

Notice of a meeting of the Grounds and Environmental Services Committee

David Ashlee Town Clerk and Chief Executive

Date: 29 October 2020

Dear Councillor

Could you please note that a remote meeting of the Grounds and Environmental Services Committee will be held on **Monday 9 November 2020 at 7.00pm** using Microsoft Teams., Members of the public and press who wish to attend the remote meeting are welcome to do so and should notify their intention to attend by emailing ian.Reed@dunstable.gov.uk by 5pm on Friday 6 November. Instructions on how to join will then be sent out in advance of the meeting.

AGENDA

1. Apologies for Absence.
2. To approve the Minutes of the Meeting of the Grounds and Environmental Services Committee held on 9 October 2020 (copy previously circulated)
3. Specific Declarations of Interest.
4. Minutes of the Meetings of Plans Sub-Committee held on 15 September, 6 October and 27 October 2020 (see page 3).
5. Creasey Park Community Football Centre and Splash Park Information and Update (see page 14).
6. Cemetery, Allotments, Recreation Grounds, Town Centre Gardens and Ranger Service Information and Update Report (see page 18).

7. Reports from Outside Organisations –
CBC Development Management Committee – Councillors Sid Abbott and Gloria Martin

Yours faithfully

A handwritten signature in black ink, appearing to read 'DA', with a long horizontal flourish extending to the right.

David Ashlee
Town Clerk and Chief Executive

To: All Members of the Grounds and Environmental Services Committee
Councillors Peter Hollick (Town Mayor), Gloria Martin (Deputy Town Mayor), Liz Jones (Chairman), Lisa Bird (Vice-Chairman), Matthew Brennan, Mark Cant, Alan Corkhill, Philip Crawley, Greg George, Pamela Ghent, Kenson Gurney, Johnson Tamara and other Members of the Council for information.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 15 SEPTEMBER 2020

Present: Cllrs Phillip Crawley (Chairman), Liz Jones, John Gurney, Cameron Restall and Johnson Tamara

Apologies: Cllr Mark Cant

In Attendance: Ian Reed (Democratic Services Manager)

Public: Three

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Minute
Councillors Philip Crawley and Johnson Tamara	CENTRAL BEDFORDSHIRE COUNCIL APPLICATION CB/20/02005/REG3 LAND AT GROVE PARK, COURT DRIVE - Non-Pecuniary (Central Bedfordshire Councillors)	

2. PLANNING APPLICATIONS – RECEIVED UP TO 22 AUGUST 2020

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 4 August and 22 August 2020.

RESOLVED: that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated:

CB/TRE/20/00452	48 West Hill
Proposal:	Works to a tree protected by Tree Preservation Order; Reduce Sycamore tree to Approx 1.5 – 2.5 mtrs to SB/TPO/76/00002/ A2
Comments:	No Objection

CB/TRE/20/000431	46 West Hill
Proposal:	Works to trees protected by Tree Preservation Order SB76/0002/A2
Comments:	No objection

CB/20/01955/FULL	8 Cross Street North
Proposal:	Single Storey side/rear extension with brick built wall to replace a wooden fence
Comments:	No objection

CB/20/03063/FULL	47 Miletree Crescent
Proposal:	Single storey rear extension
Comments:	No objection
CB/20/02433/LB	48 High Street South
Proposal:	Listed Building: Change of use of ground floor of premises from Class A1 use class with ancillary insertion of stud partitions and doors
Comments:	No objection
CB/20/02908/FULL	9 Mandrell Close
Proposal:	Ground Floor Rear Extension
Comments:	No Objection
CB/20/02793/FULL	Ashton St Peters Church of England VA Primary, Leighton Court
Proposal:	Single storey extension to assembly hall
Comments:	No objection
CB/20/02734/FULL	260 West Street
Proposal:	Double storey rear extension
Comments:	No objection
CB/20/02664/FULL	72 Wilbury Drive
Proposal:	Extend front & rear dormer windows and install pitched roof over front porch
Comments:	No objection
CB/20/02929/FULL	13 Loring Road
Proposal:	Resubmission CB/18/03294/FULL(Single storey rear extension & modification of mono pitch roof to flat roof incorporated with proposed flat roof extension
Comments:	No objection but the Sub- Committee would be concerned to see applications modifying pitch roofs to flat roofs in this road
CB//20/02988/FULL	19 Western Way
Proposal:	Single storey side extension
Comments:	No objection
CB/20/02685/VOC	5 High Street South
Proposal:	Variation of condition 1 of planning permission CB/17/05282/FULL (Change of use A1 to A3) New proposal to open Sundays and Bank Holidays between the hours of 08.00 to 02.00
Comments:	No objection but it is important to point out that it is not clear from the description of the proposal that the application is for an extension of hours stated 7 days a week
CB/20/02917/FULL	30 Staveley Road
Proposal:	Front dormer window and loft conversion
Comments:	No objection

