

Minutes of the Caddington Parish Council Meeting held at Heathfield Centre on 12th February 2024



Present: Parish Councillors M Russell (Chair), M Tomlin, V Malone (also CBC Ward Cllr), A Palmer, H Palmer, R Catford, B Fitzsimmons, S Quinn, J Lovell, Clerk L Heartfield, 29 members of the public, 1 Police Officer

Public participation:

- The Millfield Development has removed the hedgerows. Will they be replaced? Cllr Palmer explained that the hedgerows were not protected so there is no directive to replace them.
- Cllr Fitzsimmons reported that Millfield Retirement Village is putting up misleading “Caddington Village” direction signage.
- There will be a village St George’s Day event held at the Heathfield Centre on 21st April 2024, everyone is welcome.
- When will the resurfacing of Elm Avenue take place? Planned for 8th to 14th March 8 am-6 pm.

23/24/174 APOLOGIES FOR ABSENCE

Cllr M Mackey and CBC Ward Cllr K Collins.

23/24/175 DECLARATIONS OF INTEREST

Cllr Russell declared an interest in payments for authorisation (agenda item 23/24/188)

23/24/176 APPROVAL OF MINUTES

It was **RESOLVED** that the minutes of the meeting held on 8th January 2024 were a correct record and were signed by the Chairman and Vice Chairman.

23/24/177 PROGRESS UPDATE FROM LAST MEETING – for information only

- UK National Power to connect the new pillar post in Edgecote Park on 15th/16th February.
- Parish Council Community Grants Round 1 applications need to be received by 29th Feb 2024 – £7,000 (£3500 for this round) in budget plus £841 from the current year (left over from 2nd round 11/9/23 held for a local wildlife group should they meet the grant financial regulations)
- The Clerk has held several site meetings with different play equipment contractors to begin the process of upgrading the Edgecote Park playground.
- £50,000 has been transferred to the Public Sector Deposit Fund. Another £150,00 is still to be transferred.
- CiLCA (A Clerk’s qualification has been started). It must be completed by April 2025.
- The group organising the village St George’s Day event on 21st April have requested to borrow both the Parish Marquees. The Clerk will hold two £200 cheques as a deposit for each until the marquees are returned.
- A suitable flood equipment storage location is still being researched. Cllr Tomlin has suggested the end of the bridleway opposite the end of Mancroft Road. He is working with CBC to get an agreement.
- Churchyard work...removal of the rambles along the perimeter wall in the Churchyard costing £375+VAT will go ahead this week. Tree works to pollard the lime trees in the “avenue” leading to the church entrance is for approval later in the agenda. Emergency work was needed to remove a high-level branch damaged in the recent storms.
- There were some additional January payments made after last meeting, a list of these has been emailed to Councillors. Also, there is an additional payment to the list already sent for February payments for the cost of publication of the February Edition of the Villager Magazine.
- A reminder that Cllr Minningan, Chair of Slip End Parish Council has invited all Councillors and the Clerk on Monday 26th Feb (7pm to 9pm) in the Slip End Village Hall to meet other Councillors and staff from Slip End, Markyate, Kensworth, Studham and Hyde.

23/24/178 POLICE AND CADDINGTON WATCH

There had been 14 offences reported since the last Parish meeting in December. Cllr Fitzsimmons read out the full crime statistic report from CaddWatch which had been forwarded to all Councillors before the meeting and circulated to those present. PC Bimbirica reported that he was aware of the shoplifting offences locally and the Police are working closely with the staff. He also said there will be some local engagement events happening soon and to look out for the publicity.

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23/24/179 REPORT FROM CENTRAL BEDFORDSHIRE WARD COUNCILLOR

Ward Cllr Malone reported that:

She has been chasing the roadworks outside Bury Farm/Dunstable Rd. that have barriers around them, and are causing a width restriction in the road. They were due to be completed on Thursday 8th February but have been delayed due to flooding.

There have been no planning applications received for the plot of land that has been bought in Crosslands. Three trees on the land now have tree protection orders on them. The owner of the land is within their rights to erect a fence around the land as long as it is within specific height guidelines.

