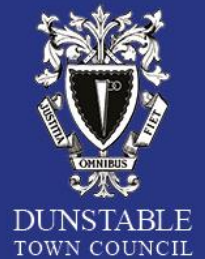


Dunstable Town Council
Grove House
76 High Street North
Dunstable
Bedfordshire
LU6 1NF

Tel: 01582 513000
E-mail: info@dunstable.gov.uk
Website: www.dunstable.gov.uk



David Ashlee Town Clerk and Chief Executive

Date: 1 June 2022

Dear Councillors

A meeting of the Grounds and Environmental Services Committee will be held on **Monday 13 June 2022 at the Council Chamber, Grove House commencing at 7.00 PM**. Those members of the public and press who wish to attend are invited to do so remotely using Microsoft Teams. Therefore, they are asked to notify their intention to attend by emailing Ian.Reed@dunstable.gov.uk by 10 June 2022.

A G E N D A

1. Apologies for Absence
2. To approve the Minutes of the Meeting of Grounds and Environmental Services Committee held on 14 March 2022 (copies previously circulated).
3. Specific Declarations of Interest.
4. Minutes of the Meetings of Plans Sub-Committee held on 8 March, 29 March, 19 April, 10 May and 31 May 2022 (see page 3)
5. Creasey Park Community Football Centre and Bennett's Splash Park Update Report (see page 18)
6. Cemetery, Allotments, Recreation Grounds, Town Centre Gardens, Ranger Service Information Report (see page 22)
7. Allotment Improvement Programme (see page 28)
8. Spending Proposal for Purchase of a Watering Bowser (see page 31)
9. MUGA Kickabout Area (see page 33)

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'DA', followed by a long horizontal flourish.

David Ashlee
Town Clerk and Chief Executive

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

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 8 MARCH 2022 AT 7.00 P.M.

Present: Councillors Liz Jones (Chairman), Lisa Bird, Philip Crawley, John Gurney and Cameron Restall

Apologies: None received

In Attendance: Ian Reed (Democratic Services Manager)

Public: Nil

1. SPECIFIC DECLARATIONS OF INTEREST

Councillors	Interest	Items
All Councillors	Non-pecuniary interest – DTC Application	9

2. PLANNING APPLICATIONS – RECEIVED UP TO 3 FEBRUARY DECEMBER 2021

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 3 September and 24 September 2021

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

1. CB/22/00285/FULL:	7 Suncote Avenue
Proposal:	Single storey front, side and rear extensions in conjunction with conversion from C3 to small HMO (C4)
Comments:	No objection

2. CB/22/00316/FULL:	7 The Avenue
Proposal:	Erection of double storey side and front extensions
Comments:	No objection

3. CB/22/0343/ADV:	Drive Thru Unit, Eastern Avenue Industrial Estate, Luton Road
Proposal:	Advertisement: Four fascia signs, two Quattro dot signs, two internal digital screens, four external screens, one height restriction barrier sign, one welcome totem, one order point sign, two waiting bay signs and one thank you sign
Comments:	No objection

4. CB/21//04261/FULL:	25-27 High Street North
Proposal:	Conversion of existing first floor Restaurant/Bar and erection of second floor extension to form 4 residential dwellings (2x2 bed flat, 1 x 1bed flat and 1 x Studio flat) and provision of associated bin storage and cycle parking (Amendments to this application have been received in respect of bin storage and Waste Collection Statement. Proposed Elevation and Floor Plans, Proposed 3D Visuals, Noise Assessment (Revision D), Proposed Extraction System (Revision D) Revised description of development)
Comments:	No objection
5. CB/22/00418/FULL:	34 Lovers Walk
Proposal:	Single storey rear extension
Comments:	No objection
6. CB/22/00282/FULL:	Unit 30, Verey Road
Proposal:	Erection of 6no. telescopic bollards
Comments:	No objection
7. CB/22/00449/FULL:	23 Willoughby Close
Proposal:	Single-storey side extension, loft conversion, garage extension, front garden and internal alterations
Comments:	No objection
8. CB/22/00430/FULL:	7 Tring Road
Proposal:	Single storey rear extension. New rear dormer added to existing loft extension
Comments:	No objection
9. CB/22/00508/LB:	Priory House, Heritage Centre and Tea Rooms, 33 High Street South
Proposal:	Listed Building:1 Repairs to the undercroft stonework – webs Associated works in the first-floor exhibition space, temporary removal of 1 no. window to facilitate site access. Repairs to the undercroft stonework – ribs and columns. Repairs to the undercroft stonework – walls. Replacement of underfloor heating system and associated works. Re-rendering west façade and south gable. Low-level fabric repairs, comprising repairs to the plinth and drainage. High – level fabric repairs
Comments:	No objection
10. CB/21/00509/FULL:	30 Appleby Gardens
Proposal:	Erection of single storey and rear extension
Comments:	No objection

11. CB/22/00545/FULL:	Unit 15 Humphrys Road
Proposal:	Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, carparking, service areas and soft landscaping.
Comments:	No objection
12. CB/22/00550/FULL:	29 Cartmel Drive
Proposal:	Single storey front extension
Comments:	No objection
13. CB/22/00069/FULL:	127 High Street North
Proposal:	Single storey rear flat roof extension. Removal of internal staircase access to residential flat above to internal works and new external staircase access to first floor flat
Comments:	No objection
14. CB/22/00598/FULL:	190 Spoodell
Proposal:	Proposed Drop Kerb
Comments:	No objection
15. CB/22/00504/ADV:	Pizza Hut, White Lion Retail Park, Boscombe Road
Proposal:	Display of 1 internally illuminated fascia sign on South Elevation (elevation D) This will replace the fascia sign approved under Advertisement consent
Comments:	No objection
16. CB/22/00661/FULL:	171 West Street
Proposal:	Change of use from Class E (café) to Sui Generis (Takeaway)
Comments:	No objection

3. PLANNING DECISIONS

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

4. LICENSING APPLICATIONS

None received

The Meeting Closed at 19.15

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 29 MARCH 2022 AT 7.00 P.M.

