

MINUTES OF A MEETING OF THE RECREATION GROUNDS, PUBLIC LANDS & LIGHTING COMMITTEE HELD ON WEDNESDAY 9TH JANUARY 2019 AT 7.00PM IN THE COUNCIL CHAMBER, GREENACRE CENTRE, STOTFOLD

Committee Members present: Mrs M Cooper (Chairman)

Mrs S Bundock
B Collier
S Hayes
C Phelps

Mrs A Clarey
A Cooper
Mrs J Hyde
J Talbot

Also present: Councillors B Saunders and S Dhaliwal

1/19 APOLOGIES FOR ABSENCE

There were none, all Committee Members were present.

2/19 DISCLOSURE OF MEMBERS INTERESTS ON MATTERS CONTAINED IN THE AGENDA

There were none. Members were reminded that if at any time during the meeting they feel they have an item to discuss, they should declare it at that point.

3/19 PUBLIC PARTICIPATION – QUESTIONS, COMMENTS & RESPONSES

None present.

4/19 CLERK'S REPORT, CORRESPONDENCE RECEIVED & MATTERS ARISING FOR INFORMATION

Matters Arising

132/18 – the footpath link from Drovers Lane to Kingfisher Way public right of way on Riverside Playing Field has been completed.

The Public Rights of Way Officer has been asked if they could clear away the debris left behind, as this may not be something we could handle. Confirmation on future maintenance of the footpath was sought and whether this will be formalised as a public right of way. Chris Dorow, Public Rights of Way Officer advises that Central Beds Council would be responsible for the on-going maintenance of the footpath link, as they have installed it. They will not be making this small link part of the Rights of Way footpath. With regard to ownership of the land and maintenance of land either side of the footpath link, there is an anomaly, as Land Registry shows an owning address of 71-73 The Green. Central Beds Council's GIS shows it as Central Beds Council land. He is awaiting documentation from Land Registry to confirm this. If the land is shown not to be Central Beds Council land, they will not be maintaining vegetation either side of the path. The Clerk also took the opportunity to remind Chris that his predecessor, Andrew Gwillam had indicated a willingness to use his budget to resurface the Kingfisher Way public right of way running through Riverside Playing Field, into which this new footpath links. Chris advises that their primary concern is that rights of way are passable. They have limited funding for resurfacing works, and that normally they rely on planning gain (section 106) for such improvements. He will inspect the path and will add it to their list of potential path improvements.

During the update on this matter, Councillor Mrs Hyde declared an interest in reference to land ownership, as she lives at 71 The Green.

Minute 123/18 – Councillor Hayes has investigated Sutcliffe Play’s claims that the problem with the inclusive roundabout is subsidence and has taken the matter up with our insurers who advise that such equipment is not covered for subsidence, only buildings. However, Councillor Hayes will still pursue a claim, and depending on the outcome, may ask Committee to consider accepting Sutcliffe Play’s quote to install a new roundabout as it has a 5-year warranty, rather than asking them to repair it, with a 1-year repair warranty.

Minute 138/18 -

Central Beds Council – Public Rights of Way

- A seasonal vegetation clearance is required on footpath 11, between Brook Street and the Memorial Hall car park - *reported to Chris Dorow (Public Right of Way) 18/12/18 (clarification given)*
- Church Road footpath sign is down at the Olivers Lane end – *reported to Chris Dorow (Public Right of Way) 18/12/18*
- Public footpath sign at Arc Progress, Mill Lane is down – *reported to Chris Dorow (Public Right of Way) 18/12/18*
- Public right of way sign at the rear of St Mary’s School (Millennium Green) is still down – this was reported some months ago – *reported to Chris Dorow (Public Right of Way) 18/12/18*

Central Beds Council – Street Lighting

- Lamp opposite Pix Road, location on Hitchin Road (even number side) has been out for nearly 12 months – *reported to CBC ref 321001*
- There are x7 lamps out on Hitchin Road (C131) (not consecutive lamps) between A507 roundabout, towards Kingsley Avenue (Fairfield Parish) – *these street lights are not on portal map, phoned through and have put in a manual report for these 20/12/18, as such they were unable to supply a ref no*

Central Beds Council – Highways

- The 2 road signs at the roundabout as you cross over the A507 onto C131 Hitchin road needs lights replacing – *reported to CBC ref 321004*
- Extend the previously requested tree trimming work on Rook Tree Lane from lighting column S3 to S4 – *reported CBC ref 321056 (original ref 319777)*
- Request that the road sweeper visit Rook Tree Lane, plus the drain vacuum as there is a significant amount of leaf debris on the roads – *reported CBC ref 18/072600 – drain vacuum only done on its scheduled programme **update at the meeting** the scheduled programme of drain clearance for Stotfold should have been carried out in November, and it is believed that this did not take place. This will be chased, together with more leaf clearance work, as although some has now taken place, there are large areas where it remains as compacted leaves.*
- Where the recent development of the old pony field, next to St Mary’s Academy on Rook Tree lane has been completed, due to the slope of the road within the development crossing the footway onto Rook Tree Lane, large gouges have been made in the surface. Please also investigate the quantity of bark which has been placed in the front gardens of the new property, now being washed onto the footway and road because there is no dividing barrier to prevent movement – *contacted site project manager – developer is Staske Ltd. 18/12/18 Highways wouldn’t give S278 permission to close road for tarmac etc until February half term. Work will be carried out then, which will resolve above issues*
- Following footway surfacing works in Coppice Mead, the tarmac level is still 2 to 2 ½ inches below the edging of the timber surround. This is a trip hazard and also our grass cutting

