

**Minutes of the Meeting of Slip End Parish Council held on Tuesday 4<sup>th</sup> May 2021.  
This was a virtual meeting held on Zoom.**

**Present:** Councillors: Mr. Paul Cooper (Chairman); Mr. T Hooker; Mrs C Beeton; Mr. P Shaw;  
Mrs C Brennan; Mr. S Patterson;  
P Segal (Clerk)

Ward Councillors: Cllr E Perry; Cllr. K Collins.

Apologies: Mrs. S Minnighan.

Members of the public: None

This meeting was chaired by Cllr. Cooper.

**21/22/17 Declarations of Interest**

Cllr. Hooker expressed an interest in item 5 on the Agenda and made the following statement;  
"My declaration on my official Election Nomination said "say no to more housing development."  
I am generally opposed to more, new house building, but I have come to this meeting with an open mind."

Cllr Hooker informed the Chair that he would be audio recording the meeting.

The Clerk informed Members that he would also be recording the meeting.

**21/22/18 Meeting Open to the Public.**

None

**21/22/19 Minutes of recent meetings.**

The minutes of the meeting held on 12<sup>th</sup> April 2021 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 12<sup>th</sup> April 2021  
and to authorise the Chair to sign them.**

**The resolution was passed unanimously.**

**21/22/20 Planning Matters**

**New Street Trees**

Two trees are scheduled for felling in New Street, because their roots are thought to be causing subsidence to houses across the road.

Both trees have Tree Preservation Orders on them and the Parish Council have been asked if they wish to comment on the proposed works.

Cllr Hooker felt we should comment that we felt that the trees should come down whereas other Councillors were not sure that we had enough experience to recommend another course of action, if any.

Cllr Perry said that if the CBC Tree Expert, Andy Jones thinks that they should be felled, then we should accept his judgement.

After a short discussion it was agreed that we would not comment on these works and let CBC fell these trees to stop further damage to the houses.

**Newlands Retail Park - Outline Planning Application**

The Chair said that we supported the previous application, but since then, the Retail Sector has gone into decline, and the new Planning Application has far less Retail space, and more industrial and warehousing space allocated within the site.

This development will have a major impact on Newlands Road, as well as all local roads.

The Ward Councillors and one Parish Councillor had not seen the plans, and for this reason, it was agreed for the Members and Ward Councillors to meet on Zoom on Tuesday 11<sup>th</sup> May to discuss the plans and any response.

The results of this meeting will be attached to these Minutes as **Appendix A**

**21/22/21 Highways and Footpaths**

The Chair said that one resident had complained that the Harpers junction had still not been re-aligned, despite this being a stipulation on the original Harpers Planning Consent.

Cllr Collins said that the work has not commenced, as it was dependant on the Harpers Workers Cottages application being finalised.

This had not yet happened because of a legal wrangle securing agreement as to the stipulations attached to any future sale of the cottages.  
Cllr Collins will shortly have a further meeting with lawyers to resolve the outstanding issues, and following the finalisation of the Planning Application, work can start on the junction.  
The Clerk was asked to reply to the resident concerned and assure him that we hope that the situation will be resolved in the very near future. **(P.S)**

**21/22/22 Report by Central Beds Councillors**

**Residents Parking Scheme**

Cllr Collins has not had an update and will chase up. **(K.C)**

**Open Reach Cabinet**

Cllr. Collins said that the original CBC person asked did not give a substantive reply and then left CBC and his successor has not taken it up either. Cllr. Collins said he would now raise this directly with the CBC Head of Service.

Cllr. Hooker asked if CBC will use Section 81 of the New Roads and Street Works Act 1991 to which Cllr. Collins said yes, as Cllr. Hooker's comments formed part of his original request.

The Clerk was asked to report the cabinet again to B.T stating it was in an unstable condition and dangerous and include a photo. **(P.S)**

**Mancroft Road Flooding**

Cllr Collins had communications with Elise Bishop who is with the Flooding Team, who had drawn up plans to deal with the flooding.

Eventually, they could not get funding for the proposed works.

Cllr. Collins had asked Caddington Parish Council to see if they were happy to keep any cleared-out gullies clear with volunteers.

Their reply was that they were not prepared to commit to such a project.

An issue is that surface water is mixing with sewer water when floods occur.

Cllr Collins was asked to keep us up to date with any progress on this issue. **(K.C)**

**Grove Road Flooding**

Cllr Collins said he needs to ask Emma Kines to visit Grove Road with Cllr. Perry.

