



# Slip End Parish Council

Chairman: Mrs Sarah Minnighan

Vice-Chairman: Vacant

Clerk: Mrs Tracey O'Neill – [clerk@slipendparishcouncil.co.uk](mailto:clerk@slipendparishcouncil.co.uk)

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## Minutes of the Meeting of Slip End Parish Council held on Monday 3<sup>rd</sup> July 2023 at the Village Hall, Slip End.

**Present:** Councillors: Mrs. S Minnighan (CHAIR); Mr. P Shaw; Mr. S Patterson; Mrs. C Brennan, Mrs C Beeton; Mr. S Baird, Mr K Collins; Mrs V Malone

**Also Present:** Mrs. T O`Neill (Clerk)

Apologies: Councillor: Cllr. S. Durdell

6 Members of the public members of the public attended.

This meeting was chaired by Cllr. S Minnighan (CHAIR) who welcomed everyone to the meeting.

### 23/24/248 **Declarations of Interest**

Cllr S Minnighan and Cllr C Beeton declared their interest in item 16 of the agenda as trustees of the Slip End Playing Fields Committee.

23/24/249 No comments

### 23/24/250 **Minutes of recent meetings.**

The minutes of the meeting held on 5<sup>th</sup> June 2023 were read.

The following resolution was then proposed by Cllr. P. Shaw and seconded by Cllr. S. Baird to approve the minutes of the meeting of the Parish Council held on 15<sup>th</sup> May 2023 and to authorise the Chair to sign them. The resolution was passed unanimously.

### 23/24/251 **Planning Matters**

**CB/23/01235/FULL – 1a The Orchard, Slip End, Luton, LU1 4HL**

**Erection of a new 2 bedroom dwelling. Provision of 2no. parking spaces in covered car port with separate access to garden and bin storage.**

Four residents attended the meeting and Mr. G. Wilkins spoke on behalf of the neighbours and put forward their concerns for the planning application. A resident sought an independent report of the planning application and Mr Wilkins read the contents to the council. Main points being, overdevelopment, not in design with properties in the close, parking issues and loss of light and privacy.

After a discussion of the council and the Ward Councillors, the council decided to object to the planning application with the following response:

**Parking** – whilst the revised plans now incorporate a car port for two vehicles, it would seem these are not big enough to support a medium size vehicle no doubt forcing vehicles to park on the highway in The Orchard therefore compromising the function of the highway. Vehicles parked other than on a driveway would cause a danger and an inconvenience.

**Design & Density** – the new design is not in keeping with other properties in this location which are all executive dwellings of 4 bedrooms and with the restricted plot size would no doubt result in a cramped form of development in what is an established development only intended to house 6 dwellings. **Loss of Light & Privacy** – This development will obviously impact number 1 The Orchard given its close proximity, number 6 The Orchard as the opposite property to the proposed plot and will also affect properties in Church Road, namely numbers 38 and 38a to 46 (6 dwellings) who are located either side of the house with the plot in question.

**Loss of Light & Privacy** – this development will obviously impact number 1 The Orchard given its close proximity, number 6 The Orchard as the opposite property to the proposed plot and will also affect properties in Church Road, namely numbers 38 and 38a to 46 (6 dwellings) who are located either side of the house with the plot in question.

#### **CASEBUG**

Casebug attended the meeting and updated updated the council:

Casebug has joined a Cross Bedfordshire group that has been created.

They met with Dave Streeton, Transport Officer regarding route 232. They have not received an updated since this meeting and there were concerns that the schedule for the plans for route 232 was fast approaching its end date. Cllr. Minnighan will contact Dave Streeton for an update. They have been told that there is an extension of the mini bus service until the 1<sup>st</sup> August.

#### **23/24/252 Crawley Playground and Youth Shelter**

ROSPA inspection – was carried out and the chair referred to some small tasks that need addressing, they do however represent a low risk and the requirements of the relevant standard are still met.

#### **23/24/253 Good Neighbour Scheme**

The quiz night was a great success with a profit of £382.00. There is a tombola at Village Day on the 9<sup>th</sup> July. The soup and sandwich event finished with a total of 557 guests over 34 week, an average of 16 residents per week. We received grants of £1250 with £194 left from the last parish council grant. Our outlay was £1444.00 which suggests we will need an excess of £1440 to run the scheme again.