<p>CB/20/02948/FULL Proposal: Comments:</p>	<p>15 Friars Walk Single storey extension No objection</p>
<p>CB/20/02794/FULL Proposal: Comments:</p>	<p>36 Wingate Road Proposed single storey part side and rear extension No objection</p>
<p>CB/20/02005/REG3 Proposal:</p>	<p>Land at Grove Park, Court Drive Erection of a mixed-use development comprising a 4 storey integrated Health and Social Care Hub (6841 sqm) and 98 residential apartments (80, one bedroom flats and 18, two storey flats) for older people distributed in three blocks, 4 storeys in height with access, parking, landscaping and associated infrastructure</p>
<p>Comments:</p>	<p>The Sub-Committee considered a proposal that the application at Grove Park, Court Drive as detailed be supported A recorded vote being requested the voting was as follows; In Favour; Councillors Jones and Restall Against; Councillor J Gurney Abstained: Councillors Crawley (Chairman) and Tamara It was also agreed that detailed comments on the landscaping, Biodiversity and Planting Design and Maintenance be submitted as follows; <u>Habitat and Biodiversity Strategy - CVH-WWA-V0-XX-DR-L-0112-S8 P07.pdf</u></p> <ul style="list-style-type: none"> • Welcome and support the inclusion of bird and bat boxes, swift nesting sites, badger and hedgehog gates, log piles, new tree planting and wildflower areas as important contributions to maintain or increasing biodiversity. <p><u>P02 Planting and Maintenance Strategy 17.06.20.pdf</u></p> <ul style="list-style-type: none"> • Management and maintenance of landscape and biodiversity features is important from the outset. The planting and maintenance strategy clearly identifies how this should be achieved and is well set out and comprehensive. It is important that there is a clear understanding going forward as to future maintenance responsibilities for the site if the maintenance strategy is to be delivered. <p><u>Health Hub External Layout - CVH-WWA-V0-XX-DR-L-0101-S8 P08.pdf</u> and <u>Health Hub Frontage Planting 17.06.20.pdf</u></p> <ul style="list-style-type: none"> • There is a good mix of planted, grass and wildflower areas within the overall layout. The choice of plant species is sound but some species will require good management and maintenance arrangements to be in place from the outset if they are to reach and provide their full potential as attractive landscape features. • The long, planted strip of landscaping within the existing car park could benefit from replanting to match the proposed new planting.

Landscape and Visual Impact Assessment - CVH-WWA-ZZ-XX-RP-L-0602 P03.pdf

- Appears to be a thorough assessment which is well constructed with clear statements and appropriate conclusions.
- **Concern about the proximity of the residential block to the existing skatepark in terms of noise and light pollution. See further note below re acoustic fence and hedge**

Masterplan with annotations - CVH-WWA-V0-XX-DR-L-0100-S4 P06 Master Plan updates annotated only P06.pdf

- **The plan has a note stating 'Omit acoustic fence and hedge' located between the residential block and the skatepark. Given the potential for noise impact on new residents from skatepark users it would be better to install an acoustic fence and plant a hedge in the first instance to provide immediate mitigation for noise whilst the hedge is establishing. This may help to reduce the number of complaints received from new tenants about noise.**

Planting Strategy CVH-WWA-V0-XX-DR-L-0111-S8 P07 Planting Strategy.pdf

- The planting strategy and associated detailed planting plans appear to be sound and well detailed with an appropriate mix of plant species.

