

# Minutes of the Caddington Parish Council Meeting held at Heathfield Centre on 10<sup>th</sup> July 2023



Present: Parish Councillors M Russell (Chair), M Tomlin, V Malone (also CBC Ward Cllr), A Palmer, H Palmer, R Catford, M Mackey, B Fitzsimmons, Clerk L Heartfield, 25 members of public

## **Public participation:**

- What are the Council's thoughts on the Cricketers Pub Planning appeal? This is not a new application, just an attempt to keep the old one valid. The Council will resubmit the previous strong objection.
- Dunstable Road. No walkway and pedestrians having to walk in the road due to overgrown hedges. CBC to contact home owners where appropriate.
- The Green is in a poor state, litter bins are full and signs are leaning. Warden to check.
- When will the missing bollard outside the Sports and Social Club be replaced? This was highlighted and marked by Highways staff on a recent walkabout with Cllr Tomlin. Should be replaced soon.
- When will Elm Avenue be resurfaced? No date has been received from CBC Highways.

## **23/24/60 APOLOGIES FOR ABSENCE**

CBC Ward Cllr K Collins (meeting clash)

## **23/24/61 DECLARATIONS OF INTEREST**

Cllr Russell declared an interest in payments for authorisation (agenda items 23/24/72 and 23/24/77).

## **23/24/62 APPROVAL OF MINUTES**

It was **RESOLVED** that the minutes of the meeting held on 12<sup>th</sup> June 2023 were a correct record and signed by the Chairman.

## **23/24/63 PROGRESS UPDATE FROM LAST MEETING – for information only**

- UK Power Networks:
  - Lamp post on Dunstable Road near the scout hut is now fixed
  - Old substation at the end of Ledwell Road – delayed due to an internal dispute in UKPN regarding retaining the land as a site to place electric batteries.
- Flood Kit: Received and stored at Heathfield. Aqua sacs and barriers to be distributed by Cllr Malone to local residents for emergency use.
- Chequers Public House: re opens 11/7/2023. Jeanette Loughran is the new landlady.
- Parish staff phone contract renewal. Awaiting new SIMS.
- Marquee fixings on payment list but still awaiting proforma invoice.
- The recent Allotment AGM appointed a new secretary. Will revise £45 monthly standing order payment.

## **23/24/64 POLICE AND CADDINGTON WATCH**

The Clerk had received apologies from local PCO Tuck and had circulated Police crime data spreadsheet link to Cllrs. There had been 20 offences reported since the last meeting. Cllr Fitzsimmons read out the full crime statistic report from CaddWatch which had been forwarded to Councillors. He commented that several offences had occurred on the same day and that 20 offences was the highest total in some time.

## **23/24/65 REPORT FROM CENTRAL BEDFORDSHIRE WARD COUNCILLORS**

Councillor Malone reported that:

Repairs had been made to the broken pipes under the M1 bridge and also outside the golf course on Chaul End Road. CBC Highways have reported that flooding will no longer be a problem but we shall have to see at the next heavy rainfall. The Emergency Flood Kit has arrived and Cllr Malone will be shortly handing out Hydrosacks and hydrosnakes (replacing the need for sandbags) to the worst affected properties, this will stop the delay whilst waiting for the emergency team. All the gullies in Woodside Rd, Mancroft rd, Dunstable Rd and Luton Rd have now been unblocked and cleaned. This has had an immediate effect, during recent heavy rain there were no areas of flood water laying on the roads and the water was flowing down the gullies with.

After sending many emails and calling The Diocese of St Albans, regarding the state of the land at Rushmore that they maintain at Rushmore Close, the grass has now been cut. It was very long and a fire hazard The Diocese Secretary has stated that the land is private and children should not be playing on it, they will take steps to make it secure.

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### **23/24/66 CADDINGTON AND SLIP END BUS USERS GROUP (CaSeBuG)**

The Clerk had circulated a report before the meeting. This was slightly amended and read out as follows by a member of CaSeBuG. Supplementary report information: the group has now made contact with Dave Streeton, Central Bedfordshire Transport Officer, and he has confirmed that temporary contracts have been put in place until the end of the calendar year for all mini-bus services. He has also invited CaSeBuG for talks on the proposed restructuring of the 232 service, and we look forward to these discussions.

