

Sandy Town Council

To: Cllrs P N Aldis, P Blaine, A Gibson, J Hewitt, A M Hill, W Jackson, T Knagg, R Lock, C Osborne, S Paterson, M Pettitt, M Scott, P Sharman, S Sutton and N Thompson

You are hereby summoned to attend a meeting of Sandy Town Council to be held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire on Monday 20 September 2021 commencing at 7.30pm for the purpose of transacting the items of business below.



Chris Robson
Town Clerk
10 Cambridge Road
Sandy
SG19 1JE
01767 681491
14th September 2021

Following the easing of Covid19 restrictions the government has stated that it is 'expected and recommended' that people should wear face coverings (unless exempt) in crowded public settings. Due to the size of the Council chamber and the potential number of people present, Councillors, officers and members of the public are encouraged to wear face coverings during the meeting.

A G E N D A

1 Apologies for Absence

To receive any apologies for absence.

2 Declarations of interest and requests for dispensations

Under the Localism Act 2011 members of Council are not required to make oral declarations of interest at meetings but may not participate in discussion or voting on any items of business in which they have a Declarable Pecuniary Interest (DPI) and under Sandy Town Council's Standing Orders must leave the room for the duration of all discussion on such items. (All members' register of interests are available on the Sandy Town Council website or on application to the Clerk.)

*This item is included on the agenda to enable members to declare new DPis and also **those who wish to do so** may draw attention to their stated DPis and also any non-declarable personal interests which they have declared under Sandy Town Council's adopted Code of Conduct and which may be relevant to items on the agenda.*

- i) Disclosable Pecuniary Interests*
- ii) Non Pecuniary Interests*
- iii) Dispensations*

Sandy Town Council

3 Public Participation Session

To receive questions and representations from members of the public. Members must raise their hand to indicate they wish to speak and the Chairman will advise them when it is time to do so.

4 Minutes of previous Town Council meetings

To receive the minutes of the meeting of Sandy Town Council held at 7.30pm on Monday 9th August 2021 and to approve them as a correct record of proceedings.

5 Minutes of committees and recommendations therein

To receive and note the minutes of the meetings of the following committees and sub-committees and (if applicable) to approve recommendations therein which do not arise elsewhere.

- i) Development Scrutiny Committee held on 9 August 2021 and 6 September 2021
- ii) Community, Services and Environment Committee held on 23 August 2021
- iii) Policy, Finance and Resources Committee held on 6 September 2021

6 Reports from Central Bedfordshire Councillors

To receive reports or points of information from Sandy's Central Bedfordshire Ward Councillors.

7 Action List

To receive and note an action list on Full Council items.

Appendix I

8 CB/20/04425/REG3 - The Meadows, Girtford Bridge, Sandy

To receive a communication from Central Bedfordshire Council Planning in relation to comments submitted by the Town Council on the above mentioned application.

Appendix II

9 Plan to upgrade a telecoms facility on Sunderland Road industrial estate

To receive a pre-application consultation letter from Clarke Telecom Ltd and proposed plans in relation to the proposed upgrade to the existing telecommunications installation at Sunderland Road Industrial Estate.

Appendix III

10 Use of Remote Meeting Technology

To consider a report on continued use of zoom for some working groups of informal meetings of Councillors.

Appendix IV

Sandy Town Council

11 Neighbourhood Development Plan

To receive a report from the Neighbourhood Plan Steering Group.

Appendix V

12 Correspondence

- i) To receive and note email correspondence received from the Rt Hon Richard Fuller's office in relation to the A1. Appendix VI
- ii) To receive and consider correspondence received from CBC's Democratic Services Manager. Appendix VII
- iii) To note correspondence the Council has been copied into from the Sandy Rail Users Group. Appendix VIII
- iv) To receive correspondence from PCC Events regarding the Annual Parish Council Conference Invitation. Appendix IX

13 Consultations

- i) To receive a proposed Council response to the government's consultation on a vision for the Oxford to Cambridge Arc from Cllrs Blaine, Gibson, Hewitt and Sutton. The consultation closes on 12th October 2021. Previously Circulated
- ii) To note that Central Bedfordshire Council are running a survey on Changing Places Toilets and potential funding for toilets in Central Bedfordshire.
<https://centralbedfordshire.researchfeedback.net/s.asp?k=163057385190>

14 Leisure Services

To receive any updates from the Clerk or Leisure Services Working Group on Leisure Services in Sandy.