contractor is not willing to cut the grass verge in these areas, as the edging will damage his mower. Central Beds Council has previously advised that it will carry out a site visit, however nothing has changed – *emailed Highways Area Steward (Nick Carafola) 21/12/18 – work to reduce timber height now completed – volunteer stone pick is to be carried out*

- Regent Street – footway from area of One Stop towards High Street, covering 6 houses, is breaking up badly, particularly where drives cross the footway – *clarification sought over which 6 houses – nos. 60, 62a, 48, 42a, 40, 26, 26a – reported to CBC ref. 321142/3/4/5/6*

Central Beds Council – Planning

- A site visit is requested to the new development adjacent to St Mary’s Academy on Rook Tree Lane. The property which sits side on to Rook Tree Lane has a strange shaped fence line, which we were not aware of on the planning application plans - *emailed planning 19/12/18, replied 21/12/18 to say has been forwarded to planning officer*

Central Beds Council – Waste Team

- A full wheelie bin is laying on the footway outside the Baptist Church, The Green. It has been there for some weeks and is full of rubbish – *emailed Waste team – will be removed*

Minute 137/18 – at the last meeting, Members considered a request from Stotfold Mill to support an application for Section 106 funds to provide artwork to highlight the location of Stotfold Mill. Copies of images of what they expect to commission were circulated at the previous meeting. Committee supported the idea in principle but wanted an indication of exactly what it is they propose. A response has been received querying what further information is required, as the Mill wouldn’t proceed with any commissioning of design drawings or other costs without knowing they have the support of the Council, and hence access to the funds. Members referred to the previously considered images of potential artwork, and agreed that they supported the Mill’s application for the funds, but favour the pub-type signage, as this would be more in keeping and would more likely meet their aims of indicating the Mill’s location than the other suggested artwork.

Correspondence

Notification has been received of a proposed temporary road closure of Rook Tree Lane to enable two new sewer connections to be placed safely. Length affected is outside 1 to 5 and 9 to 10 Rook Tree Lane, and the closure will take place from 11th February for 5 days. The alternative route will be Queen Street, High Street, Regent Street.

Clerk’s Report

Bowls Club/Hitchin Road Recreation Ground water supply

A query regarding the water meters supplying the Bowls Club and the Hitchin Road Recreation Ground has been resolved following investigations. It can now be confirmed that the meter originally thought to be supplying the Hitchin Road Recreation Ground is in fact supplying the Bowls Club, and vice versa. Discussions will be held with the Bowls Club as to water usage over the last year, and correct invoices will be sent to them in the future. Anglian Water will be notified of the error and asked to correct their meter records and labelling on each meter.

Arlesey Road senior football pitch

Agripower advise that they have completed their remedial work on the senior pitch at Arlesey Road. Inspections have taken place and queries were raised as to whether all works had been completed before making final payment of invoices. Agripower have today started scarifying to clear the outstanding moss clearance work, which will go into tomorrow. Checks will be made on

Friday, and if satisfied, the final invoice will be released for payment. Our Landscaping Contractor is being asked for a quote to maintain the pitch in order that it can be delivered for completion of the football club facility in November.

5/19 GREEN WHEEL MINUTES

For information, copies of minutes of the Green Wheel meeting held on 30th November 2018 were previously circulated to Members. Members' attention was drawn to the change of date for the launch of the Green Wheel from 24th March to 19th May 2019.

6/19 STREAT FEAST

Members considered a request from Bedford StrEAT Feast company to start a street food event in Stotfold as a takeaway night on The Green. They propose every other month on the last Thursday (May, July and September). The event would be 4pm to 9pm, with a selection of hot and cold food traders. It would include alcohol and a bar and would involve around 10 traders, such as Mexican, Greek, Indian, Trinidadian, Thai, Caribbean, gin bar. They would provide rubbish bins and take the rubbish away and clean the area before leaving.

Members discussed the request at length, with concerns such as the takeaway style event being detrimental to existing takeaways in the town, parking concerns as it was felt that many people would drive to such an event, and that it is the sort of event that should be held on hard-standing rather than grass. Positive comments included potential gain in custom to the pubs around The Green if sufficient notice is given, and that it could tie in with another event such as Festival Week.

RESOLVED that we thank StrEAT Feast for their interest but advise that we are not able to accommodate them. Reasons are as concerns highlighted above.