The Parish invited the group to join the ERTA (English Regional Transport Association) and although focussed in the same area of connectivity between east and west coast rail lines there is a disconnect between CaSeBuG who focus on making an existing bus network function better; and ERTA who focus on establishing a new rail network between Cambridge and Milton Keynes via St Neots and Bedford. CaSeBuG is a small group, and do not have the resources to focus in this area and so are not able to support this activity.

### **23/24/67 HEATHFIELD CENTRE AND DEVELOPMENT**

Cllr Malone has now had a meeting with New Vista Homes (NVH). NVH will now arrange a meeting with Caddington CBC Councillors, CBC Estates, CBC Finance, the Parish Chairman, and the Clerk.

### **23/24/68 CADDINGTON HERITAGE GREENWAY**

The Clerk has received an correction to the update from CBC Definitive Map Officer which was circulated and discussed at last month's meeting. The officer has stated that CaSe will be responsible for the administration of contacting landowners etc but CBC will hold any monies. A discussion was had regarding whether there would be an impact on the Greenway the scrapyard and dog agility area. **AGREED:** The Clerk will record any reports of occasions when the dog agility site is used in order to track possible unauthorised use.

### **23/24/69 BRICK BUS SHELTER**

Cllr Malone was pleased to report that CBC have now given permission for perspex windows to be installed in the brick bus shelter and for the guttering and facias to go ahead. Three quotes were presented to Councillors. **AGREED:** To accept the quote for £4933.60 + VAT from Cowboy Carpentry Ltd. Clerk to arrange.

### **23/24/70 EDGE COTE PARK PLAY EQUIPMENT IMPROVEMENTS**

The Clerk had obtained supply only indicative costs for several play equipment items. These totalled approximately £30,000. **AGREED:** The Clerk to apply for a CBC Community Assets grant for 50% of the cost and work with Ward Cllr Malone with Parks & Pond representatives Cllrs A Palmer, H Palmer, Russell & Tomlin to select play items.

### **23/24/71 NEW ELECTRICITY SUPPLY TO EDGE COTE PARK**

Two quotes had been obtained from UK Power Networks. The joining only quote was £1,069.00 + VAT but would require additional costs for digging out etc. The full turn key was £3251.00 + VAT would provide a complete service. **AGREED:** To accept the quote for the full turn key service. Clerk to arrange.

### **23/24/72 ALLOTMENT ACCESS TRACK REPAIR ESTIMATES**

Cllr Russel had declared an interest in this item and left the room. Three quotes for the repair to the track were presented to Councillors. **AGREED:** To accept the quote for £1423.48 + VAT from Village Garden Services. Clerk to arrange.

### **23/24/73 EVENTS WORKING PARTY UPDATE (Village show, Christmas Lights, Table Top sale)**

Cllrs Malone, Tomlin and Mackay reported that:

- Village Show: They had met staff at the Sports and Social Club and are planning some exciting activities for the Village Show on the 9<sup>th</sup> September 2023; including a Bedfordshire Clanger eating contest, bands, sheep racing etc. **AGREED:** £2,000 budget for the village show.
- There have been a request to allow a mother and baby fitness business to use the village green. **AGREED:** That the Mother and Baby group not allowed but suggested they contact the sports and social club. Clerk to inform the group.
- There have been several requests to allow a table top sale on the village green. **AGREED:** Table top sale agreed subject to the Clerk ensuring local markets are informed and allow.
- The Christmas lights are best checked now to prevent last minute problems. **AGREED:** Clerk to contact Electrafit regarding the cost of a yearly contract.

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## 23/24/74 FIRST QUARTER SPEND AGAINST 2023/24 BUDGET AND VERIFY BANK RECONCILIATION

The following bank reconciliation and accounts had been provided to Councillors prior to meeting. In accordance with Financial Regulation 2.2, Cllr V Malone signed the bank reconciliation and original bank statements as evidence of verification.