15 Reports from Councillors on Outside Bodies

To receive the following reports from Council representatives on outside bodies;

- i) Report from Cllr M Hill on the Sandy Sports and Leisure Association (SSLA) committee Appendix X
- ii) Report from Cllr M Hill on the Sandy Twinning Association. Appendix XI
- iii) Report from Cllr A Gibson on the Sandy Carnival Committee. Appendix XII

16 News Release

17 Chairman's Items

Sandy Town Council

18 Mayoral Engagements

To note a list of recent engagements undertaken by the Mayor and/or Deputy Mayor;

- Thursday 12 August – Mayor and Deputy visited traders / shopkeepers in Sandy in support of the “Shop Sandy” voucher scheme.
- Thursday 19 August - Mayor attended the PCC first 100 Days presentation and launch at The Grove Theatre, Dunstable.
- Wednesday 1 September - Mayor attended Mayor of Luton's Investiture at The Auction House, Luton.
- Saturday 4 September - Mayor and Mayoress attended Proms in the Park at the Walled Garden, Hall Park, Rushden.
- Saturday 18 September - Mayor welcomed and attended our MP Richard Fuller's Drop in Surgery at Sandy Community Stand.

19 Date of Next Full Council Meeting: 1st November 2021

Town Council - Action list

Subject	Action to be taken		Response/ Agenda no.
	Minute	Action	
Meeting 9/11/15			
East West Rail Link	(89-15/16)	Town Council strongly support the East West rail link coming through Sandy and to lobby the relevant authorities.	The Council submitted a response to the most recent EWR consultation on 9th June 2021. The Clerk was asked to ensure the MP's office was aware of the Council's response. Letter issued to MP's office. No further update at time of issuing agenda.
Meeting 21/5/18			
A1 – Local Issues	(19-18/19)	To push for decisions on the future of the A1 and action on safety and environmental issues.	Representatives of STC previously joined a meeting with a representative from Highways England, facilitated by local MP Richard Fuller. Notes were received by Council. R. Fuller's office is pressing for a response from Highways England to matters raised at the meeting. Update from MP's office on the agenda.
Meeting 17/12/18			
Sandye Place Academy	(142-18/19)	That the Town Council place on record its opposition to any future residential development on the site and all other aspects the site could be used for as highlighted in the Council's Community Plan and that CBC Ward Councillors support the Council's position.	Members received briefing notes from CBC on the process involved in getting the SPA site released from the DfE and educational use. Following the last meeting of the Council a response was issued to a letter received from CBC's agent in relation to educational use at SPA. No further updates at time of issuing agenda. Date to be agreed with CBC single point of contact.
Meeting 14/12/20			
Councillor Street Audit	(77-20/21)	Members to carry out an audit of streets and report back concerns or areas in need of attention to Cllr Pettitt, who will compile a report.	No further updates at this time. All matters identified have been reported and will be monitored.

Sandy Town Council

Date: 20th September 2021
Title: CB/20/04425/REG3 - The Meadows, Girtford Bridge, Sandy
Contact: C Robson, Town Clerk

Purpose of the Report

1. To receive and consider correspondence received from Central Bedfordshire Council's Planning Department in relation to the Council's previously submitted comments on planning application CB/20/04425/REG3 - The Meadows, Girtford Bridge, Sandy.
2. To advise the Clerk whether the Council wishes to withdraw the comments it previously submitted.