Cllr Malone has reported the Markyate rd/Woodside rd potholes many times over the last few weeks, and a temporary repair of some of the worst potholes has been made. The road will be closed from the 4th-11th March for pre-surface dressing in preparation for the new surface.

The new footpath up to Millfield Green from Mancroft Rd will be closed from the 12th Feb whilst the footpath is finished, a tarmac path will take you directly to a gated entrance with hoardings hand painted by a local artist and a newly planted wildflower meadow. Millfield Lane will be closed from 25th to 29th March for pre-surface dressing in preparation for the new road surface.

Cllr Malone reminded the meeting that carriageway resurfacing at Elm Ave (from Manor Road to No 30) and Enslow Close (full length) will take place from 8th to 14th March 8am-6pm and Culworth Close (full length) will be 11th to 22nd March 8am-6pm.

Cllr Malone attended a Local Plan workshop last week to learn about what is involved in The Local Plan, (the local plan sets the vision and framework for the future growth of the area). I was able to give information on what infrastructure is lacking in our Ward such as updated play areas for children, lack of doctors appointments, lack of public transport, lack of affordable/social housing for our young people and the amount of new development on flooded areas of our village.

I was able to add what great things we have, a free bus service provided by CASE Trust and reduced-cost rented housing for local people. It is expected the new Local Plan will take 4 years to prepare and it will become the blueprint for growth in our area, I also have the information about our neighbourhood plan update which I will pass on to the Clerk.

The flooding at Chaul End Rd near the Golf Club seems to be noticeably improved if this week's heavy rain is anything to go by, during the last flood on the road, at the start of the year Cllr Malone asked Highways to send their Gully motor to clear the water and carried out a thorough gully cleansing, there is still more work to do to make sure it keeps the water off the road but this was a good tester. As always please feel free to email her with any concerns.

23/24/180 CADDINGTON AND SLIP END BUS USER'S GROUP (CaSeBuG)

A representative from CaSeBuG reported that during the previous month, there was a lull in communication activity whilst Central Bedfordshire Executive Council drew up plans to close the Budget deficit. During this period the group were mainly engaged in lobbying to retain the Transport Budget. They are now given to understand that the Transport Budget, previously under threat, has now largely been retained but, the departmental budgets have yet to be issued, so no doubt will come under a tight reign.

CaSeBuG now feel the time is right to commence dialogue again with Transport Officers on the proposed improvements to the 232 (231) and 230 services. To that end there will be a meeting with Adrian Hardy within the month to discuss possible enhancements to the 230 service and similar meetings with Dave Streeton on the 232 service to see if the group's plans for enhancement can be delivered.

23/24/181 FIELD AT THE REAR OF THE SPORTS AND SOCIAL CLUB

A report from Mark Sutton Secretary of the Caddington Recreational Association had been received and circulated before the meeting and at the meeting.

It was **AGREED** to pay for the pre-application planning advice (approximate cost of £125 - £200) and the Caddington Recreational Association to reimburse the Parish.

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23/24/182 BRICK BUS SHELTER

The clerk presented quotes for different types of materials for the bus shelter windows and a quote for a safety report. It was **AGREED** to **not** continue with a safety report as it was felt to not be a good use of Parish funds.

It was **AGREED** to accept the quote for the removal of the current frames and installation of new frames to include glazing with laminated glass. The frame width will remain the same as the current ones however there will be no cross frames. The quote also included the reuse of the removed wood to create a new Parish notice board (this would be free of charge). Councillors instructed the clerk to write to CBC officers asking them to consider a payment towards half the cost of the work and to gain reassurance that this will now be the end of the matter.

23/24/183 THE GREAT BRITISH SPRING CLEAN 15 MARCH TO 31 MARCH

It was **AGREED** to participate in the Great British Spring Clean and for the clerk to liaise with the WI, the Village School and the Scouts to coordinate a community litter pick.

23/24/184 CHANGES TO PLANNING COMMITTEE TERMS OF REFERENCE

It was **AGREED** to accept the changes as recommended by the Planning Committee and for the Clerk to publish the new terms of reference on the Parish website.