CB/19/01285/FULL Former Linpac Gpg International, Luton Road

Proposal: Revised scheme: Development of the site to provide up to 11,850 sqm (GIA) of B8 employment floorspace with ancillary offices and areas for service yards, car parking, landscape and associated activities, and up to 250 sqm GIA) for drive-through units within use class A1/A3/A5

Comments: Objection on the following grounds;

1. This site would be more appropriate as a housing development particularly as there is a high demand for housing in the area
2. As a storage and distribution site it will attract additional HGV movements throughout the day and night
3. The traffic levels to be generated is not acceptable on a site that is tight for vehicular movements and will create difficult egress and access points
4. The 24 hour operation of the site will have detrimental impact on the local residents because of noise and air pollution

3. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

5. NEW PERMITTED DEVELOPMENT RIGHTS

The Sub - Committee noted that the new permitted development rights came into force on 1 September 2020. The Democratic Services Officer was asked to resend the details to all Members of the Council

The Meeting Closed at 8.02 p.m.

DUNSTABLE TOWN COUNCIL
MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE
HELD REMOTELY VIA MICROSOFT TEAMS
ON TUESDAY 6 OCTOBER 2020

Present: Cllrs Phillip Crawley (Chairman), Pamela Ghent, John Gurney, Cameron Restall and Johnson Tamara

Apologies: Cllr Liz Jones

In Attendance: Ian Reed (Democratic Services Manager)

Public:

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Minute
Nil	Nil	Nil

2. PLANNING APPLICATIONS – RECEIVED FROM 8 SEPTEMBER TO 28 SEPTEMBER

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 8 September and 28 September 2020.

RESOLVED: that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated:

CB/TRE/20/00507	Old Palace Lodge Hotel, Church Street
Proposal:	Works to Trees Protected by Tree Preservation Order SB/79/00015/G2: Lift crown by pruning the ends of the lower branches of Horse Chestnut Tree (T1) to give a vehicular clearance of up to 5m from ground level
Comments:	No objection

CB/20/02234/FULL	St Augustines Academy, Oakwood Avenue
Proposal:	The installation of a 20m by 12m Multi Use Games Areas including 2m high green metal mesh fencing, with x 1 single gate, 2 recessed goals and artificial sports carpet playing surface, including a sub base.
Comments:	No objection

CB/20/03170/FULL	7 Borough Road
Proposal:	Single storey rear and side extension
Comments:	No objection

CB/20/032899/ADV	Pizza Hut, 133 High Street North
Proposal:	Advertisement: New fascia signage and projecting sign
Comments:	No objection
CB/20/03294/FULL	61 Meadway
Proposal:	Replace existing rear conservatory roof
Comments:	No objection
CB/20/01660/VOC	Land between nos 12 and 12A Bernard Close
Proposal:	Variation of Condition 17 to Planning Permission CB/20/00754/Full Construction of two detached dwellings – Revised Plans showing the relocation of Plot 2 and rear addition. (Plan numbers: 12 Barnard Close 2020 22 0101 A1 – Plans, Elevations and Location Plan 12 Barnard Close 2020 22 0102 A3 – Existing Site and Location Plan 12 Barnard Close 2020 22 0103 A3 – Proposed Site and Location Plan
Comments:	No Objection
CB/20/03301/FULL	47 Kingsbury Gardens
Proposal:	Erection of two storey and single storey side extension
Comments:	No objection
CB/20/02873/FULL	Land to the rear of 39A and 39B Princes Street
Proposal:	Proposed creation of new 2 bedroom bungalow dwelling on land to the rear with access via existing side driveway
Comments:	No objection
CB/20/03304/FULL	168 Langdale Road
Proposal:	Front/side first floor and part rear single storey extensions and renovations
Comments:	No objection
CB/20/03308/FULL	102 Drovers Road
Proposal:	Demolition of existing single storey extension and erection of replacement single-storey rear/side extension
Comments:	No objection
CB/20/02844/FULL	89 Poynters Road
Proposal:	Single storey side extension
Comments:	No objection
CB/20/03265/FULL	3 Campion Close
Proposal :	Single Storey Front Porch Extension Removal of existing flat roof and erection of replacement pitched roof
Comments:	No objection

3. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

The Meeting Closed at 7.25 p.m.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD REMOTELY VIA MICROSOFT TEAMS

ON TUESDAY 27 OCTOBER 2020

Present: Cllrs Phillip Crawley (Chairman), Liz Jones (Vice-Chairman), Mark Cant, John Gurney and Johnson Tamara

Apologies: Cllrs Alan Corkhill and Cameron Restall

In Attendance: David Ashlee (Town Clerk and Chief Executive) and Ian Reed (Democratic Services Manager)