Correspondence

3. The following correspondence has been received from a CBC Planning Officer;

'Dear Mr Robson,

You may recall that the Planning Authority are currently considering an application for the change of use of the Days Inn Hotel adjacent to the A1 to provide transitional housing (Central Bedfordshire Councils Housing department are the applicants).

The use is already in place under the temporary Coronavirus Permitted Development Rights which currently run until the end of this year.

Sandy Town Council provided the **attached** comments in response to the original consultation on the application. As it stands the comments from Sandy Town Council mean that the application is required to be presented too and determined by the Development Management Committee unless it is confirmed that those comments have been addressed.

In regards to the comments received the site plan has been updated (attached) to include the provision of landscaping outside of the proposed parameter fence (in order to reduce the visual prominence of the fence and provide a soft boundary adjacent to the A1). In addition the proposal is now supported by a transport mitigation document (attached), which has been agreed with Highways England and the Councils Highways Officers, in order to suitably reduce the possibility of residents attempting to cross the A1 by providing other alternatives (including taxis).

Are you able to confirm whether the Town Council are content that the above matters address your previous comments and whether you are content for the application to therefore be decided by Delegated Authority?

I look forward to your response as soon as possible.

Kind Regards,

Stuart Kemp

Principal Planning Officer

Planning Delivery – Strategic Delivery Team, Place and Communities Directorate

Electronic Message Received

Message Type: DCConsComment

CaseFullRef : CB/20/04425/REG3

Location : The Meadows, Girtford Bridge, Sandy, SG19 1NA

An electronic message was submitted to Acolaid on 17/12/2020 and was processed on 18/12/2020

Contact Response

Mrs Sandy
Sandy Town Council
Sandy Town Council
10 Cambridge Road
Sandy

Email Address: clerk@sandytowncouncil.gov.uk

Reply Type: COM

Members of Sandy Town Council resolved: to make no objections and were supportive of the overall scheme of this application.

However, whilst members understand the need to keep the site safe for residents and children, they find the fence overbearing in nature and are concerned that it gives the impression to residents of being isolated and excluded from the wider area of Sandy.

Members suggested that the fence runs in line with the building from either side rather than being in front of the building.

Members are also concerned regarding the materials to be used for the fencing. The materials currently proposed for the site give the impression of a temporary camp which would be detrimental to the wellbeing of the residents. This site is also a gateway to the town and they would like to see materials used that are more aesthetically pleasing.

Members would also like to see bus stops, in both directions, put in place to ensure residents can get to and from the town safely and to stop residents from feeling isolated from the wider community.



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Central Bedfordshire Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: CB/20/04425/REG3

Referring to the planning application referenced above, dated 3 July 2020, Change of use of an existing hotel (Use Class C1) to create a transitional housing scheme (Sui Generis Use Class), with ancillary works, The Meadows, Girtford Bridge, Sandy, SG19 1NA. Notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection;~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is / is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 17/08/21
Name: Penny Mould	Position: Spatial Planning Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW	
Penny.mould@highwaysengland.co.uk	

Annex A Highways England recommended further assessment required

HIGHWAYS ENGLAND has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard CB/20/04425/REG3 and has been prepared by Penny Mould.

Following receipt of further information with regards to this planning application, Highways England are able to change their recommendation to one of conditions.

The additional information relates to the revised Transportation Technical Note (Rev: C). Having reviewed the document and its appendixes Highways England recommend that the following condition relating to appendix H – Mitigation Measures Note is secured as part of any grant of planning permission.

Condition: The development hereby approved shall only be completed and operated in full accordance with the submitted Mitigation Measures Note referenced in the Transportation Technical Note (Rev: C) appendix H, dated August 21. The ongoing management of the site shall also accord with the approved Mitigations Measures Note for the lifetime of the development unless otherwise agreed in writing with the local planning authority in consultation with Highways England.

