



**DRAFT MINUTES OF FLITWICK TOWN COUNCIL MEETING
HELD ON 19th JANUARY 2021
AT 7.30PM VIA VIRTUAL ACCESS**

Present:

Cllr J Dann (Chairman)
Cllr A Snape
Cllr K Badham
Cllr P Dodds
Cllr M Platt
Cllr I Blazeby
Cllr R Shaw
Cllr A Lutley
Cllr G Mackey
Cllr C Thompson
Cllr J Gleave
Cllr P Earles
Cllr D Toinko
Cllr J Roberts

Cllrs G Mackey, C Gomm & N Bunyan – Central Beds Ward Members

Also present:

Rob McGregor – Town Clerk
Stephanie Stanley – Deputy Town Clerk
Jon Barkat – Business & Facilities Manager
Stacie Lockey – Environmental Services Manager
Members of the public - 1

5060. APOLOGIES FOR ABSENCE

There were no apologies for absence received however Councillors were advised that the Deputy Town Clerk had received an email from Councillor Williams who was having problems registering for the meeting via Zoom. This matter would be dealt with later.

No apologies were received from Councillor Halligan.

5061. DECLARATIONS OF INTEREST

To receive Statutory Declarations of Interests from Members in relation to:

- (a) Disclosable Pecuniary interests in any agenda item – none declared.
- (b) Non-Pecuniary interests in any agenda item – none declared.

5062. TOWN MAYOR'S ANNOUNCEMENTS

The Town Mayor apologised for not noticing when Councillors were wishing to speak at the last meeting. He asked for Councillors to use the 'hand up' icon going forward and for assistance from Officers to advise him if Councillors were indicating to speak.

It was disappointing that CBC Highways Officers had not turned up to the recent meeting.

He asked that family members of Councillors wishing to attend meetings needed to register separately and advised that it was not otherwise appropriate for other people to be present while members were participating in virtual council meetings.

5063. REPORTS FROM WARD MEMBERS

Councillor Mackey asked for a schedule for the Highways meetings. The Environmental Services Manager advised that they were usually held bi-monthly but the setting a date for the next meeting had been put on hold until CBC Officers had confirmed their availability. Councillor Gomm commented that the Ward Members were able to assist FTC in asking CBC Officers for their attendance and advised that he was aware that the Highways Officer had simply forgotten the date of the meeting, but was also due to change jobs.

Councillor Gomm advised that he had spoken to a Planner regarding the Crematorium application. Unfortunately, a report had not been ready for the Development Management Committee (DMC) in December however there was a need to seek legal advice for developing in greenbelt land. FTC would be consulted on the application and Ward Members would circulate the documents in due course.

Regarding Aldi Supermarket – Councillor Gomm reported that it had been determined that there were arguably legal grounds for Tesco to file for a Judicial Review, the application was being reconsidered and will go back to the DMC. The Planning process was required again, and it was a known delaying tactic.

Councillor Bunyan asked for an update on the Town Ranger Scheme. FTC were waiting for more details however CBC had been told by their Officers that they were waiting for information from FTC. Councillor Bunyan would be sent a copy of the correspondence received so far.

Action: Town Clerk

Councillor Mackey gave details on the CBC budget consultation that was now open and encouraged Councillors to make comments.

There was a new planning application for the Station Interchange project which was out for consultation for three months. There were changes to access/egress to the site and the orientation of bus stops. Comments so far related to the loss of 69 car parking spaces which was due to be discussed with Govia in advance of presenting to CBC on 28th January.

The new Leader of CBC was Richard Wenham.

Councillor Badham wished to congratulate CBC on the tree planting at Flitwick Woods. Ward Members advised that there was a £1.6m fund allocated for tree planting/hedging and that FTC could apply to this for other areas of town. The Town Clerk advised that the Grounds Team were already conducting a survey for this purpose.

5064. PUBLIC OPEN SESSION

It was **resolved** under Standing order 26(a) to suspend Standing Order 3f for a period of 3 minutes for members of the public questions relating to an item not on the Agenda in order to hear a representation from a resident regarding an urgent matter.

A resident addressed the Council presenting on the struggles she and others in the Health and Beauty industry were facing in the pandemic. She referred to the CBC ARG Policy where businesses in the industry had no support in Central Beds, which was not the case under other local authorities. The resident explained that business owners in this sector

cannot work virtually or sell services online – other Councils had used their discretion to help but questioned why CBC had not done this. She wanted her voice to be heard and had met with MPs. She had emailed the Ward Members as she wanted grants to be made available.

Councillor Mackey advised that the Ward Members had given a collaborative reply to the resident based on the information provided by the Corporate Resource Team at CBC. He commented that he was frustrated with the discretionary element and believed the answer given was unsatisfactory. Councillor Mackey advised that a further grant was coming, and Ward Members were asking for this to be wider ranging as to the businesses it could support. There was work being done behind the scenes and plenty of engagement with Officers/Leaders. More answers were not available at this time however he advised the resident that Ward Members were fighting her corner.

Councillor Badham asked for the choice of words regarding prioritisation to be looked at for the additional restrictions grant.

5065. MEMBERS QUESTIONS

Councillor Dodds updated the Council on an ongoing issue that residents of Buttermere Close, Kendal Drive and Steppingley Road were facing with Tesco continuing to undertake noisy work at night. This work was being carried out in the daytime as well. He requested to know what the exceptional circumstances were for the most recent work and what steps were done to notify residents. Councillor Mackey had raised the concern with the Team Manager and would chase this up the following day.

Action: Councillor Mackey

Councillor Gomm had been in touch with Environmental Health and was waiting for a reply. He hoped that when works were undertaken for the Interchange Scheme – a better level of communication was necessary. Councillor Dodds commented that this should be a minimum level of work in the evenings.

Councillor Badham referred to the 4.95 % rise in Council Tax and asked if a similar percentage would be used as a reduction to the Councillor Allowances. Councillor Mackey believed the rise to be excessive and would be voting against this. He believed CBC were spending irresponsibly (e.g., for the crematorium) but some increases were necessary. He commented that the reduction for allowances was unlikely. Councillor Bunyan commented that Covid-19 would be responsible for increases in the coming years.

Councillor Badham referred to his question from the November meeting regarding the assisted restrictions grant and the concerning suicide rates for those from the excluded groups. He was delighted that Ward Members agreed to lobby on this and asked what form this would take. Councillor Badham also requested to know how much of the £5.77m had been distributed in the first tranche and when the next tranche was available. Councillor Mackey gave assurances that the issue was taken seriously but that lobbying was not always done at Council meetings and Councillor Bunyan commented that policy was discussed at meetings. It was discussed with Mr Muskett at CBC but the reply received was confidential at this time. The Ward Members also discussed it with CBC Officers. Councillor Mackey would get the figures and ask the Town Clerk to circulate them.

Action: Councillor Mackey

It was **resolved** for Councillor Badham to work with the Town Clerk and Deputy Town Clerk to draft a letter from the Town Council regarding the additional restrictions grant

based on discussions above with the view of approving its contents with the rest of the Council via email. A copy of the final version of the letter would be sent to Ward Members.

Action: Councillor Badham, Town Clerk & Deputy Town Clerk

Councillor Shaw asked who was responsible for emptying the bins in the play area on the Froghall Fields estate. The Council were advised that CBC had not yet formally adopted the play area and the responsibility remained with the developers. Councillor Mackey agreed to find out when CBC were likely to adopt the play area.

Action: Councillor Mackey

5066. MINUTES AND RECOMMENDATIONS OF MEETINGS

- a. For Members to receive and adopt the minutes of the Town Council Meeting held, on **Tuesday 22nd December 2020**, this meeting was held via virtual access.

Members received and approved as a true record; the minutes of the Town Council meeting held on Tuesday 22nd December 2020 via virtual access.

- b. For Members to receive and consider **recommendations** of the Corporate Services Committee Meeting, held on **Tuesday 24th November 2020**, this meeting was held via virtual access.