23/24/185 PARISH TREE INSPECTION UPDATE

Three quotes are still awaited regarding the full Parish tree survey, these will be reported at the March meeting. Quotes had been received from the Parish Tree Warden to carry out the following work; Work to thin and lift the canopy to increase sunlight at the Village pond as recommended in the Pond Ecology report - £1020, work to remove the stump of the old tree next to wooden bus stop - £300 and work to pollard 17 lime trees lining the path to the church entrance - £900

It was **AGREED** to instruct the Tree warden to carry out the work listed.

PLANNING COMMITTEE COMMENTS & RECOMMENDATIONS ON PLANNING MATTERS

It was **AGREED** that the Clerk would forward the following planning comments to CBC Planning Officers.

CB/23/04129/LDCE Brick Kiln Farm, Chaul End Road, Caddington

Lawful Development Certificate Existing: Use of land and buildings for B2 and B8 purposes (**Planning Decision Deadline 13/02/2024**)

We would like to **challenge this** as a five-person parish council planning team.

Up until the middle of 2020, it was a derelict piggery with one building having planning permission for commercial use. This had a condition for light fabrication for so many hours a week and also laid out the footprint of said building. This was run as a business by John Cox until he passed away. Also had storage units next to it. The rest of the site, as previously stated, was derelict green belt grazing paddocks, and agricultural use.

May of 2019 still a derelict piggery with Mr Cox's building and heaps of fruit juice from Jamaica which also caused some form of police intervention. It was still open and had no commercial use but for one building. **Is John Cox's building still being used for what it had permission for?**

An appeal was lodged against two enforcement notices and the inspectorate turned down the appeal and gave twelve months to clear the site. Does that not mean that the site is illegal and has no planning rights for this form of application?

All the buildings erected since 2020 and the activities carried on on-site now were not there in 2019. Some of the statements have been brought forward from previous applications for the same form of certificate and because these applications were refused does it not mean that there is not enough evidence to permit this application to go forward?

We are sick and tired on behalf of our parishioners that this site is being allowed to carry on in this illegal way. Time and again the site owners are being allowed to carry on with total disregard for the law or regulations and we feel that the residents of the area are being totally ignored.

CB/23/03897/FULL Land on the southwest side of Chapel Field, Mancroft Road, Aley Green

Change of use to accommodation for rescued animals. Erection of a residential cabin and ICU areas. Creation of new access, parking, 2 storage buildings, bird enclosure and fox dens with enclosure.

(Planning Decision Deadline 14/02/2024)

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STRONG OBJECTION

We **object** for the following reasons laid out below:

Change of use for residential cabin and animal rescue centre. We are assuming this as nothing is made clear on this matter.

This application is for an animal sanctuary and a domestic cabin, if granted, would be inappropriately placed on land that is in the **flood zone**. The field in question floods on a very regular basis and to alter any form of water course will have very severe consequences for surrounding area land and neighbours.

The application is contrary to the neighbourhood plan green belt policy where the green belt policy is to protect and stop the **merger of parishes and towns**. So to place a dwelling and animal sanctuary up against the boundary of a cemetery, which would join Caddington to Slip End would be contrary to policy in all forms of documents.

Domestic cabin: is this contrary to green belt policy? There are certain areas such as agriculture/ forestry, sport, mineral/ this proposal for a cabin dwelling will breach the green belt policy in our opinion. We assume that the land is to be rented or leased so if granted could open the door to major development in the future. Therefore, the dwelling should not be accepted in our very strong opinion.

Noise nuisance. Would this be an issue to the cemetery and neighbours by way of comings and goings and the nature of the wild animals they are proposing to care for?

Mancroft Rd. has a **traffic problem** as a rat run to the motorway so adding more traffic could make a bad situation worse.

CB/23/01840/RM Land Adjoining Dunstable Road And To The Rear Of My Folly And The Scout Hut, Dunstable Road, Caddington

Reserved Matters: following Outline Application CB/17/05679/OUT (Residential Development of 47 dwellings, together with open space) Approval of reserved matters pursuant to outline permission Ref: CB/17/05679/OUT, relating to appearance, landscaping, layout and scale of a residential development of 47 dwellings, together with open space (**Planning Decision Deadline 20/02/2024**).