Reason: To ensure the safe operation of the A1

Days Inn

Sandy, Bedfordshire



A 1

A 603

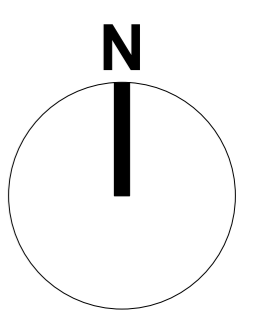
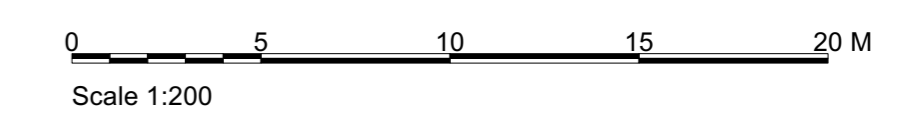
Planting to fence

new 1800 high fence

Fencing around boundary

Playground

Bins



- C 19/02/2021 Planting to roadside of fence added
- B 09/12/2019 Fencing altered and noted
- A 30/10/19 Minor amendments.

PLANNING

CDM DESIGN REVIEW	
Date Held: 3 April 2020	
Significant risks identified which are either:	
1. Not likely to be obvious to a competent Contractor:	None
2. Unusual risks:	None
3. Likely to be difficult to manage effectively:	None

Project title		Days Inn		<p>The Barn, Sewell, Dunstable Bedfordshire LU5 1BP telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects</p>			
Drawing title		Proposed Site Plan					
Drawing no.	19054wd2.01	Rev	C				
Scale	1:200@A1	Date	Oct-19	Drawn by	MK	Checked by	CS



Our ref: CTIL_10892522

7 September 2021

Sandy Town Council
10 Cambridge Road
Sandy
SG19 1JE
admin@sandytowncouncil.gov.uk

Clarke Telecom Ltd
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Dear Sir/Madam,

**PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL_10892522,
SUNDERLAND INDUSTRIAL ESTATE, SUNDERLAND ROAD, SANDY, BEDFORDSHIRE, SG19 1JH, NGR
E: 517620 N: 249718**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone is in the process of identifying a suitable site in the Sandy area for a radio base station to maintain and improve existing levels of service provision. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone is committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

As part of *Cornerstone's* continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced 2G, 3G and 4G coverage and capacity, and new 5G coverage ensuring that this area of Sandy has access to the latest technologies.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site.


Our technical network requirement is as follows:

- **CTIL_10892522, CORNERSTONE, SUNDERLAND INDUSTRIAL ESTATE**

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity as well as new 5G service provision to ensure that customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

The preferred Cornerstone option is as follows:

- **SUNDERLAND INDUSTRIAL ESTATE, SUNDERLAND ROAD, SANDY, BEDFORDSHIRE, SG19 1JH, NGR E: 517620 N: 249718**

The proposed works comprise the removal of 3no antennas to be replaced with 3no new antennas and the addition of ancillary equipment thereto.


The operators are proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

As this is an existing ground based installation and the amendments are relatively minor in nature, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area. As such, no other options have been considered.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Sandy, Sandy Town Council, local MP Richard Fuller, planning officers at Central Bedfordshire Council, and the Head of Aerodrome Compliance at Sandy Airfield.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL_10892522)

Yours faithfully,

Martyn Knapton

Martyn Knapton
Acquisition Surveyor
Clarke Telecom
Tel: +44 161 785 4500
Fax: +44 7376 605 666
Email: Martyn.Knapton@Clarke-Telecom.com


(for and on behalf of Cornerstone)

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 517620 N: 249718

DIRECTIONS TO SITE:
 HEAD NORTHWEST ON A1(M) TOWARD EXIT 10
 CONTINUE ONTO A1, GO THROUGH 2
 ROUNDABOUTS AT THE ROUNDABOUT, TAKE
 THE 3RD EXIT ONTO BEDFORD RD/B1042 AT
 THE ROUNDABOUT, TAKE THE 2ND EXIT ONTO
 SUNDERLAND RD DESTINATION WILL BE ON
 THE RIGHT