Present: Councillors Liz Jones (Chairman), Mark Cant, Phil Crawley, John Gurney, Kenson Gurney (substituting for Councillor Lisa Bird) and Lee Roberts (substituting for Councillor Cameron Restall)

Apologies: Councillors Lisa Bird and Cameron Restall

In Attendance: Ian Reed (Democratic Services Manager)

Public: Nil

1. SPECIFIC DECLARATIONS OF INTEREST

Councillors	Interest	Items
Liz Jones (Chairman), Mark Cant (Vice-Chairman), Phil Crawley, John Gurney, Kenson Gurney and Lee Roberts	Non-Pecuniary interest as the application involved land owned by the Town Council	Planning application 14. Land at Quarry Walk

2. PLANNING APPLICATIONS – RECEIVED UP TO 17 MARCH 2022

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 25 February and 17 March 2022

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

1. CB/22/00665/FULL:	6 Crabtree Way
Proposal:	Removal of existing conservatory, new single storey rear extension
Comments:	No objection

2. CB/22/00333/FULL:	Drive Thru Unit A Eastern Avenue Industrial Estate Luton Road
Proposal:	One cold room condenser, one freezer condenser and two air conditioning condensers, all in security cages
Comments:	No objection

3. CB/22/00492/FULL:	52 Lowther Road
Proposal:	Demolition of existing garage and erection of two storey side extension

Comments:	No objection
4. CB/22/00687/FULL:	First Floor, 5A Queensway Parade
Proposal:	Erection of two front dormer and one rear dormer windows to facilitate the conversion of the first floor and roofspace to 4 flats
Comments:	The Council objects to the application on the grounds of insufficient provision of storage for domestic and commercial waste, street scene change which is out of character with the area and over development of the site
5. CB/22/00809/FULL:	54 Meadway
Proposal:	Proposed single storey rear extension
Comments:	No objection
6. CB/22/00668/FULL:	1 Periwinkle Lane
Proposal:	Construction of new garage alongside existing with roof covering both garages
Comments:	No objection
7. CB/22/00355/FULL:	98 Beecroft Way
Proposal:	Single-storey rear extension.
Comments:	No objection
8. CB/22/00682/FULL:	139 High Street North
Proposal:	Conversion of first and second floor to provide a 2 bedroom self contained unit. Part demolition of rear of building and construction of 2x2 bedroom mews houses with associated parking
Comments:	The Council objects to the application on the grounds of overdevelopment, insufficient car parking, waste management deficiencies and opposes the removal of a tree
9. CB/22/00853/FULL:	6 Friary Field
Proposal:	Single storey rear extension
Comments:	No objection
10. CB/22/00913/FULL:	14 Bullpond Lane
Proposal:	Two storey rear extension and loft conversion with rear dormer
Comments:	No objection
11. CB/22/00684/VOC:	Land at 3 Grove Road and 15 Park Road
Proposal:	Removal of condition numbers 10 and 16 of planning. Permission CB/21/04123/FULL (Demolition of factory building. New build 5 family dwellings). Remove condition 10 obscured glazing not required as neighbouring properties are more than 21 metres away and condition 16 no vehicular gates are proposed
Comments:	The Councils' objections to the original application remain and the planning conditions should remain in place

12. CB/21/05607/FULL:	2 and 4 Beech Close
Proposal:	Change of use from residential care home to interim inpatient unit (within Class E) for over 65s with Mental Health Needs
Comments:	No objection
13. CB/22/00943/OUT:	Methodist Church, Luton Road
Proposal:	Outline Application: All matters reserved for the proposed erection of up to two dwellings following the demolition of the existing church building
Comments:	No objection
14. CB/12/02673/FULL:	Land at Quarry Walk
Proposal:	Development of specialised supported living accommodation comprising a block of two five-bedroom shared supported living apartments and a block of ten one-bedroom self-contained supported living apartments, together with new communal open space and car parking (Use Class C3)
Comments:	No objection
15. CB/22/00954/FULL:	48 Badgers Gate
Proposal:	Erection of single storey rear extension
Comments:	No objection
16. CB/TRE/22/00145:	41 Chiltern Road
Proposal:	Works to trees protected by a Tree Preservation Order SB/TPO/98/00005/T4: Prune back small branches, encroaching onto 'phone wires to front Corsican Pine Tree.
Comments:	No objection
17. CB/TRE/22/00065:	Melton Court, Oakwell Close
	Works to trees protected by a Tree Preservation Order No.1/1971 (Group G1): 4 Ash trees to be re-pollarded back to previous pruning points..
Comments:	No objection

3. PLANNING DECISIONS

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

4. LICENSING APPLICATIONS

None received

The Meeting Closed at 19.25

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 19 April 2022 AT 7.00 P.M.

Present: Councillors Liz Jones (Chairman), Lisa Bird, Phil Crawley, Kenson Gurney (substituting for Councillor John Gurney), Cameron Restall and Johnson Tamara

Apologies: Councillor John Gurney

In Attendance: Ian Reed (Democratic Services Manager)

Public: Nil

1. SPECIFIC DECLARATIONS OF INTEREST

Councillors	Interest	Items
/	/	/

2. PLANNING APPLICATIONS – RECEIVED UP TO 7 April 2022

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 25 February and 17 March 2022

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

-
- | | |
|-----------------------------|-------------------------------|
| 1. CB/22/00983/FULL: | 17 Woodford Road |
| Proposal: | Single storey front extension |
| Comments: | No objection |
-
- | | |
|-----------------------------|---|
| 2. CB/22/00997/FULL: | 87 Hadrian Avenue |
| Proposal: | Erection of rear conservatory and covered pergola |
| Comments: | No objection |
-
- | | |
|-----------------------------|------------------------------|
| 3. CB/22/01012/FULL: | 2 Kingsbury Gardens |
| Proposal: | single storey rear extension |
| Comments: | No objection |
-
- | | |
|-----------------------------|---|
| 4. CB/22/01028/FULL: | Priory Academy, Britain Street |
| Proposal: | Replacement of all existing timber sash windows to main block |
| Comments: | No objection |
-
- | | |
|-----------------------------|----------------------|
| 5. CB/22/01032/FULL: | 20 Buttermere Avenue |
|-----------------------------|----------------------|