Public:

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Minute
Nil	Nil	Nil

2. PLANNING APPLICATIONS – RECEIVED UP TO 19 October 2020

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 8 September and 22 September

RESOLVED: that the following comments be forwarded to Central Bedfordshire Council in respect of the applications indicated:

CB/20/20/03296/FULL 71-73-77 High Street North
Proposal: Merging two existing restaurants at 71-73 and 77 internally and new shopfront to no.77
Comments: No objection but Members are keen that planning conditions are set to require the owners to provide sufficient provision for the disposal of additional waste that is likely to be produced

CB/20/03370/VOC 1A Capron Road & land adjacent to 6 Capron Road
Proposal: Variation of condition 4 to planning application CB/10/00485/VOC (Removal of condition 4 of planning permission CB/09/06050/Full relating to parking provision. Parking provision no longer required
Comments: No objection

CB/20/03497/FULL 35 Kingsway
Proposal: Loft conversion with rear & side dormers and rear Juliet balcony
Comments: No objection

CB/20/03610/VOC	Former site of Ashton Middle School, High Street North
Proposal:	Variation of condition 20 of planning permission CB/16/03188/FULL(113 Dwellings)New proposal changes to the elevations to show the film (Opalux Fine Acid Etch Frost Film (PA -902)) proposed to be installed on the windows on the rear elevation of Blocks 1 & 2
Comments:	No objection
CB/20/03361/FULL	63 Ridgeway
Proposal:	Demolish single storey garage and replace with single storey side/rear extension and internal alterations
Comments:	No objection
CB/20/03504/REG3	Red Roofs, Burr Street
Proposal:	Extension to a ground floor flat bedroom and the construction of a new timber bin enclosure
Comments:	No objection
CB/TRE/20/00576	84 Staines Square
Proposal:	Works to trees Protected by Tree Preservation Order SB/85/00013/G1 7G2 remove deadwood and general maintenance to Sycamore Tree T1, Ash Tree T2, Walnut Tree T3, Ash Tree T4, Lime Trees T 5 &T6 and re-pollard Lime Trees G1
Comments:	No objection
CB/20/03656/FULL	172 High Street South
Proposal:	Division of existing retail unit into two units, creation of hot food takeaway (A5) use in new unit and installation of air extract flue
Comments:	No objection
CB/20/03423/FULL	31 Westfield Road
Proposal:	Construction of a dropped kerb, tarmac verge and new driveway
Comments:	No objection
CB/20/03049/FULL	17 West Hill
Proposal:	Dropped kerb enquiry
Comments:	No objection
CB/20/03440/FULL	64 Langdale Road
Proposal:	Resubmission of planning application CB/19/04202/FULL. Change of use land to the rear off Langdale Pharmacy to commercial and residential. Two storey extension to the rear of existing structure to form a larger shop area on the ground floor and a residential unit on the first floor
Comments:	Object on the grounds Members considered the proposal to be over development and would like to see waste storage areas improved for the area under consideration

CB/20/03720/FULL	212 Jeans Way
Proposal :	First floor rear and single storey front extensions
Comments:	No objection

CB/20/03642/FULL	34 Lockington Crescent
Proposal:	Single storey rear extension
Comments:	No objection

3. PLANNING DECISIONS

The Sub-Committee noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

The Meeting Closed at 7.34 p.m.

DUNSTABLE TOWN COUNCIL**GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 9 NOVEMBER 2020****CREASEY PARK COMMUNITY FOOTBALL CENTRE AND BENNETT'S SPLASH UPDATE**

Purpose of Report: To provide a progress report on operations at Creasey Park Community Football Centre.

1. INTRODUCTION

- 1.1 This report provides the Committee with a summary account of performance to date. The Centre is now back in full operation with Covid-19 appropriate restrictions.