Members received and approved the recommendations of the Corporate Services Committee Meeting held on Tuesday 24th November 2020 via virtual access.

- c. For Members to receive and consider **resolutions and recommendations** of the Community Services Committee Meeting, held on **Tuesday 5th January 2021**, this meeting was held via virtual access.

Members received and noted the resolutions of the Community Services Committee Meeting held on Tuesday 5th January 2021 via virtual access.

- d. For Members to receive and consider **resolutions and recommendations** of the Planning Committee Meeting, held on **Thursday 7th January 2021**, this meeting was held via virtual access.

Members were asked to note the circulated Terms of Reference for the Planning Committee which was adopted as part of the Scheme of Delegations documentation at the Council Meeting on 22nd December. No Members commented on the document.

Members received and noted the resolutions of the Planning Committee Meeting held on Thursday 7th January 2021 via virtual access.

- e. For Members to receive and consider **resolutions and recommendations** of the Business Services Committee Meeting, held on **Thursday 14th January 2021**, this meeting was held via virtual access.

Members received and approved the one recommendation and noted the one resolution of the Business Services Committee Meeting held on Thursday 14th January 2021 via virtual access.

5067. MATTERS ARISING

- a. Minutes of the Town Council Meeting held on Tuesday 22nd December 2020.

Councillor Dann asked about the Standing Orders for Contracts and Councillors were advised that this had been intended for discussion at Business Services on 14th January but it was delayed to the February meeting in order for the Town Clerk to discuss the document with Councillor Thompson. Councillor Dodds asked for an update on the approved contractors list and was advised there was no further update at this time.

Councillor Platt apologised for not sending apologies in for the meeting on 22nd December and explained he had been dealing with a close family member bereavement.

Councillor Badham referred to the November meeting and asked if there was an update on the CBC terms and conditions for webcasting. He was informed that this was ongoing due to copyright and the options of only being able to share the full meeting or nothing. Councillor Badham commented that he felt it was more about interpretation than copyright.

Councillor Badham also referred to the November meeting with regards to the climate emergency declared in 2019 where CBC said they would be releasing a policy in 2020 and Ward Members agreed to give monthly updates. Councillor Mackey advised that the planned meeting with Steve Dixon had not taken place but feelings were made clear. There was no update at this time.

- b. Members to receive any updates from Officers – no updates.

5068. ITEMS FOR CONSIDERATION

a. Grounds Team Lease Vehicles

Members discussed the information provided in the report. Councillor Dodds asked a question about the purchase price.

It was **resolved** to extend the current leases on the Grounds Team vehicles for a period of two years.

b. Proposed Budget 2021-22

This proposed budget was welcomed by all Councillors.

Councillor Blazeby believed it would be sensible to have a statement prepared to explain why the Council had agreed the budget. The Mayor would work with the Communications & Marketing Manager on PR regarding this, in particular the Precept Report. Councillor Mackey added that it would be worth publishing it prior to the consultation period ending for CBC's budget.

Members **resolved** to approve the proposed 21/22 budget and note the proposed increase to the precept is 0%.

c. Health & Safety

Councillor Dodds, as the current Member on the Health & Safety Panel, commented that it was beneficial to have an external pair of eyes looking at matters in addition to managers and thought the Panel should remain.

The Business & Facilities Manager explained the advice he had received and advised that he was the competent Officer with regards to health and safety. Managers would be responsible for managing the health and safety within their areas, but that Councillors would be updated on any relevant matters at Committee meetings when required.

It was **resolved** to disband the Health & Safety Panel for reasons explained in the report circulated.

5069. ITEMS FOR INFORMATION

a. Planning Decisions

Planning decisions from the 7th January 2021 were noted. It was agreed for future Planning Decisions paperwork to be included under the Minutes & Recommendations item on the agenda for future meetings.

Action: Deputy Town Clerk

b. Councillor Surgeries/Public Enquiries Feedback

Members noted the form circulated.

The Chairman advised that he would be hosting the next Surgery on Zoom with Councillor Thompson.

The Chairman referred to the comment regarding the pavement on Dunstable Road between The Glebe and The Old School. He thought this had been resolved. Councillor Mackey had been in touch with Highways and they had advised it was on their schedule of works.

Councillor Dann agreed to report the pothole mentioned to highways.

Action: Town Mayor

c. Wayleave Agreement – Mast at Station Road

Councillor Lutley referred to the map circulated and questioned if the plans showed a portacabin on the roadway in the allotments. The Town Clerk agreed to investigate this.

Action: Town Clerk

Councillor Lutley asked whether the financial terms were included in the document. Members were informed that this was part of the agreement already agreed at a previous meeting regarding the lease for the mast. Members noted the information circulated regarding the Wayleave Agreement for the Mast at Station Road.

5070. PUBLIC OPEN SESSION

No items.

5071. EXEMPT ITEMS

The following resolution will be **moved** that is advisable in the public interest that the public and press are excluded whilst the following exempt item issue is discussed.

(12a) Asset Review

Members discussed the updates presented in the reports regarding the Asset Review.

Pursuant to section 1(2) of the public bodies (Admission to Meetings) Act 1960 Council **resolve** to exclude the public and press by reason of the confidential nature of the business about to be transacted.



RECOMMENDATION & RESOLUTIONS OF THE PERSONNEL COMMITTEE

Meeting Held on the 25^h January 2021 at 7.30pm via virtual access.

Items as Laid out on the agenda:

8. ITEMS FOR CONSIDERATION

a. Computer, Telephone and Desk Use Policy

Members are asked to consider and adopt the Computer, Telephone & Desk Use Policy.

Subject to amendments to item 8 of the policy, (to include the GDPR compliance officer as a consultee), it was **RESOLVED** to adopt the Computer, Telephone and Desk Use Policy.

Item 7c

**Recommendations and resolutions of the Corporate Services Committee
26th January 2021**

The Town Council are asked to consider and **approve** the **Recommendations and Resolutions** of the Corporate Services Committee

643 11a) Corporate Strategy – for consideration

It was **recommended** to engage the contractor to facilitate online workshops with a view to producing a Corporate Strategy. This would be discussed by full Council.

643 11b) Town Council Office Space - for consideration

It was **recommended** to defer the decision of whether to accept the offer. This would be a matter for discussion at the next Council meeting.

Recommendations and resolutions of the Planning Committee 28th January 2021

The Town Council are asked to consider and **approve** the **Recommendations** and **Resolutions** of the Planning Committee

2787. Oxford Cambridge Arc

It was **Resolved** to contact CBC Ward Councillors with Flitwick Town Councils comments on the proposals for the Oxford/Cambridge Arc.

Recommendations and resolutions of the Community Services Committee 2nd February 2021

The Town Council are asked to consider and **approve** the **Resolutions** of the Community Services Committee

798a. Carnival

It was **RESOLVED** to regrettably cancel the 2021 carnival and look to hold smaller events as COVID restrictions ease. (Vote – all in favour)

798b. Christmas Lights

It was **RESOLVED** to recycle the Christmas Lights currently stored in the container at The Rufus Centre, once a safety check had been completed. (Vote – All in favour)

798c. Dog Show

It was **RESOLVED** to cancel Dog Show on Sunday 9th May 2021. (Vote – All in Favour)

798d. The Shed

It was **RESOLVED** for the identified plot on Steppingley Road allotments to be utilised by either 'The Shed' or Community Gardens project.

798e. Community Awards

It was **RESOLVED** to invite all 2020 nominees to the Rendezvous Café at a set time and date. Awards would be presented by the Town Mayor with a socially distance photo in the car park (Subject to Covid restrictions and CBC guidance on the confirmed date). (Vote – All in favour)

798f. 4YP

It was **RESOLVED** to accept a proposal from 4YP for the delivery of Youth Services within Flitwick for 2021/22 on behalf of the Town Council. (Vote – 7 in favour, 1 abstain)

798g. Section 106 Working Group

It was **RESOLVED** to accept the 106 Working Group report and support the Village Hall application. (Vote – All in favour)

798h. Outdoor Gym Equipment

It was **RESOLVED** to accept Millennium Park and Hinksley Road Park as suitable areas for outdoor gym equipment, subject to funding.

