

Minutes of the Meeting of Slip End Parish Council held on Monday 14th May 2018 at the Village Hall, Slip End at 7.00 p.m.

Present: Councillors: Mr P Cooper (Chair); Mrs. S Minnighan; Mr. S Patterson; Mr.S Baird; Mrs C Beeton; Cllr C Brennon; Cllr. P Shaw.
P Segal (Clerk)

Ward Councillor: Cllr. R Stay (part meeting)

Apologies; Cllr K Collins.

Members of the public: Seven members of the public were present.

This meeting was chaired by Cllr. Cooper

18/19/14 Declarations of Interest

None

18/19/15 Meeting Open to the Public

There were no questions.

18/19/16 Minutes of recent meetings.

The minutes of the meeting held on 9th April 2018 were read and approved.

The following resolution was then proposed by Cllr. Beeton and seconded by Cllr. Patterson

To approve the minutes of the meeting of the Parish Council held on 9th April 2018 and to authorise the Chairman to sign them.

The resolution was passed unanimously.

18/19/17 Planning Matters – Presentation by Bell Classics

Mr. Eddy Cowen from Bell Classics addressed the meeting in support of their Retrospective Planning Application for four new engineering workshops on the site.

He explained the type of work carried out on the site and why the application is retrospective.

This was due mainly to a misunderstanding as to what proportion of the new area of workshops are on Green Belt land.

Cllr. Stay said that there are also plans at the site for a Heritage Museum and this would be a great asset when built.

18/19/18 Planning Matters – Presentation by Black Shu Development

Kevin McBride and Scott Moore from Black Shu Development addressed the meeting to ask Members if they had questions regarding the proposed Retirement Village in Markyate Road.

Mr. McBride said the resident's consultation had taken place, and was largely positive.

Cllr Minnighan said there were concerns as to the height of the development and how prominent the buildings were in relation to the surrounding area.

The CGI plans shown at the presentation, did not give a good perspective of this aspect.

Mr. McBride said that because of the large amount of space given up for amenity areas, the buildings needed to be higher than two stories. If they were lower, then amenity space would be lost.

The proposed layout would mean it would be the least dense development of its kind in Central Beds.

The Chair said that the highest building is the closest to existing residential housing.

Mr. McBride stated that there were no windows facing these properties and extensive planting and fencing will be put in place.

Cllr Stay said that the Neighbourhood Plan had identified the need for this type of accommodation to help free up family homes.

Mr. McBride said they were trying to get agreement for a doctor's surgery at the site, but so far have not been successful.

Black Shu also outlined reasons why CBC Pre Planning were not in favour of the development of the caravan storage area in Half Moon Lane.

Black Shu agreed to forward to the Clerk, all the Pre-Application paperwork so that the Parish Council could see what was planned and also for them to support it if they felt it was acceptable.