2. ARTIFICIAL TURF PITCHES (ATP) & GRASS PITCHES

- 2.1 The ATP is now open as per normal and Monday to Friday evenings block bookings are at 90% capacity. Saturday & Sunday match bookings are also in operation.
- 2.2 AFC and Dunstable Town FC seasons on the main pitch are in full swing. Both clubs are seeing an increase in spectators, which is likely as a result of Covid-19 spectator restrictions in the higher levels of football. The hope is many of these spectators will remain.
- 2.3 AFC Dunstable Ladies, U18 and Development Team are also playing their fixtures on the main pitch
- 2.4 The main pitch has suffered from chafer grub damage. This has now been treated and the pitch is recovering

Additional ATP

- 2.5 The additional ATP has suffered numerous set-backs due to the persistent wet weather, currently 20 days have been lost. The anticipated completion date is now early December assuming there are no more delays.
- 2.6 Provisional bookings are in progress and Monday – Friday evening bookings are currently at 70% capacity. However, due to the delays these bookings are likely to start early in the New Year.
- 2.7 The additional ATP project will result in improvements elsewhere on the Creasey Park site. New fencing has already been installed running alongside the junior pitches and the clubhouse. Works are currently underway on Central Bedfordshire Councils' overflow car park which will result in a fully re-surfaced, lined and lit car park. Creasey Park will also benefit from an enhanced and upgraded CCTV system, currently out for tender.

3. INCOME & EXPENDITURE

3.1 The CPCFC profiled income and expenditure report, as at end of September 2020, is provided below.

Service Area	Budget 2020/21	Actuals to Date (30th Sep)	Year-end Forecast	Year-end Variance
Income: Creasey Park - Football	-148,000	-25,882	-135,290	12,710
Costs: Creasey park - Football	67,532	33,886	84,793	17,261
Income: Bar & Catering	-190,000	-12,930	-69,497	120,503
Costs: Bar & Catering	305,804	120,738	248,368	-57,436
Sub Total	35,336	115,812	128,374	93,038
Bennett Memorial RG Splash Park	33,216	8,207	10,377	-22,839
Grand Total	867,608	524,083	918,709	51,101

3.2 There is currently a forecast for a £33k loss for grass pitches and ATP hire which is mainly due to the centre being closed due to the Covid-19 pandemic for the full first quarter. Also, the loss of income from 2 grass pitches whilst the new ATP is being built. There has been no income forecast for the new additional ATP, so any income received will help this deficit.

3.3 Since the return of football the bar and catering sales are steadily increasing and increased spectators at AFC and DTFC matches is assisting. Currently refreshments are only being served from the hatches as the clubhouse remains closed.

3.4 CPCFC Bar & Catering takings comparison (ex vat)

	Week	2019/2020	2020/2021	Variation	% Variation
July	14	£1,819.52		-£1,819.52	
	15	£1,195.49		-£1,195.49	
	16	£1,844.90		-£1,844.90	
	17	£2,785.54		-£2,785.54	
	18	£1,963.77	£354.81	-£1,608.96	-82
		£9,609.22	£354.81	-£9,254.41	-82
August	19	£1,311.58	£859.44	-£452.13	-34
	20	£2,559.10	£523.40	-£2,035.70	-80
	21	£976.23	£550.75	-£425.47	-44
	22	£5,218.46	£702.46	-£4,516.00	-87

		£10,065.36	£2,636.06	-£7,429.30	-61
September	23	£1,959.98	£1,458.12	-£501.85	-26
	24	£2,985.52	£1,886.31	-£1,099.21	-37
	25	£2,641.40	£1,915.98	-£725.42	-27
	26	£3,668.83	£2,346.04	-£1,322.80	-36
		£11,255.73	£7,606.44	-£3,649.28	-32
		£68,916.00	£10,597.31	£58,318.69	-85

- 3.5 There was no trade at Creasey Park in the first quarter due to the Covid-19 pandemic. Although trade is increasing the bar and catering income budget is still £58,318, 85% adrift of the same time last year
- 3.6 Due to continued Government guidelines the Centre still cannot hold any functions and this will continue for the foreseeable future. This is also having a huge and detrimental effect on bar and room hire income.
- 3.7 Central Bedfordshire College has now returned and is hiring the clubhouse (room) and ATP, as per agreement, this is assisting respected income budgets.
- 3.8 There may be some savings due to the centre being closed in the first quarter. There is a predicted saving on casual staff, however, as football matches become busier and back filling a maternity cover this saving is likely to be diminished.

4. OPERATIONAL UPDATE

- 4.1 During evenings all bar and catering services are being conducted through the hatches.
- 4.2 Due to Covid 19 guidelines the clubhouse remains closed and only accessible for toilets on match days
- 4.3 The centre continues to implement the Covid-19 guidelines highlighted in the report.
- 4.4 Brewers Hill School is currently being demolished.