NOTES:

REV	Issued for Approval	BY	DATE
A		CT	TR 14.07.21



O₂

CTIL - MACRO UPGRADE

Cell Name	Opt.
SUNDERLAND INDUSTRIAL ESTATE	A

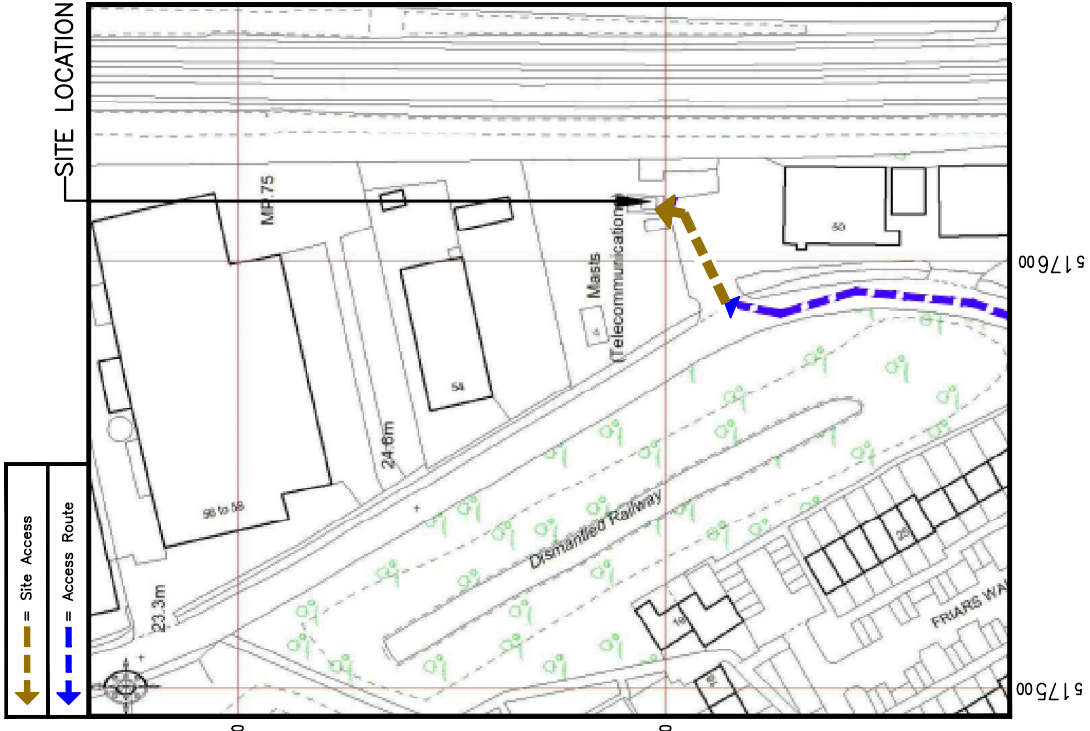
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Site Address / Contact Details
 SUNDERLAND ROAD
 SANDY
 BEDFORDSHIRE
 SG19 1JH

Drawing Title:	Dwg Rev:
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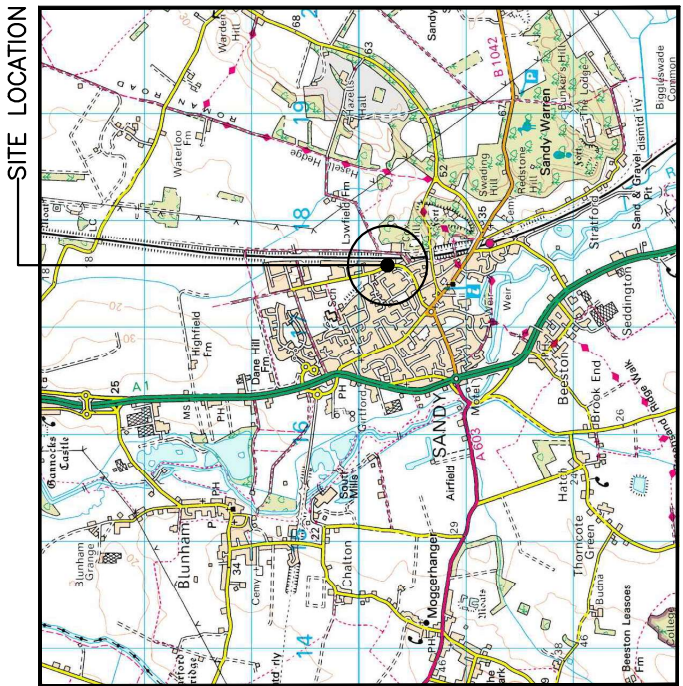
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PLANNING	100