<b>Periodic Balance 30.06.23 1st Quarter</b>	
<b>Balance at 31.03.23 b/fwd</b>	<b>£ 280,838.84</b>
Plus receipts to 30.06.23	£ 94,968.28
<b>Subtotal</b>	<b>£ 375,807.12</b>
Less payments to 30.06.23	£ 32,872.85
<b>CLOSING FUNDS BALANCE</b>	<b>£ 342,934.27</b>
Represented by balance	
<b>Unity Bank Account 30.06.22</b>	<b>£ 342,934.27</b>
<b>DIFFERENCE</b>	<b>£ -</b>

### First Quarter spend against budget

	2023/24	23/24	30.06.23	Difference against Q1 budget
	Budget	Q1 Budget	Actual Spend	
Staff Costs	£ 63,042.14	£ 15,760.54	£ 12,759.94	£ 3,000.60
Administration	£ 17,491.00	£ 4,372.75	£ 9,092.21	-£ 4,719.46
Allotments	£ 3,500.00	£ 875.00	£ 138.63	£ 736.37
Amenities	£ 70,000.00	£ 17,500.00	£ 6,350.09	£ 11,149.91
Grants	£ 12,000.00	£ 6,000.00	£ 3,129.23	£ 2,870.77
VAT	£ 9,000.00	£ 4,500.00	£ 1,402.75	£ 3,097.25
<b>TOTAL SPEND</b>	<b>£ 175,033.14</b>	<b>£ 38,508.29</b>	<b>£ 32,872.85</b>	<b>£ 5,635.44</b>

<b>Earmarked Funds</b>	
Capital Projects	£ 120,000.00
<b>TOTAL EARMARKED</b>	<b>£ 120,000.00</b>
Full Year	
Audited Bank Balance at 31.03.23	<b>£ 280,838.84</b>
Plus Precept 2023.24	£ 166,938.00
Plus approx. other income	£ 13,000.00
<b>Total</b>	<b>£ 460,776.84</b>
Less Budget 23/24 predicted spend	£ 175,033.14
<b>Balance left in bank accounts</b>	<b>£ 285,743.70</b>
Less Earmarked funds	£ 120,000.00
Estimated Reserves at year end (recommend 1yr precept)	£ 165,743.70

## 23/24/75 PLANNING COMMITTEE COMMENTS & RECOMMENDATIONS ON PLANNING MATTERS

Comments were received on the following six planning matters. Clerk to forward to CBC Planning Officers.

**CB/23/01840/RM Land Adjoining Dunstable Road And To The Rear Of My Folly And The Scout Hut, Dunstable Road, Caddington, LU1 4AL Reserved Matters:** following Outline Application CB/17/05679/OUT and subsequent variation of condition application CB/22/00763/VOC (Residential development). Reserved matters approval sought to appearance, landscaping, layout and scale of a residential development, together with open space.

**OBJECT** on the grounds that we as a parish council feel this land should no longer be developed. It was given development rights in 2004 and never been acted upon. And ever since then has been in planning turmoil! We feel

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that it presents a potential risk to residents to residents in the surrounding area and could have harmful effects on their properties in Dunstable Rd. Mancroft Rd. and Aley Green from severe flooding. In the last year it has been significantly shown that the land at "my folly" is a flood plain which soaks up significant amounts of flood water and dissipates it so to develop for housing would diminish its role in Caddington flood alleviation scheme. The proposed flood alleviation measures fall short are not what we agreed with C.B. and it is going to put houses in Dunstable Rd, at risk. Traffic calming measures are not what was agreed with C.B. Dunstable Rd. was going to have two raised tables, zebra crossing, a new footpath on scout hut site leading to the scout hut.

Play area seems to have gaps in hedgerow, access onto Dunstable Rd. not acceptable.  
Summing up, we feel this application falls considerably short on what the parish of Caddington was promised and has been altered and changed to save money and boost profits.