#### **23/24/254 Community Improvement Fund**

Hanging baskets and troughs are up, with Plantscape watering them. There are some areas that need strimming in Front Street. The clerk will contact CBC.

#### **23/24/255 Fly Tipping**

There was a signification fly tip opposite St Andrews Church in Church Street. It was reported and will be cleared before the end of the week. Woodside Road is looking better but still has the occasional fly tip.

#### **23/24/256 Highways and Footpaths**

Nothing to report.

#### **23/24/257 Parish Trees and Gardening**

4 The Orchard has put in application to trim back the trees on their property. This was after a tree specialist confirmed the risk of falling branches. The council did not oppose this. St Andrews churchyard is much lighter since the first phase of trees have been trimmed.

#### **23/24/258 Accounts for Payment**

Prior to the meeting The Clerk had circulated the schedule below (**Appendix A**) to Members for approval. The payments were unanimously approved, having been proposed by Cllr C Brennan. and seconded by Cllr C Beeton. The cheques were duly signed.

#### **23/24/259 Report from Central Bedfordshire Councillor(s)**

Cllr. V. Malone

**Gullys** - CBC are currently clearing the gullys in the parish.

**Field Markyate Road to Pepperstock** – is the responsibility of Central Beds and is to be inspected to ascertain whether the weed growing is Japanese Hogweed. Cllr. Shaw asked Cllr. Malone to request that the field also be cut at the end of summer as previous practice.

**Chicane in Grove Road** – The Chair asked Cllr. Mallone to chase Central Beds with regards to the damaged chicane which was reported some time again and has been chased by the Clerk with no response. It is a health and safety issue and needs addressing.

Cllr. K. Collins

**Fencing** - Woodside Road – the planning department dismissed the appeal for the planning application of a one, bedroom dwelling. The council are looking at the implications of the fence remaining.

**Luton Hoo Golf Course Planning Application** – the planning has been approved by the council and is now going to the secretary of state for discussion. It is a further step to applying for the Ryder Cup.

**Retirement Village** – There is now a joint venture with a new buyer to proceed with the retirement village. Cllr. Minnighan is to meet with Mr. McBride to discuss this.

**Residents Parking Scheme** – Cllr. Minnighan is to work on this with the council to set up a consultation with residents in Slip End.

#### **23/24/260 Flooding**

The flooding kits have arrived, an inventory has been done and added to the Parish Council's asset register. The next stage is a meeting with members of the flood working committee to ascertain the size of container that is needed to house the equipment.

#### **23/24/261 POLICING**

The Crime and Prevention office has confirmed that the Deputy Commissioner will attend a meeting of the council in October. Further details nearer the meeting.

#### **23/24/262 Peter Edwards New Equipment**

The committee of the Peter Edwards Playing Fields and Hall has approached the council for a grant to carry out work on the Septic tank and upgrade the CCTV system. The Parish Council have reserves set aside for necessary repairs that threaten the closure of the hall. Paperwork on the work required was previously circulated to councillors for consideration. The PE Playing Fields committee asked the council for the reserves of £4000 and an additional £8000 in grant form to cover the work to the Sceptic tank and upgrade the CCTV Equipment. The septic tank is an ongoing issue, it is old and requires repairs from time to time to keep it running but it is only a matter of time before the system fails completely which will mean closure of the hall. The CCTV Equipment the hall currently has it not strong enough to capture close, up pictures. We have had a real issue with fly tipping in the car park area of St Andrews Church and issues with drug users who are not only using but dealing drugs in an area used for families in the community. After a discussion and reviewing the proposal, the council agreed to the grant as the hall and playing fields are a vital community resource.

#### **22/23/263 Residents Communications Noise Monitoring Equipment**

The residents of the Woodside Park Homes asked for noise monitoring equipment and Cllr. Malone has been liaising with the Luton Airport committee. The next noise monitoring equipment is available in January 24. Cllr. Malone will update the council on this.

#### **23/24/264 Closing Comments**

The Clerk confirmed her annual leave from Monday 11<sup>th</sup> July – Sunday 16<sup>th</sup> July 23. The Clerk asked the council to authorise a Clerks course (ILCA) – the council agreed.

**23/24/265** Date of next meeting – 4<sup>th</sup> September 2023.

Signed.....

Date.....

Cllr Sarah Minnighan - CHAIR