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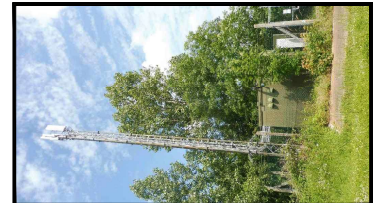
DETAILED SITE LOCATION
 (Scale 1:1250)

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SITE LOCATION
 (Scale 1:50000)

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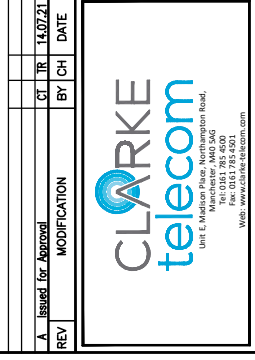


SITE PHOTOGRAPH

The drawings comply with Standard Telefonica ICNIRP design guidelines. Designed in accordance with CTIL Beacon documents: SDN00013 'ICNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 517620 N: 249718
 NOTES:

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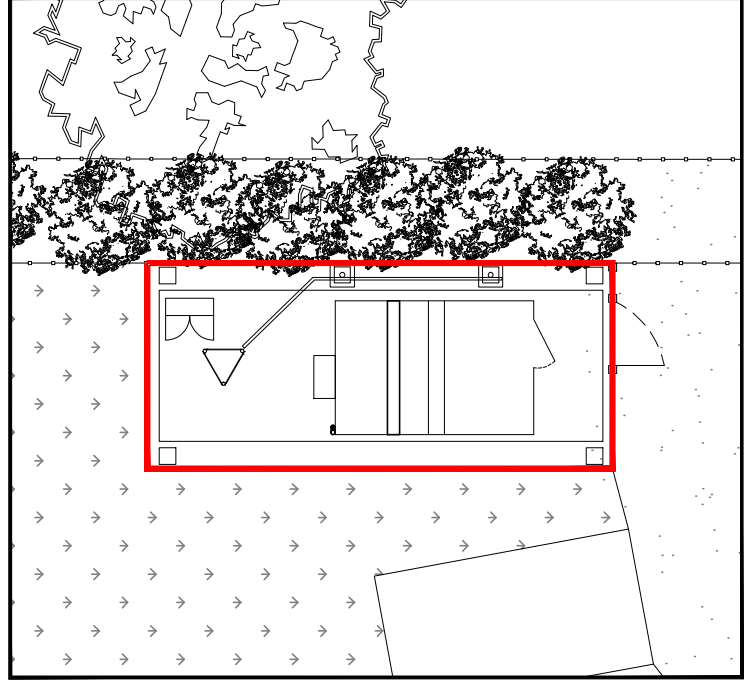


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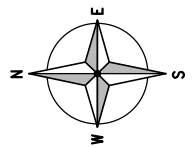
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Cell ID No	CTIL	TEF	VF
	10892522	071010	N/A

Site Address / Contact Details
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 SANDY
 BEDFORDSHIRE
 SG19 1JH