798j. Event Booking Protocol – Millennium Park Hire Working Group

It was **RESOLVED** to accept the Event Booking Protocol with the additional appendix of The Rufus Centre field policy. (Vote – All in favour)

**Recommendations and resolutions of the Business Services Committee
11th February 2021**

The Town Council are asked to consider and **approve** the **Recommendations and Resolutions** of the Business Services Committee

1245. Councillor Email Addresses & Sharepoint

It was **resolved** to move Councillor accounts from SharePoint Online Plan to M365 Business Basic which included Microsoft Teams, emails, and other applications for £3.80 per month, which was the same cost as the current SharePoint access Members had.

1248. Business and Facilities Manager's Report – Air Conditioning to the Rendezvous Café

It was **resolved** to install air conditioning in the Rendezvous Café at a cost of £7,863.52. Funds for this would be required from the Rolling Capital Fund.

1248. Mobile Phones

It was **resolved** to contribute £30 per month towards the Town Clerk and the Management Team's mobile phone bills, to be taxed as part of PAYE. This allowance would be instead of a company phone.

Dear Rob

Thank you for your letter of 21st January addressed to Cllr Wenham regarding the Additional Restrictions Grant (ARG) funding allocated to Central Bedfordshire Council.

We were initially allocated £5.77m of ARG funding and this was topped up by a further £2.56m following the Treasury announcement on 5th January about additional business support.

I am aware that many applicants have been refused a grant in the first of our application windows, although this is primarily because they do not meet the qualifying criteria. The eligibility criteria are quite clear in our policy document, but this has not stopped many applicants from applying, particularly those who are self-employed. Our scheme specifically excluded any applicants already in receipt of certain other Government Covid related schemes, including Self Employed Income Support Scheme (SEISS), the rationale being that in the first instance we would aim to support business with higher fixed costs rather than supplementing applicants' income by topping up a SEISS award for example.

Staff in the Revenues team have been working tirelessly to deal with the thousands of applications, telephone calls and emails prompted by the various grant schemes introduced since the national restrictions imposed in November, as well as the previous grants awarded in Spring of last year. This has meant that we have not always been able to answer enquiries as promptly as we would have liked, and that some appeals have taken longer to deal with. We have however awarded over £825k in ARG so far and have awarded over £110k of Local Restrictions Support Grants to 34 Flitwick businesses.

We have received a lot of feedback from local businesses, which is helping us to shape our new ARG scheme with a view to broadening the scope of the businesses that we are able to support. This support could include certain self-employed businesses that have been badly affected, and possibly businesses that have not been forced to close but have been badly affected. Sadly, there will of course always be businesses which we are unable to support because of the limited nature of the funding, and because we are unable to predict how long this economic situation will continue.

You might be interested to know that since the start of the pandemic, Flitwick businesses have so far received over £1.5m of grant support as well as £1.25m of relief from not having to pay any business rates in 2020/21. Much of the feedback we have had within Central Bedfordshire has been thank you messages from the companies and individuals we have been able to help.

Please be assured that we are listening to the feedback from local businesses and stakeholders and that every effort is being made to award grant payments and answer queries as swiftly as possible.

Regards

David Shelvey

Executive member for Corporate Resources



FLITWICK TOWN COUNCIL

Report to Council 16th February 2021: Statutory Declaration

Background

Central Beds Council (CBC) Leisure, Libraries & Countryside Team are looking to install a bridge across a ditch which currently sits on 'unregistered land' to join the Leisure Centre site with the Froghall Fields estate. The CBC Project Officer has met with FTC Officers to discuss the bridge project but before anything else can be done, the land issue needs to be resolved.

Introduction

It is unclear from legal documentation (boundary lines on site plans) whether the ditch was conveyed in the land swap FTC did with CBC for the Leisure Centre site. Attached is a copy of a conveyance dated 29th April 1983 when FTC purchased the land and the transfer from FTC to CBC dated 14th October 2014.

CBC has advised that the purpose of installing a bridge at this location is to connect residents on the estate to the Leisure Centre and to create a better pathway for these residents to use amenities in the town.

Options

CBC's Legal Team have advised that if a Councillor who was on the Town Council at the time of the land transfer could remember FTC owning the ditch prior to the land swap, it is possible for a Statutory Declaration to be made.

The Deputy Town Clerk has spoken to Councillor Mackey who was Mayor at the time of the transfer, and he is happy to do the Declaration as he remembers the ditch formally being in FTC's ownership. The draft Statutory Declaration is attached for Councillors to view.

Additional Matters

If the Council agree to this Declaration being made, it would be beneficial to have the paperwork and agreement lined up so that the Declaration could be made following social distancing guidelines when the Lockdown restrictions allow.

This watercourse is not under Internal Drainage Board control.

The Environmental Services Manager has recently been unsuccessful in a Section 106 application for outdoor gym equipment. It transpires that a significant amount of the uncommitted funds from outdoor sport funding has been allocated to the bridge project. Councillor Mackey has been asked to investigate and question this on behalf of the Council.

Recommendation

Councillor Mackey should not make a Statutory Declaration regarding the ditch ownership being FTC's in the land transfer (2014) as there is insufficient Land Registry/legal documentation evidence.

Stephanie Stanley
Deputy Town Clerk

27 January 2021

STATUTORY DECLARATION

OF CLLR GARETH MACKEY

relating to land at Flitwick Leisure Centre,
Steppingley Road, Flitwick, Bedford MK45 1TH

I, Cllr Gareth Mackey, of Flitwick Town Council, The Rufus Centre, Steppingley Road, Flitwick, MK45 1AH do solemnly and sincerely declare that:

1. I am a Councillor at Flitwick Town Council, a position that I have held since 5 May 2011 and have personal knowledge of the land to which this declaration relates as part of my role within the Council;
2. Flitwick Town Council acquired the freehold land now forming part of Flitwick Leisure Centre (formerly known as Common Farm Flitwick) comprised in a Conveyance dated 29 April 1983 and made between (1) Reginald Francis Hill and Albert William Hill (2) Flitwick Town Council; a copy of which conveyance is annexed to this declaration and marked 'Exhibit 1' ("the Conveyance");
3. The extent of land conveyed to Flitwick Town Council by the Conveyance is identified on the plan annexed thereto and includes the whole of the drainage ditch which runs along the north-west boundary of the land ("the Drainage Ditch");
4. During the entire period of Flitwick Town Council's ownership of the land comprised in the Conveyance the whole of the Drainage Ditch was always considered to be owned as part of the freehold title and was exclusively occupied and maintained as such by Flitwick Town Council and no other person;
5. During the period of Flitwick Town Council's ownership the Drainage Ditch was periodically inspected. Maintenance was carried out minimally by Flitwick Town Council, Ivel Drainage Board and the Landowner of the farm hitherto located at Froghall Fields;
6. During the period of Flitwick Town Council's ownership, the land abutting the Drainage Ditch was used for the provision of outdoor sports and leisure facilities, primarily amateur Association Football;
7. To my knowledge, no boundary feature was erected by Flitwick Town Council during my tenure;
8. By a Transfer dated 14 October 2014 and made between (1) Flitwick Town Council (2) Central Bedfordshire Council part of the land comprised in the Conveyance was transferred together with the whole of the Drainage Ditch abutting the north-west boundary thereof, the extent of which is shown edged red on the plan attached to the transfer, a copy of which is annexed to this declaration and marked 'Exhibit 2';
9. I confirm that it was the intention of Flitwick Town Council to transfer the whole of the Drainage Ditch to Central Bedfordshire Council by the Transfer dated 14 October 2014;

Exhibit 1

Conveyance dated 29 April 1983

(attached)

DRAFT

Exhibit 2

Transfer dated 14 October 2014

(attached)

DRAFT

“and I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

Signature of declarant.....