Proposal:	Single storey front extension
Comments:	No objection
6. CB/22/01019/FULL:	Carlton House, 42-44 West Street
Proposal:	Creation of third floor to create 2 apartments and associated alterations
Comments:	No objection
7. CB/22/01029/FULL:	25 Holliwick Road
Proposal:	Single-storey rear extension.
Comments:	No objection
8. CB/22/00829/VOC:	58 Hadrian Avenue
Proposal:	Variation of condition number 3 of planning permission CB/21/00124/FULL (Two storey side extension and single storey rear extension with rear facing dormer incorporating loft conversion and lean-to canopy front extension). Variation to single storey rear extension amended to hip to gable roof
Comments:	No objection
9. CB/22/01074/FULL:	McDonalds 2-8 Luton Road
Proposal:	Removal of glass shop front to be replaced by new access door
Comments:	No objection
10. CB/22/00893/FULL:	5 Station Road
Proposal:	Conversion of single dwelling into 1 x 1 bed(2 person) flat and 1x3 bed(4 person) flat. Single storey side extension, 2 front dormers and rear dormer extension. Erection of anew garden fence to subdivide gardens
Comments:	No objection
11. CB/22/00715/FULL:	22 West Street
Proposal:	Demolition of existing commercial building. Erection of a part 2, part 3 storey mixed-use development to provide a single commercial unit and 6no.residential units with associated amenity and carparking
Comments:	No objection
12. CB/21/00720/FULL:	21 Poynters Road
Proposal:	Change of use of ground floor to create a grocery store (Use Class E) associated internal alterations and external stairs to property above. Provision of car parking to rear and new vehicular access
Comments:	Objection to the loss of an habitual home, with detrimental impact on neighbours of vehicular movements
13. CB/22/01184/FULL:	76 Tring Road
Proposal:	Single storey rear extension, front porch extension, new pitched front roof dormer and new pitched roof to existing flat roofed front dormer

Comments:	No objection
14. CB/22/00901/FULL:	32 Sundown Avenue
Proposal:	Single storey rear extension, double storey side and rear extension
Comments:	No objection
15. CB/22/00944/FULL:	45 Poynters Road
Proposal:	Change of use from a garden outbuilding in rear garden to habitable space used as an annex
Comments:	No objection
16. CB/22/01229/FULL:	Priory Academy, Britain Street
Proposal:	Creation of a multi-use games area (MUGA) including fencing, hard standing and storage container
Comments:	The Council notes that it has objected to an application for a MUGA at this site and would like to make the following comments; part of the area to be developed is a scheduled monument and any development on it will require Scheduled Monument Consent (SMC). The Planning Authority is asked to note that written consent must be obtained before any work on a scheduled monument can begin. Application for Scheduled Monument Consent (SMC) must be made to the Secretary of State for Digital, Culture, Media and Sport before any work can be carried out which might affect a monument either above or below ground level. Some changes may also require planning permission
17. CB/22/01095/FULL:	5 Winfield Street
Proposal:	Conversion of existing roof space to create a one bedroom flat with new front dormers
Comments:	No objection
18. CB/22/01252/FULL:	6 The Avenue
Proposal:	Proposed detached garage
Comments:	No objection
19. CB/22/01120/FULL:	11 Goldstone Crescent
Proposal:	Demolition of existing conservatory and garage, and creation of new single storey side and rear extension
Comments:	No objection
20. CB/TRE/22/00185:	63 Beechwood
	Works to trees protected by a Tree Preservation Order (SB/58/0001/A10): Crown reduction of 3m and remove dead wood on two Beech Trees to rear of property
Comments:	No objection

3. PLANNING DECISIONS

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

4. LICENSING APPLICATIONS

None received

The Meeting Closed at 19.22

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 10 MAY 2022 AT 7.00 P.M.

Present: Councillors Lisa Bird, Phill Crawley, Peter Hollick (substituting for Councillor Liz Jones) and Johnson Tamara

Apologies: Councillor John Gurney, and Liz Jones

In Attendance: Ian Reed (Democratic Services Manager)

Public: Nil

1.ELECTION OF CHAIRMAN FOR THE MEETING

In the absence of the Chairman and Vice-Chairman of the Sub-Committee

RESOLVED: that Councillor Phill Crawley be elected Chairman of the Sub-Committee for the meeting:

2. SPECIFIC DECLARATIONS OF INTEREST

Councillors	Interest	Item
Lisa Bird, Phill Crawley, Peter Hollick and Johnson Tammara	7 High Street South - part of the HAZ scheme	3(3)

3. PLANNING APPLICATIONS – RECEIVED UP TO 7 April 2022

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 25 February and 17 March 2022

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

1. CB/22/00593/FULL:	1 Chichester Close
Proposal:	Two storey side and second storey front extensions
Comments:	No objection

2. CB/22/01386/FULL:	18 The Cheveralls
Proposal:	Single storey rear extension and internal alterations
Comments:	No objection

3. CB/22/01321/FULL:	7 High Street South
-----------------------------	---------------------

	Proposal:	Removal of shopfront and reinstatement of a new shopfront
	Comments:	No objection
<hr/>		
4. CB/22/00691/FULL:		2 Thornbury
	Proposal:	Rear ground floor extension
	Comments:	No objection
<hr/>		
5. CB/22/01166/FULL:		6 Derwent Drive
	Proposal:	Loft and rear ext extension
	Comments:	No objection
<hr/>		
6. CB/22/01506/FULL:		33 Carterweys
	Proposal:	Erection of single storey side and rear exter
	Comments:	No objection
<hr/>		
7. CB/22/01029/FULL:		129 Poynters Road
	Proposal:	Retrospective; outbuilding with reduced height to barbeque/bread oven chimney stack.. Revised amendments - revised proposal received
	Comments:	No objection
<hr/>		
8. CB/22/01561/FULL		82 Hillcroft
	Proposal:	Single storey rear and front extensions
	Comments:	No objection
<hr/>		
9. CB/22/01595/FULL:		Weatherfield Special School, Brewers Hill Road
	Proposal:	Erection of a single storey timber outbuilding staff room and office
	Comments:	No objection
<hr/>		
10. CB/22/01459/FULL:		69 High Street North
	Proposal:	Change of use of no.69 to restaurant in order to provide additional seating area for existing restaurant at no.71 and 73 merging all three units together
	Comments:	No objection
<hr/>		
11. CB/22/01385/FULL:		108 Meadway
	Proposal:	Change of use of garage that was previously used as a garage/workshop for making picture frames to two bedroom dwelling
	Comments:	No objection however the Sub-Committee is concerned that the application involves the illegal crossing of the highway by vehicles
<hr/>		
12. CB/TRE/22/00213:		Hallwycke, Bullpond Lane
	Proposal:	No.1/1958 (AreaA9):Sycamore tree (shown by black asterisk) crown reduction of 2.5 m back to previous points and deadwood
	Comments:	No objection
<hr/>		

3. PLANNING DECISIONS

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

4. LICENSING APPLICATIONS

None received

The Meeting Closed at 19.28

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, DUNSTABLE

ON TUESDAY 31 MAY 2022 AT 7.00 P.M.