5. BENNETT'S SPLASH & SPLASHSIDE CAFÉ UPDATE

- 5.1 The costs shown above relating to the splash park comprise unavoidable fixed costs of business rates, Wi-Fi connection charge and equipment maintenance costs.

6. AUTHOR

- 6.1 James Slack - Sports and Leisure Facilities Manager
james.slack@dunstable.gov.uk

DUNSTABLE TOWN COUNCIL

GROUND AND ENVIRONMENTAL SERVICES COMMITTEE

MONDAY 9 NOVEMBER 2020

CEMETERY, ALLOTMENTS, RECREATION GROUNDS, TOWN CENTRE GARDENS AND RANGER SERVICE INFORMATION REPORT

Purpose of report: - The purpose of this report is to update the Committee on the management and maintenance of the town's cemetery, allotments, recreation grounds, town gardens, floral displays, play areas and Ranger Service.

1. DUNSTABLE CEMETERY

1.1 Burial activity has remained ongoing and the table below provides a comparison for the period 1 September 2020 to 30 October 2020 against the same period for the previous year.

	Sept 2019 – Oct 2019	Sept 2020 – Oct 2020
New earth grave	9	6
Re open earth grave	7	9
New ashes	7	8
Reopen ashes	8	8

1.2 At the time of writing this report, 262 burials will have taken place in the lawn section of the cemetery extension since February 2016.

1.3 The Cemetery expenditure and income for the period April to September 2020 is provided in summary in the table below.

	Totals April - September
Budgeted Expenditure	£50,705
Actual Expenditure	£54,448
Variance	-£3,743

Budgeted Income	£86,300
Actual Income	£105,489
Variance	£19,189

Overall Variance	£15,446
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1.4 The overall position shows a positive variance for the period which can largely be attributed to higher levels of burial income achieved.

- 1.5 The Friends of Dunstable Cemetery met on 20 October to carry out a tidy up in the Cemetery. This was the first time that the Friends had met since lockdown in March. A risk assessment was carried out to ensure that they could work in a Covid-19 secure environment. Feedback from the group after the tidy up was positive and they are to meet again on 4 November.
- 1.6 The Council continues to work closely with Central Bedfordshire Council (CBC) and other Town and Parish Councils to coordinate burial activity in Bedfordshire and to ensure that adequate arrangements remain in place to accommodate any future spike in demand for burials.
- 1.7 Dunstable Cemetery has been successful in retaining its Green Flag for 2020/21.

2. ALLOTMENTS

- 2.1 All allotment sites continue to remain open and available for tenants to use during the lockdown period with guidance and restriction signage placed at all gated entrances.
- 2.2 The waiting list continues to grow significantly and at the time of writing this report there are 265 people on the waiting list, which is 30 more than reported to this Committee in September. Nationally, there has been an increase in allotment waiting lists reflecting the increased desire to grow vegetables and fruit. Appendix 1 provides some detail about the make-up of the current waiting list.
- 2.3 New signage has been placed on the main gates to all the allotment sites to identify each site and to provide contact details for the Council.
- 2.4 Officers are currently working on plans to install additional water troughs at the Hillcroft and Westfield Road sites to improve access to water.



3. RECREATION GROUNDS

Play Areas, Grove Skate Park and BMX

- 3.1 Since the last report to this Committee there has been no incidents of vandalism to play equipment.
- 3.2 It has been necessary for further repairs to be carried out to the double zip wire at Bennett's Adventure play area. The repairs were carried out by the installers who re-set one of the support posts and replaced the original 12mm bolts on the main support posts with 16mm bolts.
- 3.3 Sanitisation of the play equipment is continuing to be carried out weekly by the grounds team as part of the Covid-19 Risk assessment control measures for play spaces.

- 3.4 The Grounds Operations Manager has contacted the installers of the electrical supply to the Skate Park to rectify a problem with the timer being overridden leading to the lighting columns staying on overnight.
- 3.5 The grounds team are due to cut back some of the vegetation around the area close to the Skate Park to improve sight lines for the CCTV camera and assist the police during their regular patrols of the area.
- 3.6 By the time this report is received at Committee an order will have been placed for the purchase of an electric van for the Grounds/Play maintenance operative to use. The vehicle will have a range of approximately 120 miles between battery charges and is a replacement for a diesel vehicle previously approved by this Committee.