The Chair said that Grove Road now floods with even minimal rainfall, and cuts off the Village from Woodside for long periods. The flooding covers the entire width of the road. **(E.P)**

The Chair said we are pushing for a more permanent solution to the flooding.

**Local Plan**

The consultation on the main part of the plan finishes tomorrow.

So far, we have had a moderate number of responses, but professional responses tend to arrive on the last day of the consultation.

All responses need to be read, evaluated and then go to the inspectors. It is expected that we should be able to submit the Pan to full Council by the end of July. This may slip to September if a number of new objections are received, or the Inspector deliberates for longer than expected.

Cllr. Beeton asked about the fence outside the caravan storage site in Half Moon Lane.

Cllr Collins said that it is the subject of an enforcement order, and he will ask enforcement for an update. **(K.C)**

**21/22/23 Angus Brewer Fund**

No Update

**21/22/24 Crawley Playground and Youth Shelter**

Being well used by local children.

The Clerk asked if regular sanitising will end after the lockdown restrictions are lifted.

The Chair said that this needs to be decided at a later meeting.

There is an imminent ROSPA Inspection at the playground.

**21/22/25 Community Improvement Fund**

No Updates

**21/22/26 Fly Tipping**

The Chair said that fly tipped material seems to be removed quickly now.

CBC are shortly to source new covert cameras and once sited, would make a big difference to detection and prosecution of offenders.

**21/22/27 Parish Trees**

No update

- 21/22/28 Community Projects Group**  
Cllr Patterson said that there will be their AGM in late May.
- 21/22/29 2021 Audit**  
The Clerk said that the 2021 Internal Audit will be carried out by Ray Foster, and the External Audit by Mazars LLP.
- 21/22/30 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. Brennan and seconded by Cllr. Shaw.  
Cheques will be signed by Cllr Minnighan and Cllr Cooper at a later date.
- 21/22/31 Residents Communications**  
One resident has asked about installing speed bumps in Summer Street.  
The Chair said that speeding was never an issue there, but parking was.  
To carry out a speed survey would cost upwards of £400 and may not be conclusive, as even low speeds can cause serious injuries.  
After a discussion, it was agreed that our article in the next Parish News will include a request for Summer Street residents to forward their opinions to the Clerk. **(T.H)**  
These will be collated and discussed by the Council at a later date.
- 21/22/32 Closing Comments**  
None
- Date of next meeting – 7<sup>th</sup> June 2021**

Signed.....  
Chair

Date.....

## Appendix A

### **Minutes from the Parish Council Planning Meeting held on 11<sup>th</sup> May 2021 to discuss the Newlands Retail Park Outline Planning Application. This was a virtual meeting held on Zoom**

Present – Mr. P. Cooper (Chairman); Mrs S Minnighan; Mr S Patterson; Mr. T Hooker; Mrs C Beeton; Mrs C Brennan.  
Clerk; Mr. P Segal

Ward Councillor: Mr K Collins

Apologies: Mr E Perry; Mr. P Shaw

The Chair welcomed everyone to the meeting and said that the original Planning Application was mainly for retail and leisure with an hotel. Now what is proposed is a small amount of Retail with possible warehousing and parking for HGVs.

Cllr Minnighan said there is also a proposed Park and Ride area included on the site.

Originally there was no access to the Retail Park from Newlands Road, but now there will be access from Newlands Road with a new roundabout constructed.

Cllr Minnighan said that Newlands Road has an existing traffic report saying that it cannot deal with a high amount of traffic, even before this application was proposed.

The Chair said he was concerned that there is a lot of warehousing proposed with accompanying HGV movements, now very close to Slip End and all using Newlands Road.

Cllr Minnighan said that residents in Summer Street will not see much of the new development. She also said that parking spaces have been reduced in the new plans and there could be more parking in Slip End if people could not get parked at the Retail Park.

The Clerk said there may well be a supermarket sited at the Retail Park as well.

Cllr Collins said that CBC has not commented on the new proposals, and he has asked to be copied in to any communication about the development.

He also said that the 28<sup>th</sup> May deadline for comments should not be the definitive cut off point – we should say that we have several other concerns as we would like to “better understand” about other elements of the plan.

Park and Ride is a red flag, especially if it is sited near Slip End. It has to be designed and operated in such a way that users cannot park elsewhere and use this facility.

Park and Ride is planned for blocks F and G.