Present: Councillors Wendy Bater, Lisa Bird, Philip Crawley, John Gurney, Liz Jones, Lee Roberts (substituting for Cllr Restall) and Johnson Tamara

Apologies: Councillor Cameron Restall

In Attendance: John Crawley (Head of Grounds & Environmental Services)

Public: Nil

1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

RESOLVED: that Councillors Philip Crawley and John Gurney be appointed as Chairman and Vice-Chairman respectively for the ensuing Municipal year

2. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

3. PLANNING APPLICATIONS – RECEIVED UP TO 20 MAY 2022

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 29 April and 20 May 2022

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

1. CB/22/01809/FULL:	11 Coombe Drive
Proposal:	Erection of two storey rear extension, alterations to single storey side roof, and extension to front porch
Comments:	No objection

2. CB/22/01794/FULL:	68 Kingsway
Proposal:	Erection of single storey front and side extension
Comments:	No objection

3. CB/22/01813/FULL:	182 Jeans Way
Proposal:	Proposed single/two storey rear extension and single storey front extension
Comments:	No objection

4. CB/22/01746/FULL:	77 Poynters Road
Proposal:	Single storey outdoor gym, with tile pitch roof
Comments:	No objection
5. CB/22/01739/FULL:	Unit 18, Eyncourt Road
Proposal:	Change of use of unit 18 from Use Class B8 to Class E(g)(iii)/B2/B8 use
Comments:	No objection
6. CB/22/01826/FULL:	58 Hadrian Avenue
Proposal:	Proposed two storey side, two storey rear and single storey rear extension, including loft conversion with rear dormer - Retrospective
Comments:	No objection
7. CB/22/01273/FULL:	145 Union Street
Proposal:	Two storey rear extension
Comments:	No objection
8. CB/22/01881/FULL	23 Willoughby Close
Proposal:	Single-storey rear and side extensions, loft conversion, garage extension, front garden and internal alterations
Comments:	No objection
9. CB/22/01912/FULL:	29 Palma Close
Proposal:	Single storey rear extension replacing existing conservatory
Comments:	No objection
10. CB/22/01642/FULL:	4 West Street
Proposal:	Retention of new shopfront and front canopy (retrospective)
Comments:	No objection

3. PLANNING DECISIONS

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

4. LICENSING APPLICATIONS

None received

The Meeting Closed at 19.28

DUNSTABLE TOWN COUNCIL**GROUND AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 13 JUNE 2022****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 and Bennett's Splash.

1. INTRODUCTION

- 1.1 This report provides the Committee with a summary account of performance to date.

2. ARTIFICIAL TURF PITCHES (ATP) & GRASS PITCHES

- 2.1 The football season has now ended, AFC Dunstable narrowly missed out on promotion and Dunstable Town finished a respectable 9th in their league.
- 2.2 The main stadium pitch was used for 118 matches this year with 6 teams calling it home. Due to the continued concern with Covid, at the start of the season leagues did not schedule any cup fixtures until they knew the leagues would be completed. Once the threat of Covid passed, the league then scheduled their cup fixtures. This was, however, not until the later end of the season resulting in 32 matches in just March and April. The quality of pitch was compromised with so many games in a short window and when the pitch was at its weakest.
- 2.3 Creasey Park hosted 4 end-of-season cup finals and a charity event which all brought in vital pitch hire income and lucrative bar and catering income.
- 2.4 During the Easter half-term the centre was extremely busy with a Luton Town FC holiday course, festivals and the 'Pay & Play' offer.
- 2.5 The table below shows the average monthly attendance to AFC Dunstable & Dunstable Town FC first team home matches.

Table 1.	AFC	DTFC
October '21	145	185
November '21	109	119
December '21	234	289
January '22	170	267
February '22	126	213
March '22	192	185
April '22	206	203

- 2.6 The youth football season has now finished, with 45 youth teams calling Creasey Park home and playing a total of 439 games.
- 2.7 ATP block bookings have now finished and teams are booking their summer training, which is already proving popular.
- 2.8 Table 2 below shows the monthly ATP player usage and total monthly usage in hours.

Table 2.

Month	Players	Usage (hrs)
April 21	4,155	356
May 21	4,653	374
June 21	4,175	451
July 21	4,776	499
August 21	4,776	499
September 21	5,131	474
October 21	5,776	444
November 21	5,132	368
December 21	3,802	275
January 22	4,429	314
February 22	5,597	385
March 22	5,552	402
April 22	5,473	371
TOTAL	53,401	4,513

- 2.9 Table 2 above shows how much usage has increased, with 1,300 additional players from April 2022 compared to April 2021. The table also shows that within a year both ATP's had 50,000 people using them (N.B many of these are repeat uses), and over 4,000 hrs of play.