Declared at 46 Falcon Crescent, Flitwick, MK45 1LZ

on [DATE]

before me [NAME].

Signed.....”



1983
- 4 AUG. 1983
FINANCE ACT 1981
W

This Conveyance

is made the *Twenty ninth*
day of *April.*

One thousand nine hundred and eighty three BETWEEN REGINALD FRANCIS HILL of
Common Farm Windmill Road Flitwick in the County of Bedford and ALBERT WILLIAM HILL
of 41 Kings Road Flitwick aforesaid (hereinafter called "the Vendors") of the one
part and FLITWICK TOWN COUNCIL of Flitwick Library Buildings Coniston Road Flitwick
aforesaid (hereinafter called "the Purchasers") of the other part

WHEREAS:-

1. THE Vendors are seised of the property hereinafter described for an estate in fee
simple free from incumbrances and have agreed to sell the same to the Purchasers for
a like estate in the sum of Thirty five thousand seven hundred and fifty pounds
(35,750.00)

NOW THIS DEED WITNESSETH as follows:

1. IN pursuance of the said agreement and in consideration of the sum of THIRTY FIVE
THOUSAND SEVEN HUNDRED AND FIFTY POUNDS now paid by the Purchasers to the Vendors
(the receipt of which sum the Vendors hereby acknowledge) the Vendors as beneficial
owners hereby convey unto the Purchasers ALL THAT piece or parcel of freehold land
forming part of Common Farm Flitwick in the County of Bedford which is for the
purpose of identification only edged red on the plan annexed hereto TO HOLD the
same unto the Purchasers in fee simple SUBJECT TO the covenants hereinafter contained
2. THE Purchasers hereby covenant with the Vendors and with each of them for itself
and its successors in title so as to bind the land hereby conveyed and each and every
part thereof to erect within three months of the date hereof and forever thereafter
maintain a fence along the boundary of the land hereby conveyed between the points
marked 'A' and 'B' on the plan annexed hereto
3. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of
a larger transaction or of a series of transactions in respect of which the amount or
value or the aggregate amount or value of the consideration exceeds Forty thousand
pounds

IN WITNESS whereof the parties hereto have hereunto set their hands and seals
the day and year first before written

SIGNED SEALED and DELIVERED by the
said REGINALD FRANCIS HILL in the
presence of:-

} *R. J. Hill*

H. Hill

Wm. Hill

Solicitor, Flitwick

SIGNED SEALED and DELIVERED by the
said ALBERT WILLIAM HILL in the
presence of:-

A. W. Hill.

W. Hill

W. Hill

SIGNED SEALED and DELIVERED by

CYNTHIA AUDREY BAKER and
ROGER DONALD SEARLE

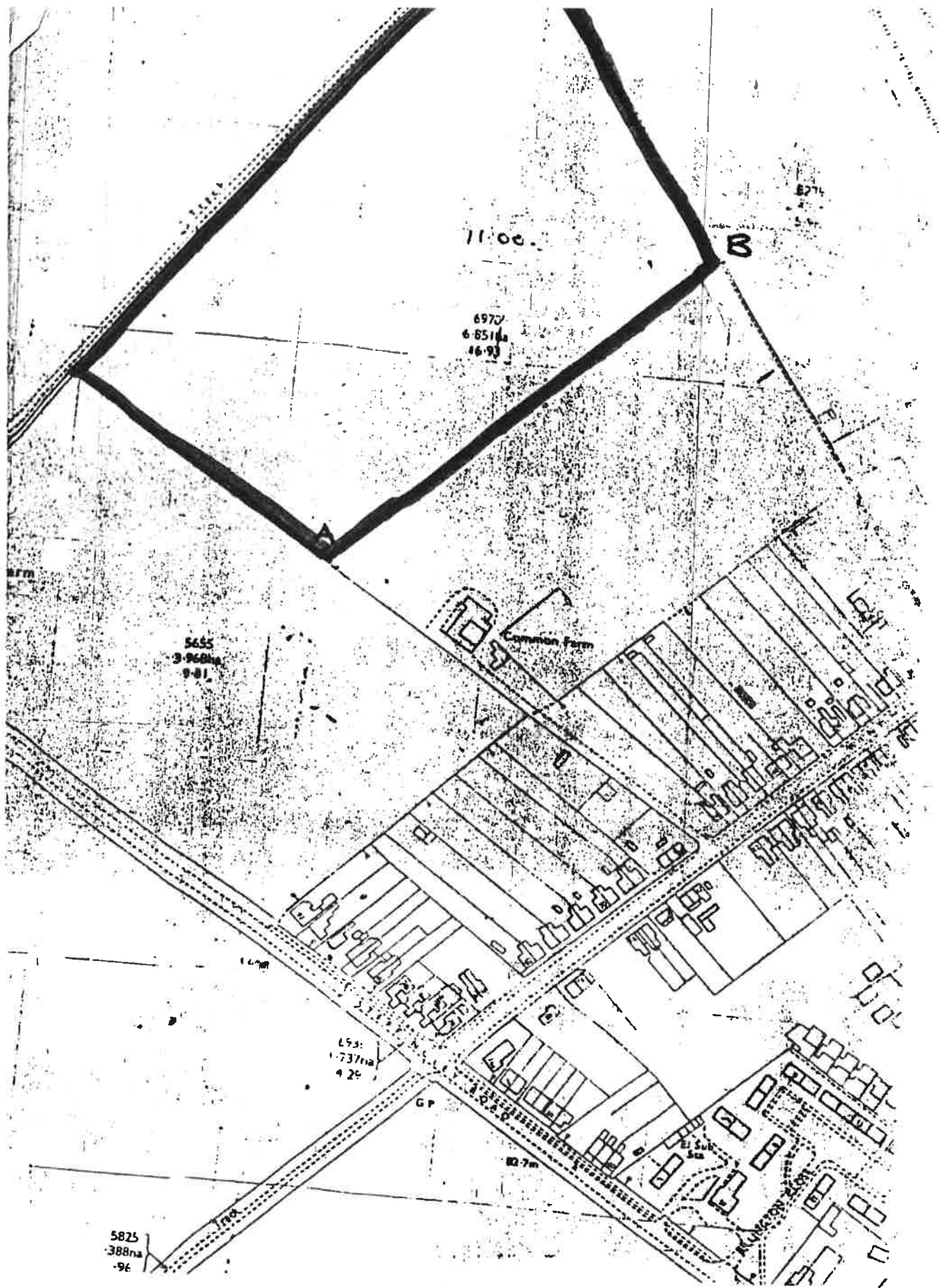
being
authorised by the Flitwick Town
Council in the presence of:-

B. A. Baker

R. D. Searle

James

4 Turnberry Walk
Mowbury Park Bedford
Town Clerk



b. a. Baker
R. O. Seale

DATED 29-4-1963

REGINALD FRANCIS HILL
AND
ALBERT WILLIAM HILL

-- to --

FLITWICK TOWN COUNCIL

Condonance

of

freehold land forming part of
Common Farm, Flitwick in the
County of Bedford.