Could they mitigate how people can access the site? Will they approach the site from Markyate and come through Slip End?

Football supporters could use the Park and Ride facility to attend home games.

Also a concern will be fans parking there and picking up coaches for away games too!

In the future, Luton Town may well be in the Premiership with the likes of Tottenham, Arsenal and Manchester United fans coming into the Town.

As well as how people approach the Retail Park, we need to know what route construction traffic will use whilst building the Retail Park. They should use the main road network and not side roads.

The Planning documents say there will be Biodiversity gain, but it looks like there will be net harm, and this should be highlighted! They should be aiming for Net Zero.

The Planning Documents say that there will be junction improvements to the Newlands Road and London Road, but no plans for these have yet been seen.

The Chair said we don't have any pedestrian or cycle routes at the moment. We need clarity on how it is proposed to better connect the Retail Park to Luton Town centre for pedestrians and cyclists, and also the same for Slip End and Hyde.

Cllr. Brennan said she had concerns that when there are problems with traffic in Newlands Road, Slip End jams up.

With the extra housing and the Retail Park, traffic will be horrendous.

Have they assessed the volume of displaced traffic who will avoid Newlands Road and the routes this traffic will use. Traffic from Caddington could turn off early and go through Woodside, creating rat runs.

Cllr Collins said the documents say that they have engaged with local Councils and residents, but they have only informed Slip End and Caddington and not Hyde, where Newlands Road exits!

The Chair asked that as the A5 has been declassified from a Trunk Road, can the B road at Slip End be declassified too?

Sensitivity Receptors are mentioned in the documents – Church Road is down as “high”. As its close to the development site, residents will be taking in a higher amount of pollution. We should insist that there should be a monitoring not only during construction, but ongoing.

Potential noise levels should also be highlighted and guarantees put in place as to noise levels as it is so near to the Village.

The Clerk said that maybe Airparks and local businesses should be informed as the plans impact their businesses.

Cllr Minnighan agreed, and said we should be informing the wider community about these plans and asking what other points they would like to comment on.

We should show them what we were concerned about and point them to the relevant documents that would give them a better understanding of the issues. Also links to the portal so they can make their own comments.

Cllr Collins said that the 88 reference application, Item 12 – the Planning Statement and item 13, Draft S106, Heads of Terms, are well written documents and they will be required reading as a start point.

Cllr. Hooker said that the worst side of these plans will be greatly increased traffic on Newlands Road, but it may be a positive to use the new roundabout to cut through the new Retail Park and end up at the roundabout at London Road.

Cllr. Minnighan said that their last speed survey was 2015!

Obviously with Covid, traffic on Newlands Road has been reduced.

Cllr. Collins said this survey would not have taken into account the extra housing at Caddington Woods (320 houses) , Farley Fields (450 flats) and the imminent new flats in Newlands Road. There has been extra traffic created and the size of vehicles using this road has increased.

Cllr. Collins said we are not looking for a refusal of the plans but a statement laying out how they are going to mitigate the impact of such a radicle development on rural roads.

We need assurances on traffic control, restrictions on HGVs, and what signage will be put in place.

If they are to proceed with Park and Ride, how do you stop cars approaching the Retail Park from the wrong direction, especially on match days.

The Chair said that we had two options;

1. To brief Roger Shrimplin and get a full response from him to submit to LBC Planners, or
2. To formulate something ourselves at this stage.

We can produce a draft response and circulate to Members before the 28<sup>th</sup> May deadline.

We should submit an initial response to LBC, and then a more extensive one, once we have had sight of CBCs comments.

After a short discussion, it was agreed to go with Option 2.

Cllr Collins said when we have formulated our draft response, The Chair and Cllr. Minnighan should discuss it with John Ellis, CBC Planning Manager (South).

It's a major development so important to talk through with John.

## **Appendix B**

### **Cheques for Payment May 2021**

<b><u>Payee</u></b>	<b><u>Reason</u></b>	<b><u>Amount</u></b>	<b><u>Cheq Num.</u></b>
Parish News	Grant 2021/22	£1,300-00	100203
A Prothero	Gardening and Playground Sanitising	£663-05	100204
A Prothero	Fitting Youth Shelter Bin	£166-17	100205
New Leaf	Website Admin 21/22	£220-00	100206
Zurich Insurance	PC Insurance 21/22	£844-26	100207
P Segal	Clerks Salary April 21	£900-14	100208
P Segal	Clerks Expenses April 21	£104-15	100209