3. INCOME & EXPENDITURE

3.1 Creasey Park Bar & Catering takings comparison EX VAT

	2019/2020	2021/2022	Variation	% Variation
April	£16,930.69	£4,379.32	-£12,551.37	-74
May	£12,645.83	£6,262.37	-£6,383.46	-50
June	£8,409.83	£6,029.20	-£2,380.63	-28
July	£9,609.22	£10,664.06	£1,054.84	11
August	£10,065.36	£9,710.26	-£355.10	-4
September	£11,255.73	£13,566.78	£2,311.06	21
October	£17,084.33	£19,263.85	£2,179.52	13
November	£13,010.83	£20,076.87	£7,066.04	54

December	£7,384.40	£16,715.30	£9,330.90	126
January	£10,813.40	£13,650.66	£2,837.26	26
February	£9,557.72	£16,960.66	£7,402.94	77
March	£5,597.01	£21,508.91	£15,911.90	284
TOTAL	£132,364.35	£158,788.24	£26,423.89	20

3.2 The table above shows that secondary spend continued to perform very well up to the end of the year.

3.3 Creasey Park End of Year Summary of Actuals vs Budget

Service Area	Budget 2021/22	Actuals to Date	Year-end Forecast	Year-end Variance
Income: Creasey Park - Football	196,522	245,202	245,202	48,680
Costs: Creasey park - Football	-72,155	-69,918	-69,918	2,237
Income: Bar & Catering	200,000	199,554	199,554	-446
Costs: Bar & Catering	-324,367	-335,019	-335,019	-10,652
Sub Total	0	39,820	39,819	39,819

3.4 The table above shows Creasey Park ended the year very well. This year has been the best performing year the centre has seen despite a disrupted start due to Covid restrictions. The impact of the additional ATP is becoming more evident, although a full uninterrupted year has not yet been achieved.

3.5 Year end saw a £39,819 surplus, of which £20,000 will be contributed to the ATP pitch replacement sink fund and £19,819 contributed to the Creasey Park Reserve, to be re-invested back into the centre.

4. OPERATIONAL & BUILDING UPDATE

4.1 Contract talks beyond the one-year extension are ongoing with Central Bedfordshire Council (CBC). A full verbal update will be provided at the committee meeting.

5. BENNETT'S SPLASH & SPLASHSIDE CAFE

5.1 Bennett's Splash & Splashside Café has been open since Monday 2 May.

5.2 The weather as anticipated is determining use and trade through the Splashside café.

5.3 To drive trade and income, there are daily specials advertised and promotional banners are being designed which will be placed on the railings of the splash pad, but also around the traditional playground and roadside.

5.4 Operationally there have been no major issues. However, there has been a problem with sewage drainage. The toilets have been closed on occasions due to blockages, mainly caused by misuse of toilet paper.

5.5 **Bennett's Splash Weekly Income**

Week		Income (£)	Daily Average (£) (Target £248)	Cumulative Weekly Target (£)	Cumulative Weekly Actual (£)	Cumulative Difference (£) (+/-)
MAY	2nd - 8th	903.40	129.06	1,736.84	903.40	- 833.44
	9th - 15th	1,408.60	201.23	3,473.68	2,311.99	- 1,161.69
	16th - 22nd	1,856.00	265.14	5,210.52	4,167.99	- 1,042.53

5.6 The table above shows income has been steadily increasing since opening and week 16 to 22 May achieved the weekly target of £1,736. Trade, however, as mentioned earlier in the report is very much dependent on the weather. In a week, trade can be as high as £700 on one day or as low as £20 the next.

5.7 To date income is -£1,042 adrift of the profiled target, though it is very early days.

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 13 JUNE 2022****CEMETERY, ALLOTMENTS, RECREATION GROUNDS, TOWN CENTRE GARDENS,
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 January 2022 to 28 February 2022 against the same period for the previous year.

	Mar 2021 – May 2021	Mar 2022 – May 2022
New earth grave	8	10
Re open earth grave	12	16
New ashes	9	7
Reopen ashes	11	17

- 1.2 At the time of writing this report, 347 burials will have taken place in the lawn section of the cemetery extension since February 2016.
- 1.3 Grass cutting continues and the Grounds team have been digging out the spring bedding plants in preparation for the summer bedding. Floral baskets and planters will be installed week commencing 6 June.
- 1.4 The wooden fence at the main entrance to the cemetery which was badly damaged by the recent storms has now been replaced.
- 1.5 Following the close working arrangements developed with Central Bedfordshire Council and other Towns and Parishes during the pandemic, CBC are developing a forum for burial authorities to come together, county wide, to share best practice and develop a more strategic approach to future burial provision. DTC officers have indicated that they would wish to participate in any new forum that emerges.
- 1.6 The Friends of Dunstable Cemetery met again on the 20 May to carry out light grounds activities and they were joined by five American students from the Com Church based in Oklahoma. During the summer months the Friends will continue to meet every two weeks.

- 1.7 The Cemetery profiled expenditure and income as at the end of March 2022 is provided at Appendix 1. The overall negative variance can be attributed to a £58,342 commitment from the General Reserve which was subsequently funded from Council wide in year revenue savings. The cemetery income overachieved by £34,427. This will be reported in more detail at the next Finance and General Purposes Committee.

2. **ALLOTMENTS**

- 2.1 At the time of writing this report there are a total 247 people on the waiting list, as detailed in Appendix 2, which is comparable to figures reported to this Committee in March 2022.
- 2.2 Members will be aware that between the 15 and 17 March there was a spate of arson attacks on the Catchacre site where six sheds were burnt down. These were followed by a further four on the Meadway site in the early hours of the 11 May. The Council spoke directly with all the affected tenants and have helped and continue to help them to clear away any burnt remains. All the affected tenants have been advised to report the arson crime to the police. The Council provided overnight security at both sites to try and break the cycle of behaviour. The Council has spoken to both Bedfordshire Police, who are actively investigating the fires as a matter of priority, and the Community Safety team at Central Bedfordshire Council. A request has been made for the installation of temporary re deployable CCTV cameras. Both the Police and CBC Community Safety Wardens have increased patrols in the area.
- 2.3 The Council are currently in the process of obtaining quotes to replace the chain link fence with a metal palisade fence at the Catchacre site. Members are considering a report at this meeting for a 5-year infrastructure improvement programme for allotments.

3. **RECREATION GROUNDS**

Play Areas, Grove Skate Park and BMX

- 3.1 Since the last report to this Committee there has been one incident of vandalism to play equipment. One of the two trampolines was set on fire at the Bennetts Adventure Playground. Taking account of the replacement cost and previous problems with the trampoline, the Chair of this Committee, in discussion with the Head of Service, has taken the decision not to replace this item.
- 3.2 There have been issues with the lighting system at the Skate Park recently. The problem is related to some faulty electrical parts in the feeder pillar which is currently located within the 'Hub' building compound. The feeder pillar has been inspected by an electrician and ongoing remedial works are taking place.
- 3.3 A request has previously been received for additional benches or seats at Mentmore Recreation Ground and an order has been raised to purchase two benches which it is anticipated will be installed in late June / early July.

