916 condition to read as "The turbine shall be erected in accordance with the letter dated 15/01/16 and the Wind Turbine Elevation and Finish Plan (4035_T0440_01) as approved by the Local Planning Authority and as required by Condition 8 of PP.CB/13/02916".

This Application is not in our Parish. The Information was **NOTED**.

f. **CB/15/04874/FULL – Central Square, Kings Reach, Biggleswade**

Erection of a new single storey coffee shop kiosk.

It was noted that this area has been called Central Square, despite a request from Town Council that this name should not be used.

It was **RESOLVED** that Town Council raise **NO OBJECTION** to this Application

g. **CB/16/00145/ADV - Retail Park, London Road, Biggleswade**

Advertisement: two illuminated fascia signs and one illuminated projecting sign.

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

h. **CB/16/00300/FULL – 98 Hitchin Street, Biggleswade**

Proposed first floor extension (over existing kitchen) and loft conversion.

It was **RESOLVED** that 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.

i. **CB/15/03377/VOC – Retail Park, London Road, Biggleswade**

Further letter received from Agent stating that it is now anticipated that this unit will be occupied by Poundworld rather than Poundland. (See highlighted paragraph on board).

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

j. **CB/15/03858/ADV – Unit K, A1 Retail Park, London Road, Biggleswade**

Advertisement: Illuminated fascia sign to front.

This item to be withdrawn as the occupiers of the retail unit will be Poundworld and not Poundland.

k. **CB/16/00229/FULL – 51 Boddington Gardens, Biggleswade**

Demolition of existing garage and the erection of 2 No. 1 bedroom bungalows.

It was **RESOLVED** that the Town Council **OBJECT** to this Application on the grounds of overdevelopment of the site, lack of adequate parking, difficult access concerns, and over bearing on the neighbours. .

l. **CB/16/00226/FULL – Building at 13 Sun Street, Biggleswade**

Re-use of existing habitable building as a self-contained dwelling house.

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

m. **CB/16/00181/FULL – Land to the Rear of 33 to 57 Shortmead Street**

Construction of 42 No. dwellings and associated road, demolition of commercial premises.

It was **RESOLVED** that Town Council **OBJECT** to this Application on the grounds of overdevelopment, inadequate parking, inconsiderate access to the residents of Wharf Mews and pedestrian safety on to Shortmead Street.

10. **ITEMS FOR CONSIDERATION**

a. **Works to a tree within a Conservation Area: Prune one Yew tree back from building and where it overhangs onto outside lean-to in playground. Brambley Tots Day Nursery, Ivel House, Mill Lane Biggleswade.**

CBC has notified Town Council that they have received an application to carry out work to tree(s) at the above property which is within the Biggleswade Conservation Area. A copy of the application is attached to this agenda (CB/TCA/16/00019).

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

b. Request to operate a Catering Trailer on Biggleswade Market Square

Members were asked to consider a request from a current Biggleswade Market Trader to operate a catering van – for 2 extra days on the Market Square on non-market days (Monday and Friday) in addition to the Tuesday and Saturday Markets he already attends.

It was felt that as Biggleswade is well served by catering establishments Town Council **RESOLVED** to **OBJECT** to this proposal.

c. Request for Additional Parking Restrictions on Sun Street opposite Fairfield Road

Further to the debate at the Town Council meeting of 26th January 2016 regarding on street parking consultation, Members are asked to consider a proposal for additional parking restrictions on Sun Street opposite the junction with Fairfield Road.

It was **RESOLVED** that Town Council request that double yellow lines extend from Fairfield Road into Sun street ie. round the corner from Fairfield Road into Sun Street and right up to the triangular traffic sign. Double yellow lines also requested on the small section of road up to the entrance of Preen where the road narrows.

d. Market Town Regeneration Project

At the Town Council meeting of 26th January 2016, Members discussed a request to support a proposal to be put forward in a bid to the Market Towns Regeneration Fund for a series of mosaics intended to enhance and bring to the fore the unique and rich history of this 'Historic Market Town'. The proposal is for a Market Town's Story in Stone encompassing Biggleswade, Potten & Sandy.

Members discussed this proposal at length - presented by Ms Carolyn Blake, (Item 5b). It was felt that although this is an interesting concept, there are still many uncertainties surrounding the proposal, and a lack of details on points such as ownership and upkeep in the future makes it difficult for an informed decision to be made at this point in time.

It was **RESOLVED** that Town Council **DO NOT APPROVE** the proposal to support this bid.

e. Rights of Way Changes – Stratton Business Park – Phase 5

At the Town Council meeting 26th January 2016, members were asked to consider proposed changes to the rights of way; Stratton Business Park phase 5. At that Meeting Members **resolved** to object to the proposals on the grounds that the information provided was inadequate, the map was not clear and more detail were required before a decision could be made.

Following the presentation (Item 5a) given by Andrew Gwillam, Rights of Way Officer, CBC, showing a clear map of the area, together with more detailed information, it was **RESOLVED** that Town Council raise **NO OBJECTION** to the proposed rights of way changes.

f. Street Naming and Numbering – Roadside Farm, 122 Potten Road, Biggleswade

Central Bedfordshire Council have written to inform the council that the attached application for Street Naming has been received.

It was **RESOLVED** that Town Council raise **NO OBJECTION** to the name "Sale" for the addressing of 6 new dwellings at Roadside Farm, 122 Potten Road, Biggleswade.

11. ITEMS FOR INFORMATION

There were no items for information.

12. PUBLIC OPEN SESSION

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

There were no questions from members of the public.

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.

Exempt Item 14a (Minutes 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.