- 18/19/19 Report by Ward Councillor**
Cllr. Stay said that the CBC Local Plan has now gone to the Secretary of State for examination. He said that there was an indication that Luton Borough Council will object again to the plan. Luton Rugby Club are looking to re-locate to the Sundon Park area.
- 18/19/20 Planning Matters**
1) CB/18/01377/FULL – Hillview, Markyate Road, Retrospective application for four engineering workshops.
Following the presentation earlier by Mr. Cowen, there was a brief discussion about the plans and it was agreed to register no objection to this application.
- 2) CB/18/00875/FULL – 102 Markyate Road – proposed Retirement Village**
Following the presentation earlier by Black Shu Developments, the plans were again looked at in detail.
After a discussion, it was agreed to support the development, and the Clerk was requested to write to the Planning Officer outlining the reasons why the Parish Council supports this project. **(P.S)**
Also to be included in the letter, should be some stipulations to consent. The letter is attached as **Appendix A**
- 18/19/21 Community Improvement Fund**
There was a need for replacing some of the notice boards in 2019 which may need this funding. Also, planters in the main roads would brighten up the area and this will be looked into.
- 18/19/22 Insurance Renewal**
The Clerk has received renewal quotes from our existing insurer and a competitive quote from Zurich Insurance.
After discussion it was unanimously agreed to accept the Zurich quotation.
- 18/19/23 Highways and Footpaths**
A number of potholes have appeared and the Clerk was given a list of locations for him to report them. **(P.S)**
- 18/19/24 Gritter Replacement**
The Clerk reported that Caddington Parish Council have not yet discussed whether they wish the gritter to be purchase or to pay on a visit-by-visit basis.
- 18/19/25 Approval of the 2017/18 Accounts**
The Clerk had previously circulated the 2017/18 Parish Council Accounts.
These were unanimously agreed.
The following resolution was then proposed by Cllr. Beeton and seconded by Cllr. Minnighan
To approve the 2017/18 Parish Council Accounts.
The resolution was passed unanimously.
- 18/19/26 Precept Receipt**
The Clerk stated that we have now received the first half payment of our Precept of £30,000 from Central Beds
- 18/19/27 Community Projects Group**
Cllr. Patterson said that the Grant Applications have now been received and will be considered at the next meeting.
- 18/19/28 Youth Shelter and Crawley Playground**
No Issues
- 18/19/29 Parish Trees**
Cllr Minnighan said that the Church as had a quote by High Elms to survey work needed to trees at the Church Yard. Other cheaper alternatives are being considered.
- 18/19/30 Accounts for payment**
Prior to the meeting The Clerk had circulated the schedule below **(Appendix B)** to members for approval. The payments were unanimously approved; having been proposed by Cllr. Beeton and seconded by Cllr. Minnighan. The cheques were signed by Cllr. Baird and Cllr Patterson.

18/19/31 Closing Comments

Cllr Minnighan said that there is a problem with the Parish Council website that is being looked into by Peter King

The meeting was then closed at 8.50 pm.

Signed.....
Chair

Date.....

The meeting was then opened up to the public.
No issues

Appendix A

Slip End Parish Council

15th May 2018

**CB/18/00875/FULL
102 Markyate Road – Proposed Retirement Village**

Dear Donna.

At last nights Parish Council meeting, after extensive discussions, it was agreed that the Council wish to **fully support** the project and have asked me to inform you of the following reasons for their decision;

- 1) The Retirement Village delivers a facility that was previously identified as an important need in our Neighbourhood Plan.
- 2) Brings important additional employment to the Parish.

- 3) Enables existing Parish residents to down size their accomodation, and frees up much needed housing stock.
- 4) The Retirement Village will bring additional facilities that will benefit all Parishioners.

In addition to fully supporting the application, the Parish Council wish to put forward some conditions to full planning approval;

- 1) The block directly behind existing gardens (currently marked Block D) should be no more than two storeys high plus accomodation in the roof space.
- 2) There should be adequate screening stipulated between the Retirement Village and residents houses and also the Green Belt.
- 3) There should be adequate parking to take into account use by residents, staff, visitors and parishioners.

We hope that these factors are all taken into account prior to your decision and we await a positive outcome to this important Planning Application.

Yours truly

Peter Segal
 Parish Clerk
clerk@slipend.co.uk

Appendix B

Cheques for Payment May 2018

<u>Payee</u>	<u>Reason</u>	<u>Amount</u>	<u>Cheq Num.</u>
A Prothero	Gardening April 2018	£520-63	100554
Zurich Ins.	Insurance 2018/19	£662-79	100555
Caddington PC	N.P Fees	£459-92	100556
CPG	Grant 2018/19	£9,500-00	100557
Parish News	Grant 2018/19	£1,300-00	100558

P Segal	Clerks Salary April 2018	£806-28	100559
P Segal	Clerks Expenses April 2018	£92-59	100560
Village Hall	Room Hire 2018/19	£360-00	100561