=====

Land Registry

Transfer of part of registered title(s)




Certified a true copy of the original

M. S. Clay 10/12/14
Chief Legal & Democratic Officer

TP1

★ SEE COPY OF LETTER OF LIMITATION AND PLAN AFFIXED HERETO ★

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

1	Title number(s) out of which the property is transferred:
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any: BD201766
3	<p>Property: Part of land off Steppingley Road Flitwick Bedfordshire being Flitwick Leisure Centre comprising approximately 4.55 acres described in a conveyance dated 23 July 1982 between The Official Custodian for Charities (1) Edward Charles Aylen Cynthia Audrey Baker Kenneth Charles Briggs and Malcolm John Randall being four of the Trustees of the Town Lands Charity(2) and Flitwick Town Council (3) ('the Conveyance') as freehold land situate at Dennell End Flitwick in the County of Bedfordshire being numbered 5655 on the Ordnance Survey Map for the area (1971 edition)</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the Plan 1 and shown edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p> <div style="text-align: right;">  SEQ148 </div>
4	Date: 14 October 2014
5	<p>Transferor:</p> <p>Flitwick Town Council</p> <div style="text-align: right;">  COPY </div>
6	<p>Transferee for entry in the register:</p> <p>Central Bedfordshire Council</p>
7	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>Priory House Monks Walk Chicksands Shefford Bedfordshire SG17 5TQ</p> <div style="text-align: right;">  COLOUR </div>
8	The transferor transfers the property to the transferee
9	<p>Consideration</p> <p><input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): £1,225,000 (One Million Two Hundred and Twenty Five Thousand Pounds) *</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>

10 The transferor transfers with

- ☐ full title guarantee
☒ limited title guarantee amended as follows:-

In Section 2(1)(b) of the Act the words "at his own cost" shall be replaced with "at the cost of the person to whom the disposition is made"

For the purposes of Section 6(2)(a) of the Act all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferee

Section 6(3) of the Act shall not apply

11 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

12

12.1 Definitions and interpretation

Definitions

12.1.1 'the Act' means the Law of Property (Miscellaneous Provisions) Act 1994

12.1.2 'the Allotments' means the land to the rear of the Green Land shown cross hatched on the Plan

12.1.3 'the Green Land' means the balance of the Transferor's land comprised within the Conveyance and part of the land comprised in a conveyance dated 29 April 1983 between Reginald Francis Hill and Albert William Hill (1) and Flitwick Town Council (2) comprising approximately 7.83 acres and shown coloured green on Plan 2

12.1.4 'the New Access' means the vehicular access to be constructed by the Transferee over the property or the Green Land from Steppingley Road to (i) the Allotments at point X on the Plan

12.1.5 'the New Leisure Centre' means the proposed leisure centre to be constructed on the Green Land in accordance with planning permission reference CB/14/01967/REG3

12.1.6 'the Plan' means the plans annexed hereto and marked Plan 1 and Plan 2

12.1.7 'the Retained Land' means the land tinted blue on the Plan 2

12.1.8 'the Services' means water gas electricity telecommunications and foul and surface water drainage and any other services

12.1.9 'the Service Media' means sewers drains pipes gutters channels watercourses wires cables conduits apparatus and any other conducting media used to supply or carry Services

Interpretation

12.1.10 Unless the right of enforcement is expressly granted it is not intended that any third party should have the right to enforce a provision of this Transfer under the Contracts (Rights of Third Parties) Act 1999

12.1.11 In this Transfer unless the context otherwise requires the singular includes the plural the masculine includes the feminine and covenants where appropriate are deemed to be made jointly and severally and the expressions "the Transferor" and "the Transferee" shall be deemed to include the successors in title of the Transferor and the Transferee respectively

12.2 Rights Granted for the benefit of the property

12.2.1 The right to the free and uninterrupted passage and running the Services through any Service Media now laid or constructed or hereafter to be laid or constructed in under or over any part or parts of the Retained Land the Transferee contributing a proportionate part according to user of the cost of maintenance repair and replacement of the same

12.2.2 The right of subjacent and lateral support and protection for the benefit of the Property from the Retained Land

12.2.3 The right to enter onto the Retained Land with or without workmen equipment scaffolding materials and specialist services at all reasonable times following service of reasonable notice in writing (save in emergency) for the purpose of repairing cleansing emptying replacing or maintaining the Property or any Service Media now laid or constructed or hereafter to be laid or constructed in on or under the Retained Land and the right to connect to any Service Media now laid or constructed or hereafter to be laid or constructed as aforesaid and the right to construct new Service Media in connection with or for the accommodation of the Property subject to obtaining the Transferor's prior written consent to any proposed connection and the proposed route of any new Service Media and the capacity thereof such consent not to be unreasonably withheld or delayed

12.3 Rights Reserved for the benefit of other land

12.3.1 All easements and quasi easements and other rights in the nature of easements now used or enjoyed over the Property which would be implied by statute or by reason of severance if the Property and the Retained Land had been in separate ownership

12.3.2 The right to the free and uninterrupted passage and running of the Services through any Service Media now laid or constructed or hereafter to be laid or constructed in under or over any part or parts of the Property

12.3.3 The right of subjacent and lateral support and protection for the benefit of the Retained Land from the Property

12.3.4 The right for the Transferor and the owners of the Retained Land and its or their tenants with or without workmen equipment scaffolding materials and specialist services at all reasonable times following service of reasonable notice in writing (save in emergency) for the purpose of repairing cleansing emptying replacing or maintaining the Retained Land or any Service Media now laid or constructed or hereafter to be laid or constructed in on or under the Property and the right to connect to any Service Media now laid or constructed or hereafter to be laid or constructed as aforesaid and the right to construct new Service Media in connection with or for the accommodation of the Retained Land

12.3.5 Full right and liberty at all times for the Transferor and the Transferor's servants agents and licensees to pass and re-pass with or without vehicles over the existing access over the Property from Steppingley Road for the purpose of access to the Retained Land until the New Access is provided by the Transferee

12.3.6 Full right and liberty at all times for the Transferor and the Transferor's servants agents and licensees to pass and re-pass with or without vehicles over the New Access once constructed by the Transferee for the purpose of access to and egress from the Retained Land

12.3.7 The benefit of all restrictive covenants subsisting or capable of subsisting which benefit the Property

12.4 Restrictive covenants by the transferee

The Transferee hereby covenants not to use the Property or any part of it other than for residential development

12.5 Other:

It is hereby agreed and declared as follows:

12.5.1 The Transferee and its successors in title shall not by virtue of the Transfer acquire any right of light or air which would prejudice the free use and enjoyment of the Allotments or any part thereof for building or for any other purpose and that any enjoyment of light or air had by the Transferees or their successors in title from or over the Retained Land or any part thereof shall be deemed to be had by the consent of the Transferor

12.5.2 The rights and other matters (if any) which would otherwise be implied herein by virtue of Section 62 of the Law of Property Act 1925 shall be excluded from this Transfer

12.5.3 The perpetuity period for the first exercise of any rights granted reserved or excepted by this Deed which may arise at some uncertain date in the future shall be the period of eighty years from the date hereof (which period shall be the perpetuity period applicable hereto)

12.5.4 Rights of entry may only be exercised (except in case of emergency) upon reasonable prior

notice and at reasonable times during the day but may be exercised with or without vehicles workmen and equipment and whether by the party entitled thereto or by its servants or agents save that no rights may be exercisable within the curtilage of any dwelling or commercial unit without the express prior consent (not to be unreasonably withheld or delayed) of the owner and occupier for the time being thereof (except in case of emergency)

12.5.5 The person or persons exercising the said rights shall cause as little damage as possible and shall without unreasonable delay make good any damage caused during the exercise of these rights

12.5.6 With the object of giving the Transferor a complete indemnity but not for any other purpose the Transferee covenants with the Transferor from the date of this Transfer to observe and perform the covenants and conditions set out in or referred to in the Registers of the said Title Numbers so far as they relate to the Property and are capable of being enforced and any breach of them would or could expose the Transferor to liability and to that extent to indemnify the Transferor against all costs claims and demands in respect of any breach of them

13 Execution

This instrument is executed as a deed and by its execution the parties authorise their respective solicitors to deliver it for them when it is dated

The common seal of **CENTRAL
BEDFORDSHIRE COUNCIL** was
hereunto affixed in the presence of:

Authorised signatory

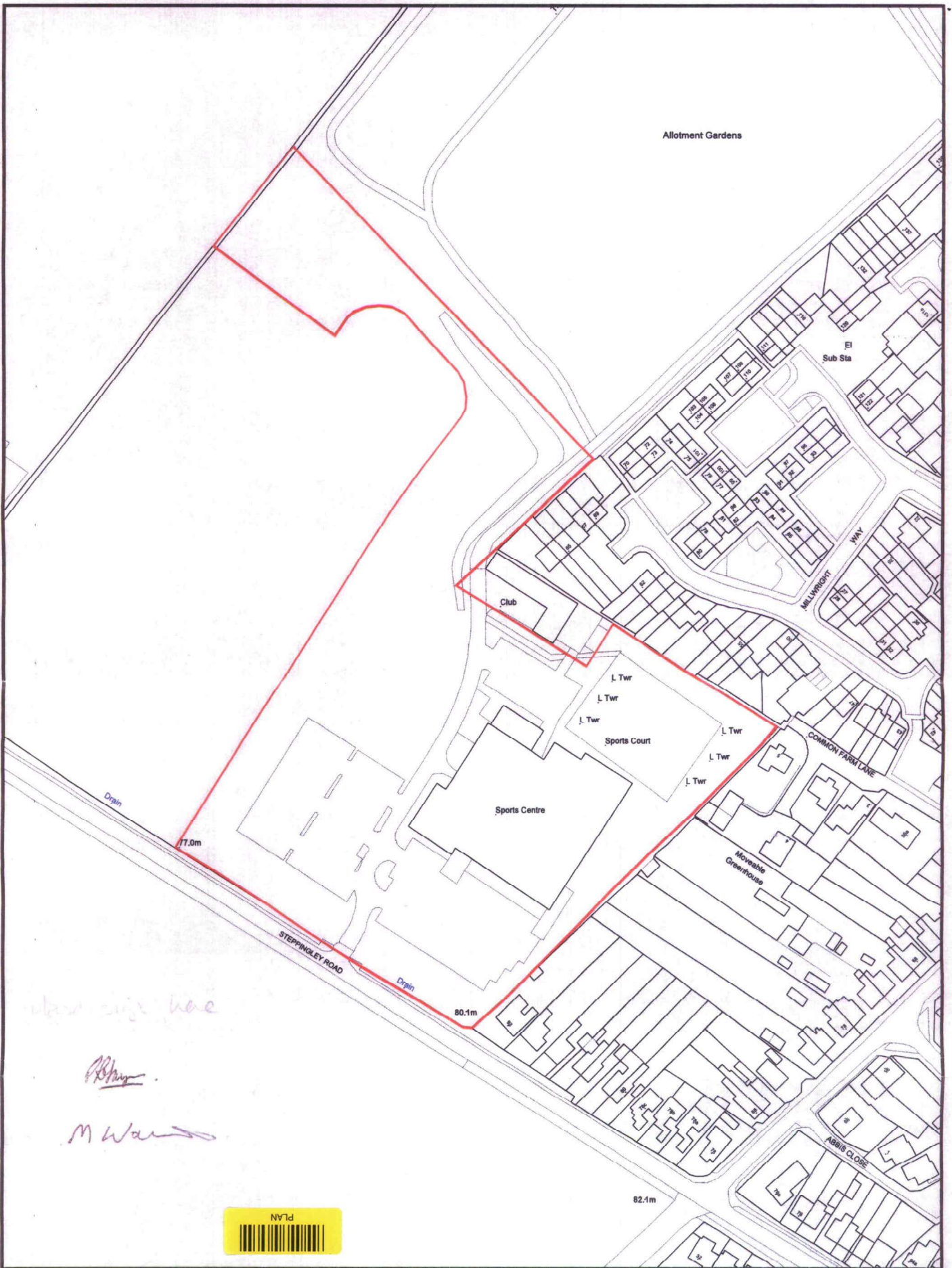


The common seal of **FLITWICK TOWN
COUNCIL** was hereunto affixed in the
presence of: *PHILLIP THOMPSON*

A handwritten signature in black ink, appearing to read "Phillip Thompson".

Authorised signatory

A handwritten signature in black ink, appearing to read "M. Wadsworth".



Date: 30 September 2014

Scale 1:1250

Land & buildings at Flitwick Leisure Centre
Steppingley Road, Flitwick

PLAN 1

© Crown Copyright and database right. 2014
Ordnance Survey 100049029.
Central Bedfordshire Council.

Cities Revealed aerial photography copyright
The GeoInformation Group, 2010





Part of the Rural Services Network 

Dear Flitwick Town Councillors,

The Rural Services Network is the national champion for rural services, ensuring that people in rural areas have a strong voice. We are fighting for a fair deal for rural communities to maintain their social and economic viability for the benefit of the nation as a whole. We are a small but very committed organisation - the only one tackling rural services and seeking to set up a comprehensive rural network. We argue exclusively the national rural service case.

THE EXISTING RURAL SERVICES NETWORK

We have run an alliance of rurally based Principal Local Authorities for over 20 years. We currently have over 120 such local authorities engaged with our work. We have created strategic networks across services and at Westminster. Representing rural service partners organisations, the Rural Service Partnership, Around law and order; the Rural Crime Network. In Health, the Rural Health and Care Alliance. In parliament, we have introduced a Rural Services All Party Parliamentary Group, a Rural Fair Share Group, and the Rural Lords Group. In terms of Rural Research, we have created the Rural England CIC. Rural areas by their very nature are disparate. However, they must establish national rural consensus viewpoints from a range of service areas; look for rural best practice; and seek opportunities for rural representation to assist themselves. At a time when many other rural groups have had to close, by bringing people living and working in rural areas together, we can represent the rural case to purpose.

We feel that a Rural/ Market Towns Group (RMTG) is in the interest of both the towns and their surrounding rural areas. Towns of less than 35,000 in population act as the service hubs for their surrounding countryside and that role is fundamental to the economy of the town and the wellbeing of the surrounding areas. It is not possible to argue a comprehensive rural case without such a Rural/Market Town grouping coming into the rural equation. There was previously a Market Towns grouping we worked with, but it found financial narrowing difficult. Over the last year we have established a new grouping of 175 rurally based towns at the very root of what has become known over centuries as Rural Market Towns. This phrase that once came out of ancient charters and livestock and produce sales now personify attractive, often historic communities that are the service hub on which the surrounding rural communities are themselves reliant. While the prefix Market is common the description by which the community calls itself varies. Some call themselves Towns, some prefer the continuation of the word Parish. It makes little difference - it is the hub activity of the largest community in an area and its interrelationship with its catchment that is crucial.

Why a Rural/Market Town Group now?

The RSN believes that Rural Communities and their Towns are frequently overlooked in a policy environment dominated by urban thinking and policy concerns. This often means communities either miss out on the benefits or experience unintended consequences from policies which are poorly thought through from a rural perspective. This means that government policy currently neglects the many hundreds of important rural towns across England. That can only be corrected if the case is made.

We believe these towns play a vital role not only in the lives of their inhabitants but also in both the local and national economy. That is why we want them to receive more focus. We will argue that it is in the overall national interest to do that.

Therefore, rural areas with their intricate network of differing rural communities should be able to realise their potential within the national economy. To do that they need to be appropriately recognised and supported in government thinking and actions.

What will it be?

To underline the importance of these rurally based English towns, the role they play and their potential going forward, the Rural Services Network have developed a new initiative to develop a Rural Market Town Grouping within the Rural Services Network. This new Grouping will work to add to our Call on Government for an overall Rural Strategy.

We have begun this RMTG initiative by approaching one town or the largest village in each of the 200+ rural areas across England which have been identified by Defra for their distinctive rural characteristic. This process is now being expanded to ensure that all those that wish to be involved are fully engaged.

Whilst we appreciate and celebrate the diversity of our rural areas, we seek to create a common united voice to represent all different types of rural areas across England ensuring that no form of rural area is excluded.

Up to until now we have in our group c 175 Towns and Parishes. It is now time to complete the sought network of 200 as well as opening out from there.

What service would the Council get back from membership?

Services provided to the group will include:

- Involvement in the Rural Strategy campaign to ensure feedback from member Market Towns is considered within the Revitalising Rural documentation and its updates.
- Cataloguing and disseminating good practice and learning material related to the key policy areas and delivery challenges or opportunities for rural/market towns.
- Receiving the 'Rural Bulletin', a weekly newsletter provided by the Rural Services Network highlighting rural news, issues affecting rural communities, and highlighting the work of the Rural Services Network.
- Provision of a dedicated quarterly newsletter 'Rural Market Towns Group Roundup' highlighting relevant latest policy developments, showcasing interesting member practice, and flagging relevant initiatives or funding opportunities.
- Periodic online surveys of the members of rural/market towns, to gather comparative

information about topics of particular interest to this grouping.