7/19 BROOK STREET CAR PARK

Following further complaints from businesses in the area of Brook Street car park that residents are parking their vehicles in the car park overnight and throughout the day, thereby reducing the number of shopper parking spaces available, Members considered how this might be resolved. Checks on vehicles parked in the car park have found that several belong to residents in Brook Street, and who leave them parked there all day. A gas van arrived before Christmas and hasn't been moved since.

Members considered parking restrictions such as one hour only during the working day, or a two hour parking restriction for shoppers only. Enforcement would be difficult; current signage advises no overnight parking, however additional informative signage would be beneficial. Members also discussed parking outside the Pharmacy on Brook Street, which is also being used by residents throughout the day and overnight. Reduced parking availability in these two areas reduces the opportunity for visits to nearby shops.

RESOLVED that signage is erected on the posts in Brook Street Car Park to state that this is a shoppers car park, also to reiterate no overnight parking, and that there is a two hour restriction.

With regard to parking issues outside the Pharmacy on Brook Street:

RESOLVED that a request is made to Highways for a Road Traffic Order, to reflect that at the parade of shops on High Street, restricting the parking time outside the Pharmacy on Brook Street.

8/19 ARLESEY ROAD MUGA

Following the decision at the last meeting for the proposed MUGA facility at Arlesey Road to be a community type (maccadam surface) and floodlit, correspondence has been received from the Football Club (previously circulated to Members). The Football Club feel a synthetic turf would be better and it should be sited close the Football Club facilities. They also offered their services to manage the facility on behalf of the Council. In view of the correspondence received, Members considered the use of the facility, i.e. whether it will be a restricted or open facility and its location within the site.

This MUGA facility is to meet the community provision aspect of the Arlesey Road site, now that the Football Club part is underway. The community type MUGA is to meet a wider community use, as agreed with Central Beds Council, and maccadam can be marked out for any sport or play activity use we choose. Macadam also keeps maintenance costs down and is less susceptible to vandalism. The Council wishes to provide an open facility, across a wide range of activities and would therefore be for general use. The size of the MUGA was also discussed, as the money available provides a small sized facility. A facility to meet use requirements of the Football Club (senior or junior) would need to be at least x3 the size, and therefore cost. As the wish is to floodlight the facility, location will need to be considered to enable supply of electricity but keeping within the identified 'community use' area.

Councillors Saunders and Hayes are meeting with Lisa White, Central Beds Council's Section 106 Play Officer on 24th January to determine how this facility can be delivered. It would be ideal if Central Beds Council undertook the build project, rather than the Town Council going through the tender process. Councillor Cooper requested that he also attend the meeting.

RESOLVED that the MUGA facility at Arlesey Road will be an open facility, available for general community use. It will be a maccadam surface, marked up for a range of sport and play activities. It will be floodlit, and therefore in a suitable location to enable electricity connection but also keeping within the 'community use' area (to front right of site). Thanks are to be given to the Football Club for their suggestion and management offer, but decline explaining that this will be a general use community facility, as above.

9/19 GENERAL WORK TO BE CARRIED OUT

RESOLVED that the following is actioned:

Central Beds Council – Highways

- The highways work in Meadow Way is to be referred back to Highways, as on the right-hand side, a narrow section has been left to grass following resurfacing works, however vehicles continually cross it or park on it, with the surface now left well below path level. This area needs topping up before it is grassed or

tarmacked. A dropped kerb should be installed in this position to benefit the property with vehicles crossing to access their driveway.

- Meadow Way – two street lights have been out since before Christmas due to damage caused by contractors who were resurfacing the road and footway. There is also no white line on the junction with Regent Street.
- Silverbirch Avenue – at t-junction on right-hand side there is a damaged lighting column which has been reduced to half height, with tape wrapped around it. This column needs replacing.
- Rook Tree Lane – potholes have reappeared outside no. 7 – previously repaired but with basic patch work.
- Brook Street – footway is in very poor condition outside the Bowls Club and needs resurfacing.
- Alexander Road – road hole near to junction with Church Road.
- Home Close – category 1 road hole near to junction with Rook Tree Lane.
- Rook Tree Lane – extensive work done to front garden of no. 61 some months ago, which damaged footway. Although the residents have a new vehicle access surfaced, they have made no attempt to repair the footway.
- Drains around Stotfold – follow-up work to clear (as per matters arising) and query the number of drains they state Stotfold has (185) – it is believed that we have more drains than stated.

Central Beds Council – Environmental

- Fly-tipping on Astwick Road, opposite Fen End – in grass verge

Town Council office

- The matter of the Brewery Lane footpath is to be resurrected, as no action has been taken for some time.

10/19 ITEMS FOR INFORMATION PURPOSES, RELEVANT TO THIS COMMITTEE ONLY

A Member advised that a contentious resident has recently collected 400+ cans and bottles from the ditch and verge along Mill Lane.

Surveyors have been seen on Queen Street – they were asked if this was for S278 works associated with the Queen Street development from some years ago, but they were not able to advise.

There being no further business, the meeting closed at 8.11pm

CHAIRMAN

DATED