**CB/22/03949/RM Land at Mancroft Road, Caddington, Bedfordshire, LU1 4EL Reserved Matters:** following Outline Application CB/19/00469/OUT (Erection of 19 dwellings). Reserved matters for 18 dwellings including siting, layout, appearance, landscaping and scale.

**Our previous comments made by email on 15/11/2022 still stand. These were**

**OBJECT** *on the grounds that in the past months in the media, a great deal has been made about housing development planning applications being put on hold because of organic phosphate discharge from sewerage treatment plants such as Thames waters treatment plant at East Hyde which discharges into the river Lea. What are their discharge phosphate levels and do they meet clean water targets? The UN secretary general at the recent COP 27 meeting stated it is now or never to do something about climate change or it is too late. Please put this development on hold to make sure that its phosphate levels are not destroying the river Lea. We objected very strongly in the outline planning stage and still feel that a number of our objections are still relevant today such as: Foul water discharge. Although Thames water and the developer have gone to great lengths to put in new sewerage system from the site of 19 new dwellings and including the 200 new care village units to the rear of the site in Millfield Lane are all linked to the same system. This joins the original sewerage system in Mancroft rd. at Heron Farm ,is the new system a containment system which will discharge at non-peak times? There are already more than one slow release sewerage systems linked to the mains in the centre of Mancroft Rd. so if this is the same and they all release at the same time there could be overflow for the people in Aley Green where there are already sewage problems. This is another reason to put the development on hold. Surface water drainage discharging into the ditch system along Mancroft Rd. 4.2 and 4.3 of the drainage document states that this is where the surface water runoff is going to be piped to. The ditch system is at capacity now and has been for some time. We reached the once in a hundred year scenario five years ago when Dunstable Rd, Mancroft and Aley Green flooded and properties were flooded with surface water and sewerage because the system couldn't cope. Our ward officer is aware of this. There will be 46 new houses on land off Dunstable Rd. "My Folly" where thousands of cubic metres of surface rain water now drains away will be channelled to the Mancroft Rd. ditch system so how will your surface water be released into a full system? We have had the two driest years that Caddington has ever known so the flood experts have not seen it at its normal or definitely not seen Mancroft or Aley Green in a raging flood. Another reason to hold this application because if the ditches and the flood alleviation scheme are full where is their water going to go? We also agree with Natural England's objection".*

**CB/23/01903/FULL Lios Mor, Millfield Lane, Caddington, Luton, LU1 4AR** - Single storey outbuilding incidental to the existing dwellinghouse. No objection.

**CB/23/01781/FULL 55 Dunstable Road, Caddington, Luton, LU1 4AL**  
Removal of existing dwelling and erection of five 3-bedroom dwellings. New access road, car parking, gardens and associated works.

**OBJECT** on the grounds that the parishioners of the parish of Caddington accepted their neighbourhood plan which laid out certain criteria for housing needs into the future with certain areas of land allocated for development. At present it has met nearly 90% of its goal plus imposed on us 219 more units than the neighbourhood plan was aimed for. It has not got provision for garden land/back land development so this proposal would be contrary to the neighbourhood plan and the local plan, which also does not like garden/land developments. The proposal represents an unacceptable form of development that would appear to be out of character of that part of Dunstable Rd. street scene. It has an overdeveloped and cramped appearance which would not be in the best interest for the residents.

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Nowhere near enough parking spaces. Number 4 parking space is completely inadequate because one of the allotted cars will use a visitor parking space because of having to shuffle. There are nowhere near enough visitor parking spaces, 5 houses 2 spaces. There does not seem to be an adequate provision for a safe turning area for delivery vans and large vehicles. They would have to reverse in or out onto Dunstable Rd. There is no apparent need in the parish for 5 more homes of a three-bedroom nature. Why are we removing an adequately good building to be replaced with 5 new buildings where there is no housing need. Also, by concreting over and developing a garden which at this present time soaks up a considerable amount of rain water which greatly helps the flooding in Dunstable Rd. By altering site levels and developing with soakaways and drainage you will still have a certain amount of runoff which will flow into Dunstable Rd. and add to flooding issues.