We have concerns and suggestions on reserved matters.

Flood alleviation scheme, this is the fifth one proposed, the very first one was the one that seemed to be the most acceptable. Swales allow the water to drain and dissipate across the amenity land.

Now we have a proposal to bring all waters to the Dunstable Mancroft Rd. end of the amenity land, build a catchment bung higher at the front and lower at the back which, if it does overflow drains onto the amenity land and the bridleway.

When it does fill, it will drain into the bridleway ditch system. If this is full of flood water what happens then? There is only a small overflow pond. **Grave concerns about the flood proposal, however, we understand that it has been worked out with the CB flood team.**

Do the proposed three-storey apartments meet the street scene where there are one-storey and two-storey buildings?

Is there enough protection for the scout hut and scouts to eliminate any forms of noise nuisance or complaints in the future?

Traffic calming, we feel this needs to be seriously addressed. Pads are not the way forward; they are noisy and expensive to maintain.

We suggest a proposal, between Moring Rise and Hollybush Close a raised table. The traffic calming for the scout hut and Mossman Drive a raised table for a zebra crossing. Yes, from there to the raised table in the centre of the village should be fine.

CB/24/00257/FULL 56 Manor Road, Caddington, Luton, LU1 4ED

Proposed rear extension. Loft conversion with two front and 2 rear-facing dormers. Existing garage to be converted into a habitable space and connected into the rear extension. (**Planning Decision Deadline 28/02/2024**).

No objection

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CB/24/00245/FULL 1 Winchfield, Caddington, Luton, LU1 4NE

Garage conversion to home office with roof height increase (**Planning Decision Deadline 29/02/2024**).

No objection

CB/24/00307/FULL 82A Mancroft Road, Caddington, Luton, LU1 4EL

Part single and two-storey rear extension (**Decision Planning Decision Deadline 6/03/2024**)

No objection

23/24/186 CORRESPONDENCE

A list of correspondence this month had been circulated to Councillors for information before the meeting.

23/24/187 AUTHORISATION OF PAYMENTS

It was **RESOLVED** by full council to authorise the following accounts for online payment:

	Payment	Payable to:	Payment Details	Total
02/02/2024	SO	Village Garden Services	Ground maintenance ref Inv 7783	£ 801.74
18/02/2024	SO	NJ and S Arthur	Allotment management	£ 45.00
13/02/2024	Transfer	Staff Costs	Salary, Pension and Tax and NI	£ 4,036.50
13/02/2024	Transfer	Heathfield Centre	Heathfield rental charge for Parish January meeting CHC -2436	£ 40.00
13/02/2024	Transfer	Heathfield Centre	Printing costs Villager Mag February Edition (VM-035)	£ 500.00
13/02/2024	Transfer	Village Garden Services	Parish Warden cover January Inv 7786	£ 633.60
13/02/2024	Transfer	Andrew Shaw Computer Services	Microsoft 365 & Virus checker (Inv 220458)	£ 21.38
13/02/2024	Transfer	Linda Heartfield	Reimbursement for Refreshments (Meeting)	£ 7.48
13/02/2024	Transfer	Robinson & hall	Valuation of land behind the sports and social club Inv 108596	£ 1,825.06
13/02/2024	Transfer	Village Garden Services	Two new trees on the green Inv 7797	£ 890.69
13/02/2024	Transfer	TGB Tree care	Emergency work to Tree damaged by storm in the Churchyard inv 1123	£ 300.00
13/02/2024	Transfer	Village Garden Services	Gritting in January (7 hours) Inv 7799	£ 1,243.20
13/02/2024	Transfer	Electrafit	Installation of Feeder pillar (Edgecote Park) Inv 4302	£ 2,025.05
13/02/2024	Transfer	Linda Heartfield	Reimbursement for printer ink cartridge	£ 18.89
29/02/2024	DD	Zusi Ltd	Clerk & Warden phones	£ 26.40
29/02/2024	SO	James Macpherson	CCTV service contract	£ 200.00
Total				£12,614.99

Public participation:

No comments were made.

The meeting closed at 20.47 pm