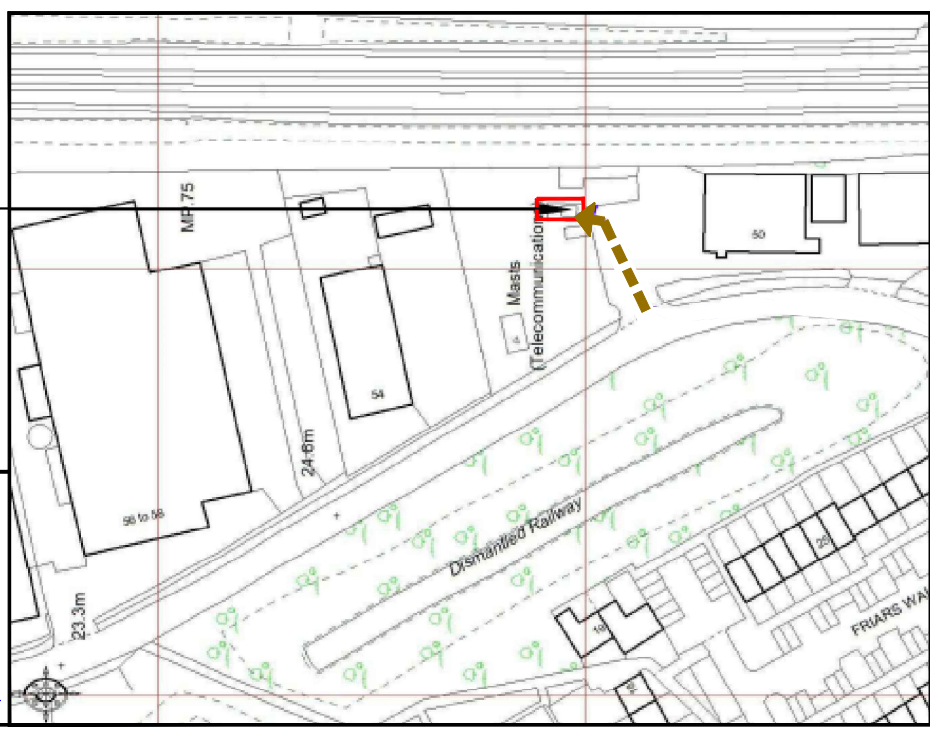
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Original Sheet Size:	A3
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Drawn Date:	14.07.21
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Checked Date:	14.07.21
Original Sheet Size:	A3



DEMISE PLAN
 (1:100)



SITE LOCATION



← = Site Access
 ← = Access Route

DETAILED SITE LOCATION
 (Scale 1:1250)

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The drawings comply with Standard Telefonica ICNIRP design guidelines. Designed in accordance with CTIL Beacon documents: SDN00013 'ICNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 517620 N: 249718

NOTES:

REV	Issued for Approval	CT	TR	DATE
A				14.07.21

MODIFICATION	BY	CH	DATE



Unit E, Millers Road, Millers Wood, Sandwell, Birmingham, B69 4JH
Tel: 0181 782 4500
Fax: 0181 782 4501
Web: www.clarke2telecom.com