- Free access for Councilor representatives or their nominee to the 9 topic RSN Cross Service Seminar programme.
- Twice yearly Rural Town Networking Meetings held online.
- Meetings of a RMTG Town Clerk's Advisory Panel.
- Whilst statistical information is almost always presented by Government at County and/or District level it is vital the messages this contains are known about across rural areas. We will issue an area rural statistical profile once a year to members of this grouping based on their nearest Principal Council area.
- The pattern of local area Market Town meetings seem mixed across England. We would like to look at this in a little detail to see if it is at all feasible to secure any improvement in areas where meetings/joint working are not taking place currently and also look at how liaison can take place between this national facing group and existing area meetings.

This is a comprehensive service using grouping to achieve a value well more than the small charge.

What cost is involved to the Council?

We recognise the service must be affordable and therefore in overall budgetary relatively insignificant. It also must be self-sustaining by being attractive to many councils. Eventually we would like to exceed 400 Rural Councils. For local councils of up to 5,000 population the annual charge will be £110 per annum, for those between 5,000 and 10,000- £130 p.a., and those over 10,000 in population a yearly subscription of £150. VAT must be added but is normally recoverable.

Free Trial Period

We will give you free membership until the end of September 2021 as you request it. You can take that service without commitment and decide whether you wish to continue with us next summer. If you decide to continue, we will then only charge you 50% of the annual fee for 21/22.

CONCLUSION

We must come together to establish a common argument based on rural places which serve their catchments. We must represent ourselves nationally to get our individual value recognised across the country and the importance of our 'market' role properly appreciated. The term Market Town or Market Place itself is a marketable commodity often now commonly used by the tourist industry as a descriptive phrase in guidebooks. Its importance is not however being fully appreciated in every quarter. By working together, we can demonstrate its overall value and achieve significantly more. We do hope you will consider this invitation as a Council and decide to join and to work with us.

Many thanks for your consideration. Please do let us know your decision when it has been made.

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



Miss S Long
Flitwick Town Council
The Rufus Centre
Steppingley Road
Flitwick
MK45 1AH

Contact Janine Richardson
Direct Dial 0300 300 6983
Email planning@centralbedfordshire.gov.uk
Your Ref
Date 25 January 2021

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

NOTICE OF GRANT OF PLANNING PERMISSION

Application Number: CB/19/01652/FULL
Application Site: Land south of Station Road Flitwick MK45 1JT
Proposed Development: Construction of a new headquarters building for the Flitwick branches of the Scouts and Royal British Legion on the South East part of the site, and the demolition of existing community buildings and laying out of the site for a high turnover shoppers car park on the North West part of the site.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and shown on the submitted plans, subject to the following conditions:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
Site Location Plan 1951_001 Rev P3 26.06.19, Public Car Park and RBL & Scouts 1951_500 Rev P3, RBL & Scouts, Car Park and Green Area 1951_201 Rev P3, RBL & Scouts North and South Elevations 1951_300 Rev P3, RBL & Scouts East and West Elevations 1951_301 Rev P3, RBL & Scouts Section 1951_302 Rev P3, Site Access Visibility Splays 1951_205 Rev P1, Proposed Block Plan 1951_201 Rev P4, RBL & Scouts Plans and Areas 1951_204 Rev P3, Proposed Block Plan HQ's 1951_202 Rev P4 27.06.19, Proposed Block Plan Car Park 1951_203 Rev P1, Proposed Site Plan 1951_200 Rev B 18.04.20, Vehicular Swept Paths Analysis

using 4.6T Light Van PCD325/TR02 27.01.2020, General Arrangements PCD325_001 Rev A 27.01.2020, Vehicular Swept Paths Analysis using 11.5m Large Refuse Vehicle (Sheet 1 of 3) PCD0325/TR01 (1) Rev A 27.01.2020 , Vehicular Swept Paths Analysis using 11.5m Large Refuse Vehicle (Sheet 2 of 3) PCD0325/TR01 (2) Rev A 27.01.2020, Vehicular Swept Paths Analysis using 11.5m Large Refuse Vehicle (Sheet 3 of 3) PCD0325/TR01 (3) Rev A 27.01.2020, Vehicular Swept Paths Analysis using Large Size Car (Sheet 1 of 4) PCD325_TR03 (1) Rev A 27.01.2020, Vehicular Swept Paths Analysis using Large Size Car (Sheet 2 of 4) PCD325_TR03 (2) 27.01.2020, Vehicular Swept Paths Analysis using Large Size Car (Sheet 3 of 4) PCD325_TR03 (3) 27.01.2020, Vehicular Swept Paths Analysis using Large Size Car (Sheet 4 of 4) PCD325_TR03 (4) 27.01.2020, Project no. 1951 Planning application Support Document NTA May 2019, Access Arrangement Statement Transport Dynamics June 2019, Parking Access Arrangement – technical Note Transport Dynamics September 2020.

Reason: To identify the approved plan/s and to avoid doubt.

- 2 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: The condition must be discharged prior to commencement to ensure that appropriate materials are agreed to control the appearance of the building in the interests of the visual amenities of the locality.
(Section 12, NPPF)**

- 4 **No development shall take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include soft landscaping to be included within the blue line area as shown on the Site Location plan to ensure that the land would retain the natural informal character of the open space whilst retaining the natural surveillance of the space. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

**Reason: The condition must be discharged prior to commencement to ensure that an acceptable standard of landscaping is included with the proposals to retain the natural informal character of the open space.
(Sections 12 & 15, NPPF)**

- 5 Prior to the use hereby being brought into use the applicant shall submit for approval a noise management strategy detailing the types of events, mechanisms for control and any control and monitoring regimes in place. The strategy shall thereafter be implemented at all times.

Reason: To safeguard the residential amenity of neighbouring properties.
(Section 12, NPPF)

- 6 The development hereby permitted shall not be occupied or brought into use until the details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details.

Reason: To protect the visual amenity of the site and its surrounding area.
(Section 12, NPPF)

- 7 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme [before the use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.
(Section 12, NPPF)

- 8 The development shall not be brought into use until the junction of the proposed vehicular access with the highway has been constructed in accordance with the approved details and any surplus lengths of existing crossover closed and re-instated including full height kerbs.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the premises and to avoid existing unused accesses/crossovers from being used as informal parking bays and obstruction pedestrian access (Section 108 NPPF).

- 9 The Traffic Regulation Order double yellow lines shall extend along the site frontage from opposite the east side of the crossover for no. 25 to opposite the east side of the crossover for no. 39.

Reason: For the avoidance of doubt and to allow the refuse vehicle to manoeuvre from the access. (Section 108 NPPF).

- 10 Before any of the accesses is first brought into use, a triangular vision splay shall be provided on each side of the new access drive and shall be 2.8m measured along the back edge of the highway from the centre line of the anticipated vehicle path to a point 2.0m measured from the back edge of the highway into the site along the centre line of the anticipated vehicle path. The vision splay so described and on land under the applicant's control shall be maintained free of any obstruction to visibility exceeding a

height of 600mm above the adjoining footway level.

Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them. (Section 108 NPPF).