## **CB/23/01769/FULL Pipers Farm, 145 Mancroft Road, Aley Green, Luton, LU1 4DR**

Demolition of buildings B & C with part demolition of building A, removal of aviary and small shed. Erection of detached bungalow, landscaping and alteration to front boundary

**OBJECT** on the grounds of the site lies within Caddington and Central Beds green belt so the proposal would then be in conflict with Caddington's neighbourhood plan green belt policy and Central Beds local plan policy where permission would not be granted except in very special circumstances for development. We are not aware of exceptional circumstances. Green belt policy is clear as to what can and can't be developed in the green belt. The proposed site is not in the neighbourhood plan for development and is therefore contrary to the neighbourhood plan because it is meeting its aims and goals on housing needs so there is no more need for one more bungalow, it will not serve a housing purpose. To permit the proposed development on land which is located in predominately open countryside within the green belt would, in our opinion, go against existing planning policies. Where the applicant shows photos of a dwelling in 1902 that was demolished and the new building/bungalow Pipers farm was erected as a replacement on a more suitable site. What is the site, agricultural, leisure or farmyard? Are we to be held responsible for building decay and disrepair so they can be knocked down and be replaced by a bungalow. The proposal is set back off of Mancroft Rd. near the junction of Pipers Lane, the road area is very prone to flooding. Highways have carried out flood alleviation work but it still floods. By altering the site and levels would this not exacerbate the flooding? By allowing this development of one more bungalow on a site of this size, in our opinion, will bring forward applications to expand the site further and therefore strong consideration should be given to refusing this application.

**CB/22/01966/FULL Planning appeal The Cricketers, Manor Road, Caddington, Luton, LU1 4EE** Demolition of existing Public House and erection of a new building incorporating 9 flats with associated parking.

## **Our previous comments made in an email sent 15/07/2023 still stand. These were**

**OBJECT** on the grounds of overdevelopment and the potential threat to the livelihood of businesses and retail outlets. Whilst we understand the applicant feels the need to maximise the potential of the footprint of the property by putting in 9 new dwellings, we feel this is over development because the size of the new building means there is insufficient parking spaces and visitor parking spaces. According to policy, there should be at least 23 parking spaces. The proposal is for 9 parking spaces and 3 visitor spaces. This will mean there could be up to 11 vehicles now using the surrounding roads to park.

The potential 11 new parking vehicles will have an impact on all the neighbouring businesses and retail outlets because they will have to find spaces in Orchard Close and out the front of the new development. This will have an impact on the doctor's surgery and the pharmacy, businesses, and outlets around the green. The Neighbourhood Plan and the Local Plan state that we have got to protect this part of the community

The new development is close to the border of our conservation area and it will impact in a way that is seen to be intrusive by way of its design. The properties on the village green are two storey, with no dormers visible to the front whereas the proposed design incorporates 2 storey and 3 storey with dormer windows overlooking neighbouring properties. We feel that this makes the design unacceptable. There is in particular an overlooking and privacy issue for 2 Manor Road and they have sent in their own objections to the application. We also feel that this proposal is unacceptable because it could have an impact on the centre of our village from the doctors' surgery to the estate agents on the corner of Dunstable Road in a way that a financial burden by losing parking and footfall could mean we could lose some of our businesses and shops.

Additional considerations are that there is no outside amenity space or soft landscaping, there is a TPO on tree adjacent to site at Spice 23A Manor Road which could be impacted on. Demolition and construction at this site will cause mess, noise and absolute chaos to the village by effectively closing Manor Road footpath and highway. If approved, conditions must be applied to ensure consideration of neighbouring properties and lessen impact on adjacent footpaths and highways.