Sports Pitches and General Grounds Maintenance

- 3.7 The drain down of the irrigation systems at Creasey Park and the bowling green at Luton Road will be carried out in November.
- 3.8 The repair works to the football pitches at Ridgeway Avenue carried out at the end of the summer 2019 have been successful. The work was required in response to a severe chaffer grub infestation which caused damage to the pitch playing area. The pitches are again available for hire by local clubs and leagues during the current football season.
- 3.9 Dunstable Bowls Club have carried out Autumn maintenance to the bowling green at Luton Road to allow some use of the green for Summer 2021. The grounds team have provided assistance with machinery and the purchase of materials.
- 3.10 The grounds team will be carrying out work to remove hedging shrubs which have died back due to disease at Frenchs Avenue. They will be replaced with new hedge plants and some fencing with a view to reducing the current width of the hedge for ease of maintenance.
- 3.11 Leaf clearing at all recreation ground sites will be carried out over the next few months, with most of the leaves being composted for use as leaf mulch. This work will be combined with cutting back low branch growth on trees on the sites.

4. TOWN CENTRE AREA

Priory and Grove House Gardens and the Town Centre

- 4.1 Both Priory and Grove House Gardens have retained their Green Flag status in 2020/21 and Priory Gardens has also been granted Green Heritage Status, which is supported by Historic England. There are just 109 Green Heritage sites accredited in the UK and this magnificent achievement recognises the important contribution that the Gardens make to both local and regional heritage and furthermore that they are being managed in line with good heritage conservation principles which benefit the local community.

- 4.2 The Council also supported the 'Go Green for Parks' campaign during Mid October by lighting up Priory House green to celebrate the Green Flag Award success and to say a massive thank you to all parks staff, volunteers and the Green Flag Award Judges across the country for all their work this year.
- 4.3 The summer bedding plants have now been removed to allow for the planting of the winter and spring bedding plants and bulbs. The replanting should be completed by the second week in November and should ensure that the town enjoys a wonderful spring display.
- 4.4 Some of the lighting columns in Priory Gardens are not working at present and the Grounds Operations Manager has arranged for these to be checked for damage to the lamp holders and replacement of bulbs.
- 4.5 The grass cutting operations will continue into November due to the mild wet weather being experienced again this year.

Dunstable in Bloom

- 4.6 The Council continues to work with and support Dunstable in Bloom with preparations and projects for 2021 when the town will take part in Britain in Bloom for the first time.
- 4.7 Dunstable in Bloom are particularly keen to promote the campaign and are working on providing information to the public through social media, the Dunstable in Bloom website and leaflets and posters. Dunstable in Bloom have suggested that local Councillors might like to consider championing In Bloom activities and raise awareness amongst their local communities. If Members support the campaign in this way a new leaflet has been drafted for them to use and hand out so that information can be shared about the campaign with local residents, businesses and other organisations. Members are asked to contact the Head of Grounds and Environmental Services direct to obtain leaflets and flyers.

5. TOWN RANGER SERVICES

- 5.1 The Rangers have recently purchased a new wire brush attachment for the MIC34 sweeper for removal of weeds from kerb edges. This has helped to reduce the time spent manually removing weeds.
- 5.2 The Rangers have reported to CBC on eighteen occasions recently about issues in the Town Centre that require further action. The reports include fly tipping, missed grass cutting, overgrown vegetation on paths and broken or damaged paving slabs.

6. AUTHORS

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Appendix 1 – Allotment Waiting List

Summary

Waiting list	Total	Resident	Non-Resident
Willing to accept any plot/site	81	31	50
Specific plot/site requested	172	123	49
Second plot requested	9	7	2
Offer made - not yet accepted	3	3	0
TOTAL	265	164	101
Added to list since last report (included in above total)	30	21	9
On list but do not want a plot yet (included in above total)	2	2	0

Site by Site

Site	Catchacre	Hillcroft	Maidenbower	Meadway	Pascomb Road	Westfield	ALL SITES
Total available plots on site	21	18	22	112	15	88	276
Vacant plots	1	0	1	6	0	3	11
Notice to Cultivate	0	1	3	4	1	5	14
Notice to Quit	0	0	0	0	0	0	0
Plot Newly let	0	0	0	0	0	1	1
Plot Given up	0	0	0	4	0	2	6
Inspection Dates	Reinspection took place on 25 September 2020.						