- 11 The visibility splays shown on the approved plan no. PCD325/001 rev A, shall be provided at the junction of the access with the public highway before the development is brought into use. The required vision splays shall for the perpetuity of the development remain free of any obstruction to visibility.
Reason: To provide adequate visibility between the existing highway and the proposed accesses, and to make the accesses safe and convenient for the traffic which is likely to use them. (Section 108 NPPF).
- 12 The development shall not be brought into use until the 2.0m wide footway shown on the approved plan no. PCD325/001 rev A and tying in with the existing footway has been constructed in accordance with the approved details. Any Statutory Undertakers equipment or street furniture shall be resited to provide an unobstructed footway.
Reason: In the interests of road safety and pedestrian movement. (Section 108 NPPF).
- 13 Any gates provided shall open away from the highway and be set back a distance of at least 5.0m from the nearside edge of the carriageway of the adjoining highway. The gates shall be free of obstruction to opening to all vehicles entering the site to allow use of the turning area.
Reason: To enable vehicles to draw off the highway before the gates are opened and to allow vehicles to turn within the site and leave in forward gear. (Section 108 NPPF).
- 14 Before the development is brought into use all on site vehicular areas shall be surfaced in a stable and durable materials in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.
Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits. (Section 108 NPPF).
- 15 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the parking provision on the site, both vehicular and cycle, and the turning area shall not be used for any purpose, other than as vehicle and cycle parking provision and turning area unless permission has been granted by the Local Planning Authority on an application made for that purpose.
Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.
(Section 108 NPPF)
- 16 The cycle parking scheme shall be fully implemented before the development is first brought into use and thereafter retained for this purpose.
Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport. (Section 108 NPPF).

- 17 No development shall take place, including any works of demolition, until a Construction Traffic Management Plan, associated with the development of the site, has been submitted and approved in writing by the Local Planning Authority which will include information on:
- (A) The parking of vehicles.
 - (B) Loading and unloading of plant and materials used in the development.
 - (C) Storage of plant and materials used in the development.
 - (D) The erection and maintenance of security hoarding / scaffolding affecting the highway if required.
 - (E) Wheel washing facilities.
 - (F) Measures on site to control the deposition of dirt / mud on surrounding roads during the development.
 - (G) Footpath/footway/cycleway or road closures needed during the development period.
 - (H) Traffic management needed during the development period.
 - (I) Times, routes and means of access and egress for construction traffic and delivery vehicles (including the import of materials and the removal of waste from the site) during the development of the site.
- The approved Construction Management Plan associated with the development of the site shall be adhered to throughout the development process.
- Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety. (Section 108 NPPF).
- 18 No development shall commence above ground level until a scheme (based on current government policy/guidance at the time of submission) for the provision of electric charging points has been submitted to and approved in writing by the local planning authority. The charging points shall be provided as approved prior to the occupation of the buildings they serve.
- Reason: To ensure the development protects and exploits opportunities for the use of sustainable transport modes for the movement of people in accordance with paragraph 105 e) of the National Planning Policy Framework 2019.
- 19 The development hereby permitted shall be undertaken in full accordance with the Council's adopted 'Environmental Code of Practice'
https://www.centralbedfordshire.gov.uk/info/44/planning/674/codes_of_practice_for_planning/3
- Reason: In order to minimise the impact of development on existing trees, landscape features and biodiversity (Section 15, NPPF)
- 20 The development hereby permitted shall be undertaken in full accordance with the Council's adopted 'Construction Code of Practice for Developers and Contractors'
https://www.centralbedfordshire.gov.uk/info/44/planning/674/codes_of_practice_for_planning.
- Reason: In order to minimise the impact of construction work on the amenities of nearby residential properties (Section 12, NPPF)

- 21 **No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of fire hydrants at the development. Prior to the first occupation of the dwelling(s) the fire hydrant(s) serving that development shall be installed as approved. Thereafter the fire hydrant(s) shall be retained as approved in perpetuity.**

Reason: Details are required prior to the commencement of development to ensure fire hydrants are intergrated into the scheme, in the interests of fire safety and providing safe and accessible developments. (Section 7, NPPF)

- 22 **No development shall commence until a final detailed design of the surface water drainage scheme, to manage surface water runoff from the development for up to and including the 1 in 100 year event (+40% CC), has been submitted to and approved in writing by the Local Planning Authority. The discharge rate from the development will be limited to the equivalent 1 in 1 year rate, or an appropriate rate as agreed by the Local Planning Authority. The final detailed design shall be based on the DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018). The approved scheme shall be subsequently implemented and maintained as approved. The scheme to be submitted shall include:**

1) Plans and calculations showing the disposal, storage and conveyance of surface water (up to and including for the 1in100 year event + a 40% allowance for climate change).

2) Results of site-specific infiltration testing to support the design of infiltration devices (carried out in accordance with BRE 365).

3) Assessment of the risk of flooding to and from the site, including the capacity of the local drainage network, and any proposed mitigation to ensure the site will be safe from flooding/flood risk will not be increased elsewhere.

4) Details of the full design, layout and construction of the drainage scheme in its entirety.

5) Confirmation of the management and maintenance arrangements for the surface water drainage system in its entirety, including any split in public and private responsibilities.

Reason: The condition must be discharged prior to commencement of development to ensure that the approved system will function to a satisfactory minimum standard of operation and prevent the increased risk of flooding both on and off site for the lifetime of the development. (Section 14, NPPF)

- 23 **No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details. Maintenance will ensure the system functions as designed for the lifetime of the development.**

Reason: To ensure the long term operation of the surface water drainage system in line with what has been approved, in accordance with Written statement - HCWS161. (Section 14, NPPF)

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website:

https://www.centralbedfordshire.gov.uk/directory_record/43223/application_for_approval_of_details_reserved_by_condition

- 1
 - a) The permission shall not extend to the land between the two sites and within the blue line plan.
 - b) The applicant is advised that in order to comply with Condition 8, 9 and 12 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. You are advised to contact the Highways Agreements Officer, Community Services, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
E-mail highwaysagreements@centralbedfordshire.gov.uk.
 - c) The applicant is advised that no private surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system.
 - d) The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained by this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301.
 - e) The applicant is advised that parking for contractor's vehicles and the storage of materials and deliveries associated with this development should take place within the site and not extend into within the public highway without authorisation from the highway authority. If necessary the applicant is advised to contact The Street Works Co-ordinator, Central Bedfordshire Highways, by contacting the Highways Helpdesk 0300 300 8301. Under the provisions of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of demolition/construction of the development hereby approved.
 - f) Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction/demolition of the development are in a condition such as not emit dust or deposit mud, slurry or other debris on the highway, in particular efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development of cleaning the wheels of all vehicles leaving the site.
 - g) The applicant is advised that the re-instatement of any surplus lengths of crossover shall include the reinstatement of the highway to include any footway, verge and kerbing and no works associated with the closure of the vehicular access should be carried out within the confines of the public highway without prior consent by the highway authority contact Central Bedfordshire Council Tel: 0300 300 8301.

h) The applicant is advised that all cycle parking to be provided within the site shall be designed in accordance with the Central Bedfordshire Council's "Cycle Parking Annexes – July 2010".

i) The applicant is advised that no works associated with the CTMP should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council. Upon receipt of this Notice of Planning Approval, the applicant is advised to contact this link on the Council website <http://www.centralbedfordshire.gov.uk/transport/request/dropped-kerb.aspx> or contact Central Bedfordshire Council Tel: 0300 300 8301 quoting the Planning Application number. This will enable the necessary consent and procedures under the Highways Act to be implemented.



Andrew Davie

Assistant Director - Development Infrastructure

Date of Issue: 25 January 2021

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Notification of intention to submit an appeal

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

The appeal will be against: Central Bedfordshire Council
for: <i>(insert reason for appeal e.g. refusal, failure to decide or appealing against conditions)</i>
Appellant(s) name:
Site Address: Land south of Station Road Flitwick MK45 1JT
Description of development: Construction of a new headquarters building for the Flitwick branches of the Scouts and Royal British Legion on the South East part of the site, and the demolition of existing community buildings and laying out of the site for a high turnover shoppers car park on the North West part of the site.
Planning application number: CB/19/01652/FULL
Likely submission date of appeal:
Proposed duration of inquiry in days:

Next steps:

1. Complete the above fields
2. Save this document
3. Attach to an email and send to the Local Planning Authority and also the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk)
4. Submit your appeal via the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>) not less than 10 working days after sending this notification.