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*Caddington has met its housing targets up to 2035 and over 219 more than predicted. Heathfield is still to be developed providing even more housing. The local plan has met its housing target and its windfall sites, so why would we need 9 more flats in Caddington. Our Neighbourhood Plan should be strong enough to refuse this application and protect our parish from developments that residents don't want.*

## 23/24/76 CORRESPONDENCE

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

## 23/24/77 AUTHORISATION OF PAYMENTS

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

### Confirmation of additional payments made last month

23/06/2023	Transfer	Wickstead Leisure	Two new bucket seat swings for Edgecote Park	£ 358.06
30/06/2023	DD	UnitTrust Bank	Bank Service Charge	£ 28.65
30/06/2023	DD	UnitTrust Bank	Bank Service Charge	£ 0.30

### July Payments

Date	Payment	Payable to:	Payment Details	Total
01/07/2023	SO	Village Garden Services	Ground maintenance	£ 801.74
01/07/2023	DD	Castle Water	Allotment water supply	£ 46.21
11/07/2023	Transfer	NJ and S Arthur	Allotment management	£ 45.00
11/07/2023	Transfer	Clerk	Salary	£ 1,639.79
11/07/2023	Transfer	Beds Pension Fund	Pension	£ 782.64
11/07/2023	Transfer	HMRC	Tax NI	£ 815.40
11/07/2023	Transfer	Village Garden Services	Parish Warden cover June	£ 1,372.80
11/07/2023	Transfer	Andrew Shaw Computer Services	Microsoft 365 & Virus checker (Inv: 220295)	£ 21.38
11/07/2023	Transfer	Heathfield Centre	Printing costs Villager Mag July/Aug edition INV VM-006	£ 500.00
11/07/2023	Transfer	James Macpherson	Supply and fit additional CCTV camera Inv: 889	£ 850.00
11/07/2023	Transfer	House of Tents	2 x carrying bags, 2 x anchors	£ 217.90
11/07/2023	Transfer	Play Safety Ltd	Rospa play area & pond safety inspections	£ 354.00
11/07/2023	Transfer	TGB Treecare Ltd	Removal of Sycamore Tree ID 712 - Caddington Grave Yard	£ 480.00
24/07/2023	DD	O2	Clerk & Warden phones	£ 71.20
28/07/2023	SO	James Macpherson	CCTV service contract	£ 200.00
			<b>Total</b>	<b>£ 8,198.06</b>

### August Payments

Date	Payment	Payable to:	Payment Details	Total
01/08/2023	SO	Village Garden Services	Ground maintenance	£ 801.74
01/08/2023	DD	Castle Water	Allotment water supply	£ 46.21
15/08/2023	SO	NJ and S Arthur	Allotment management	£ 45.00
15/08/2023	Transfer	Clerk	Salary	£ 1,642.79
15/08/2023	Transfer	Beds Pension Fund	Pension	£ 782.64
15/08/2023	Transfer	HMRC	Tax NI	£ 815.40
15/08/2023	Transfer	Village Garden Services	Parish Warden cover July	£ 1,396.80
15/08/2023	Transfer	Andrew Shaw Computer Services	Microsoft 365 & Virus checker (Inv TBC)	£ 21.38
15/08/2023	DD	O2	Clerk & Warden phones	£ 71.20
15/08/2023	SO	James Macpherson	CCTV service contract	£ 200.00
			<b>Total</b>	<b>£ 5,823.16</b>

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## Public participation:

- A member of the public asked for clarification on Bedfordshire Clangers. Answer: The clanger is an elongated suet crust dumpling, which can contain sweet or savoury fillings.

Public meeting closed at 8.50pm

Members of the public were excluded from following item discussions due to confidential nature of business.

## **23/24/78 VILLAGER AND ORGANISATION OF THE YEAR & PLAQUE AWARDS**

Following discussions between Councillors, it was **AGREED**:

2023 Villager of the Year: The Caddington Crocheter (Tracey Kaye), with Special thanks & recognition to Raymond Gill.

2023 Organisation of the Year: The Caddington Scout Group.

Chairman Russell will present a framed certificate to each at the Village Show in September.

## **23/24/79 CO-OPTION OF NEW COUNCILLORS**

It was **RESOLVED** to co-opt Steve Quinn and Jeff Lovell. Clerk to forward the declaration of acceptance of office and agreement to abide by the code of conduct, and CBC Register of interests link to be completed within 28day.

Meeting closed at 9.25pm