Sports Pitches and General Grounds Maintenance

- 3.4 The grounds team have introduced a trial differential mowing regime across the recreation grounds this season. The grass is left to grow longer in some places to encourage biodiversity and wildflowers. The locations are carefully selected with the view of keeping a balance between the space used by the public and those left to grow. All areas will be cut down in early autumn.
- 3.5 The 2021/22 football season is now finished. The renovation of football pitches has begun, starting with the main pitch at the Creasey Park Community Football Centre.
- 3.6 The Wessex Multi-cut mower has now been received and is operating well.
- 3.7 Alternative weed control methods are under review to establish a means to reduce herbicide use. A system called "Foam stream" has been demonstrated to the grounds staff recently and may offer a future alternative solution to weed management.

New Woodland and Tree Planting

- 3.8 The Parks and Green Space Development Officer is meeting with the Woodland Trust regional adviser in late June to assess the site and the Councils plans, to ascertain the type of support they will be able to offer. In addition, the Council is in further discussion with CBC regarding securing funding for the creation of a 'tiny forest' as advocated by Earthwatch, who have successfully planted a number of these types of schemes within the UK.

4. TOWN RANGER SERVICES

- 4.1 The Rangers continue to undertake good work across the town, and they have been playing a significant part in preparing for the Green Flag, Britain in Bloom and Anglia in Bloom judging. The team are also continuously completing the periodic pressure washing of the high street and the cleaning of litter bins.

5. TOWN CENTRE AREA

Priory and Grove House Gardens and the Town Centre

- 5.1 The preparation works have been started prior to receiving the summer bedding plants in early June. Some of the winter bedding plants were donated to three local schools and Dunstable in Bloom also helped saving a repotting some of the plants. The containerised floral displays will be delivered in early June and Dunstable in Bloom will again be helping to dead head the displays.
- 5.2 The Green Flag Award judging took place in Grove House Gardens on the 19 May and the Green Heritage flag judging will be taking place on 15 June 2022.

- 5.3 The new 'Flame' elephant sculpture located in Grove House Gardens was formally unveiled by the Town Mayor on 26 May and this new feature makes a great addition to the sculptures in the gardens.

Dunstable in Bloom

- 5.4 It has been confirmed that the Britain in Bloom judges will be visiting Dunstable on 29 July 2022. The Council continues to work with Dunstable in Bloom in preparation for the visit and a draft itinerary for the judges tour is being finalised to showcase some of the many wonderful open space and environmental projects that Dunstable has to offer.
- 5.5 Dunstable will also continue to compete in the Anglia in Bloom competition and the Anglia in Bloom judges visit will take place prior to the Britain in Bloom visit.

6. AUTHORS

John Crawley, Head of Grounds and Environmental Services
john.crawley@dunstable.gov.uk

Mary Dobbs, Cemetery Manager
mary.dobbs@dunstable.gov.uk

Dimitrisz Sopisz, Grounds Operations Manager
dimitrisz.sopisz@dunstable.gov.uk

Appendix 1

Cemetery Profiled Income and Expenditure Report as at 31 March 2022

	April	May	June	July	August	September	October	November	December	January	February	March	Total
Budgeted Expenditure	£9,001	£9,001	£9,001	£9,001	£9,001	£9,001	£9,001	£9,001	£9,001	£9,001	£9,001	£9,001	£108,010
Actual Expenditure	£17,125	£9,955	£6,010	£7,271	£10,318	£7,729	£5,657	£9,168	£10,055	£11,354	£8,162	£71,000	£173,804
Variance	-£8,124	-£954	£2,991	£1,730	-£1,317	£1,272	£3,344	-£167	-£1,054	-£2,353	£839	-	-£65,794
Budgeted Income	£15,008	£15,008	£15,008	£15,008	£15,008	£15,008	£15,008	£15,008	£15,008	£15,008	£15,008	£15,008	£180,100
Actual Income	£33,307	£16,884	£15,200	£15,688	£9,148	£20,006	£15,005	£15,769	£28,403	£14,286	£16,348	£16,643	£216,687
Variance	£18,299	£1,876	£192	£680	-£5,860	£4,998	-£3	£761	£13,395	-£722	£1,340	£1,635	£36,587
Overall Variance	-£29,207												

Appendix 2 – Allotment Waiting List

Waiting list	Total	Resident	Non-Resident
Willing to accept any plot/site	48	41	7
Specific plot/site requested	185	182	3
Second plot requested	12	12	0
Offer made - not yet accepted	2	2	0
TOTAL	247	237	10
Added to list since last report (included in above total)	33	33	0
On list but do not want plot yet (included in above total)	1	1	0

Site	Catchacre	Hillcroft	Maidenbower	Meadway	Pascomb Road	Westfield	ALL SITES
Total available plots on site	21	19	24	112	15	86	277
Vacant plots	0	0	0	1	0	1	2
Notice to Cultivate	3	1	4	9	4	10	31
Notice To Quit	1	0	0	2	0	0	3
Plot Newly let	1	1	4	5	1	3	15
Plot Given up	0	0	0	1	0	2	3
Inspection Dates	Next full inspection to take place in July.						

DUNSTABLE TOWN COUNCIL**GROUND AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 13 JUNE 2022****ALLOTMENT IMPROVEMENT PROGRAMME**

Purpose of Report: The purpose of this report is to seek approval for a five-year programme of improvements to the Council's six allotment sites.

1. ACTION RECOMMENDED

- 1.1 That the Committee approve the programme outlined in Appendix 1.
- 1.2 That the Committee recommends to Finance and General Purposes the release of earmarked capital reserves of up to £20,000 in 2022/23 and further earmarked capital reserves up to £22,800 in subsequent years to deliver the approved programme.
- 1.3 That the Head of Grounds and Environmental Services, in consultation with the Chairman of this Committee, be authorised to make minor amendments to the programme should the need arise.

2. BACKGROUND

- 2.1 The Council manages six allotment sites across the town and the following table provides a brief summary for each site.

Location	Plots	Water	Parking on Site	Waste Area	Fenced & Gated
Meadway	112	Yes	Informal	No	Yes
Westfield Road	86	Yes	Formal	No	Yes
Hillcroft	19	Yes	None	No	Yes
Catchacre	21	Yes	Informal	No	Yes
Pascomb Road	15	Yes	None	No	Yes
Maidenbower Ave	24	Yes	None	No	Yes

- 2.2 Since 2013 the Council's revenue budget has made provision for an annual £5,000 contribution to a specific Allotment Reserve to assist with delivering allotment improvements.

3. MAIN CONSIDERATIONS

- 3.1 Over the past 8 years there has been some good investment in the infrastructure of the six allotment sites including fencing improvements, additional water troughs, gateway signage and waste removal. As a result of this investment the sites have improved, however, there are still further improvements to be made.
- 3.2 A programme of further improvements is detailed in Appendix 1. In summary, the new programme seeks to:

- Replace fencing at the Catchacre site and place some additional fencing at the Meadway site to further improve site security.
- Improve stone surfaced access roads and on-site parking.
- Provide additional or upgraded water supplies.
- Install information notice boards.
- Provide composting toilets at the two largest sites.
- Undertake tree works at the Hillcroft site.

3.3 In addition to the programme, Officers will investigate the options to improve the management of green waste generated on all the sites and in particular communal green waste composting.

3.4 It is therefore proposed that the Council embarks on a five-year improvement programme as outlined in Appendix 1.

4. FINANCIAL IMPLICATIONS

4.1 The allocated reserve balance currently stands at £34,169. The programme seeks to spend the majority of this available funding over the next two years and takes account of continued future contributions to the reserve in subsequent years.

5 POLICY AND CORPORATE PLAN IMPLICATIONS

5.1 The action recommended in this report will support the Council's Corporate Plan ambition to establish allotment associations and self-governance arrangements on its allotment sites.

6. HEALTH AND SAFETY IMPLICATIONS, HUMAN RESOURCE IMPLICATIONS AND LEGAL IMPLICATIONS

6.1 None

7. APPENDICES

7.1 Appendix 1 - Allotment 5 -Year Infrastructure Improvement Programme 2022/23 to 2026/27

8. BACKGROUND PAPERS

8.1 None

9. AUTHOR

9.1 Mary Dobbs
Cemetery Manager
mary.dobbs@dunstable.gov.uk

Appendix 1 - Allotment 5-Year Infrastructure Improvement Programme

Service Area	Allotments
Objective	To continue to improve the infrastructure at all six of the towns allotment sites
Committee Approval Sought	13 June 2022
Capital Reserve	338
Annual contribution to reserve	£5,000
Lead Officers	Mary Dobbs and Dimitrisz Sopsis

Site / Objective	Detail	Funding and Timescale				
		Year 1	Year 2	Year 3	Year 4	Year 5
		22/23	23/24	24/25	25/26	26/27
Meadway						
Security fencing and Gates	Extend security fencing along Spoodell boundary	1,000				
Hard surfaces	Supply and lay stone to entire access road serving all plots on the site	1,000				
Water supply	Re-locate two existing troughs.	1,500				
Signage and access to information	Install notice and information board	1,500				
Toilets	Install composting toilet		5000			
Westfield Road						
Hard surfaces	Supply and lay new stone to entrance and existing parking area.		1,000			
Signage and access to information	Install notice and information board		1,500			
Toilets	Install composting toilet		5000			
Maidenbower						
Entrance	Create communal entrance area				1,000	
Water supply	Install second water trough			1,000		
Signage and access to information	Install Notice and information board				1,600	
Hillcroft						
Tree works	Trim back trees on the periphery of plots 25, 25A and 25B		1,500			
Pascomb						
Hard surfaces	Extend tarmac surfacing at entrance					2,000
Signage and access to information	Install notice and information board					1,600
Catchacre						
Security fencing and gates	Replace chain link fence alongside Cemetery Lane with Palisade security fencing and Install new fencing along Cemetery boundary	15,000				
Signage and access to information	Install notice and information board			1,600		
General						
Waste reduction and composting	Consider options for improved waste management and green waste composting					
Totals		20,000	14000	2600	2600	3600

DUNSTABLE TOWN COUNCIL

GROUND AND ENVIRONMENTAL SERVICES COMMITTEE

MONDAY 13 JUNE 2022

PURCHASE OF WATERING BOWSER

Purpose of Report:	The purpose of this report is to request authorisation from this Committee to purchase a 1125 litre watering bowser using allocated reserves.
---------------------------	---

1. ACTION RECOMMENDED

- 1.1 That the Committee recommends to Finance and General Purposes the release of up to £3,800 from the earmarked Vehicle and Equipment Reserve to purchase a 1125 litre watering bowser as detailed in this report.

2. BACKGROUND

- 2.1 The Grounds Team currently uses a 2000 litre watering bowser to water all the towns floral displays and a small number of the Dunstable High Street Improvement planters (Phase 1 – gateway planting) in the town centre. The same bowser is also used to water newly planted trees and shrubs in parks and open spaces.
- 2.2 The Council is currently in discussion with Central Bedfordshire Council to review the existing maintenance contract between the two organisations to include the maintenance of all the new landscape features in the town centre including the Phase 2 and 3 High Street planters, the newly created rain gardens and the watering of the newly planted street trees.

3. MAIN CONSIDERATIONS

- 3.1 The maintenance of the towns floral displays during the summer period requires the existing bowser to be in constant use throughout that period leaving little if any capacity to water additional planters and street trees. Moreover, future tree planting projects are planned at Mentmore Recreation Ground and other Council sites, and all will require regular watering to aid good establishment.
- 3.2 It is therefore evident that it is now necessary to consider the purchase of an additional watering bowser to ensure that the Grounds Team can continue to carry out all the watering duties in the most effective manner.
- 3.3 The Grounds Operations Manager has obtained 3 quotations for a suitable new water bowser and the lowest quotation is £3,727. An image of the bowser is shown here.



4. FINANCIAL IMPLICATIONS

- 4.1 The cost of purchasing a 1125 Litres Highway Flower Watering Bowser is £3,727 (based on the lowest of 3 quotations already obtained). The allocated reserve balance currently stands at £50,026. A commitment of £3,800 would reduce the balance to £46,226.
- 4.2 If Members are minded to approve the expenditure, the Ground Operations Manager will place an order, arrange the delivery, and organise appropriate training for the grounds staff.
- 4.3 It should be noted that any additions to the existing grounds maintenance contact contract with CBC will secure additional income for the Council.

5. HEALTH AND SAFETY IMPLICATIONS

- 5.1 The 1125 litre watering bowers comes with full highway kit (chevron bars and flashing beacons) which will assist with safe operation of the work in public spaces and on the road.

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 Purchasing the additional water bowser would contribute to reducing the Councils emissions because it would reduce the need for increased travelling time between the fill up location and where the watering takes place.
- 6.2 Furthermore, watering will be essential to aid the establishment of trees which will contribute to mitigating climate change.

7. POLICY AND CORPORATE PLAN, HUMAN RESOURCE, LEGAL AND EQUALITIES IMPLICATIONS

- 7.1 None

8. BACKGROUND PAPERS

- 8.1 Quotations obtained from suppliers

9. AUTHOR

- 9.1 Dimitrisz Sopisz
Grounds Operations Manager
dimitrisz.sopisz@dunstable.gov.uk

DUNSTABLE TOWN COUNCIL

GROUND AND ENVIRONMENTAL SERVICES COMMITTEE

MONDAY 13 JUNE 2022

MUGA KICKABOUT AREA

Purpose of Report:	To update Members on the findings of the MUGA working group and to seek approval for next steps and associated timescales.
---------------------------	--

1. ACTION RECOMMENDED

- 1.1 That Members approve the actions and next steps outlined in section 3.5 of this report.

2. BACKGROUND

- 2.1 In September 2021 Members received a report detailing a desktop feasibility study on site suitability for the installation of a MUGA on Council owned land. The Committee subsequently established a Member / Officer working group to undertake site visits and report back on possible option sites and information on the type of MUGA to be installed with estimated installation costs.
- 2.2 The working group met in November 2021 to review the locations for a MUGA and to discuss what type of games area would be most beneficial to local residents. Members determined that they would like to consider the provision of a kickabout style court for informal use rather than for organised activity.
- 2.3 The working group met at two sites, Ridgeway Avenue and Luton Rd Recreation Ground, on 15 February 2022 and it was Members view that the Luton Rd Recreation Ground was the preferred site for a kickabout style MUGA adjacent to the existing play area. The installation of a kickabout area provides an ideal opportunity to also carry out improvements to the play area at the same time. The play area improvements could be part or fully funded by available Section 106 funding.

3. MAIN CONSIDERATIONS

- 3.1 Officers have undertaken some additional research on kickabout style MUGA's and the feasibility of providing this new facility alongside potential improvements to the Luton Road Recreation Ground play area.
- 3.2 Appendix 1 provides an illustration of the type of facility that could be provided and the flexibility of design options that can accommodate a range of budgets and space available.
- 3.3 Appendix 2 shows the proposed location of the kickabout facility within the Luton Road Recreation Ground.
- 3.4 It is estimated that the installation of a new kickabout area would cost in the order of £40,000 to £60,000. Central Bedfordshire Council have previously confirmed that

there is £70,000 available from S106 funding which could be used to fund improvements to the existing play area.

Next Steps

- 3.5 If Members are minded to continue to fully support the findings of the working group and the location of the new kickabout area it is proposed that the following next steps and indicative timescales are approved by this Committee:

Action / Next Step	Timescale	Notes
Prepare a detailed design brief and procurement process for approval by GES Committee. Secure planning consent if required.	August and then September GES	Design brief to include play area improvements using S106 funding
Members to receive a report detailing future capital receipt spending proposals including funding for the kickabout area.	September or November F&GP Committee cycle	
Invite up to five companies to submit design and tender bids for all works	November and December 2022	Similar to the procurement exercise undertaken for the skate park, splash park and adventure play area.
Member / Officer working group to receive presentations from tenderers and make a decision on preferred provider.	December 2022	
Consultation with local residents and park users on preferred design.	January / February 2023	Similar to the consultation exercise undertaken for the skate park, splash park and adventure play area.
Installation of kickabout facility and play area improvement works.	March to May 2023	

4. FINANCIAL IMPLICATIONS

- 4.1 There is currently no funding available for the installation of a MUGA kickabout area. Members will be aware that the Council is soon to receive a capital receipt from the disposal of land off Quarry Walk. A report detailing the options for use of the capital receipt will be presented to a future meeting of the Finance and General Purposes Committee and will likely include the installation of the MUGA kickabout area as a potential project.

- 4.2 The Section 106 funding secured by CBC from the Dukeminster housing development is potentially available for the play area improvements subject to the Council making a successful application for use of the funding for this purpose.

5. POLICY AND CORPORATE PLAN IMPLICATIONS

- 5.1 This report is in keeping with the action to carry out a feasibility study in accordance with the Council's Corporate Plan 2020 – 2023 and provides an indicative timescale for the subsequent installation of a MUGA kickabout area.

6. HEALTH AND SAFETY IMPLICATIONS

- 6.1 The installation of a MUGA kickabout area and improvements to the existing play area would be undertaken in accordance with British and European standards and all works would be subject to an independent post installation inspection.

7. HUMAN RESOURCE, LEGAL IMPLICATIONS AND ENVIRONMENTAL POLICY IMPLICATIONS

- 7.1 None

8. EQUALITIES IMPLICATIONS

- 8.1 The future provision of a MUGA kickabout area will provide improved access to this type of facility for all parts of the community.

9. APPENDICES

- 9.1 Appendix 1 – Illustration of type of facility available.
9.2 Appendix 2 – Location plan

10. AUTHORS

- 10.1 John Crawley
Head of Grounds and Environmental Services
john.crawley@dunstable.gov.uk

10.2 Katherine Doyle
Parks and Greenspace Development Officer
katherine.doyle@dunstable.gov.uk

Appendix 1 – Illustration of typical type of MUGA kickabout facility



Appendix 2 – Location plan