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CTIL - MACRO UPGRADE

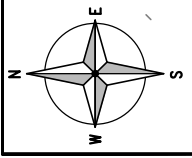
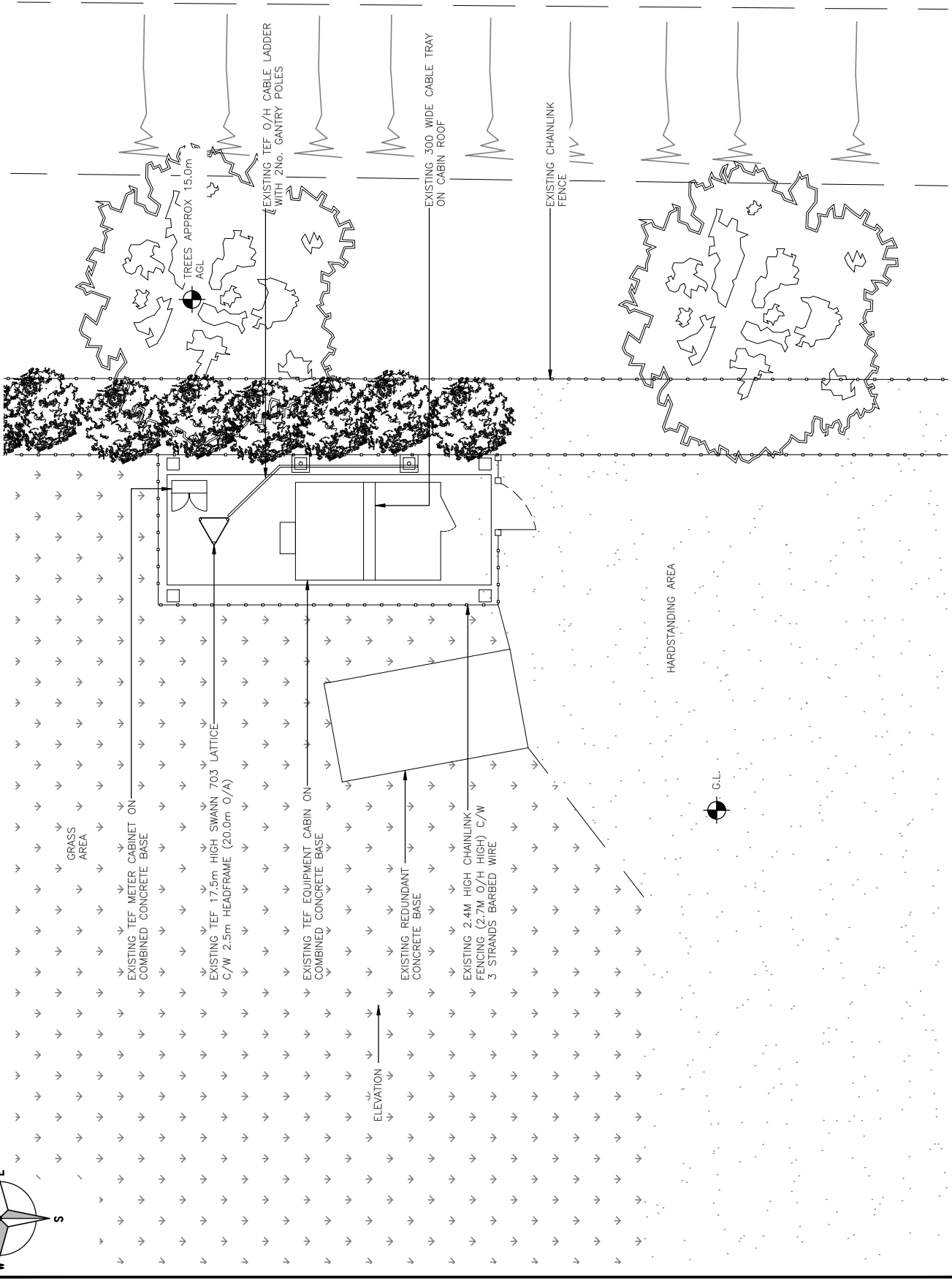
Cell Name
SUNDERLAND INDUSTRIAL ESTATE A

Cell ID No
CTIL TEF VF
10892522 071010 N/A

Site Address / Contact Details
SUNDERLAND ROAD
SANDY
BEDFORDSHIRE
SG19 1JH

Drawing Title: EXISTING SITE PLAN
Purpose of Issue: PLANNING
Drawing Number: 200

Drawn: CT
Checked: TR
Date: 14.07.21
Original Sheet Size: A3
Pack Issue: A
Date: 14.07.21



EXISTING SITE PLAN
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 517620 N: 249718

NOTES:
EXISTING FEEDER CABLES TO BE DISCONNECTED, TESTED & REUTILISED

REV	Issued for Approval	CT	TR	DATE
A				14.07.21



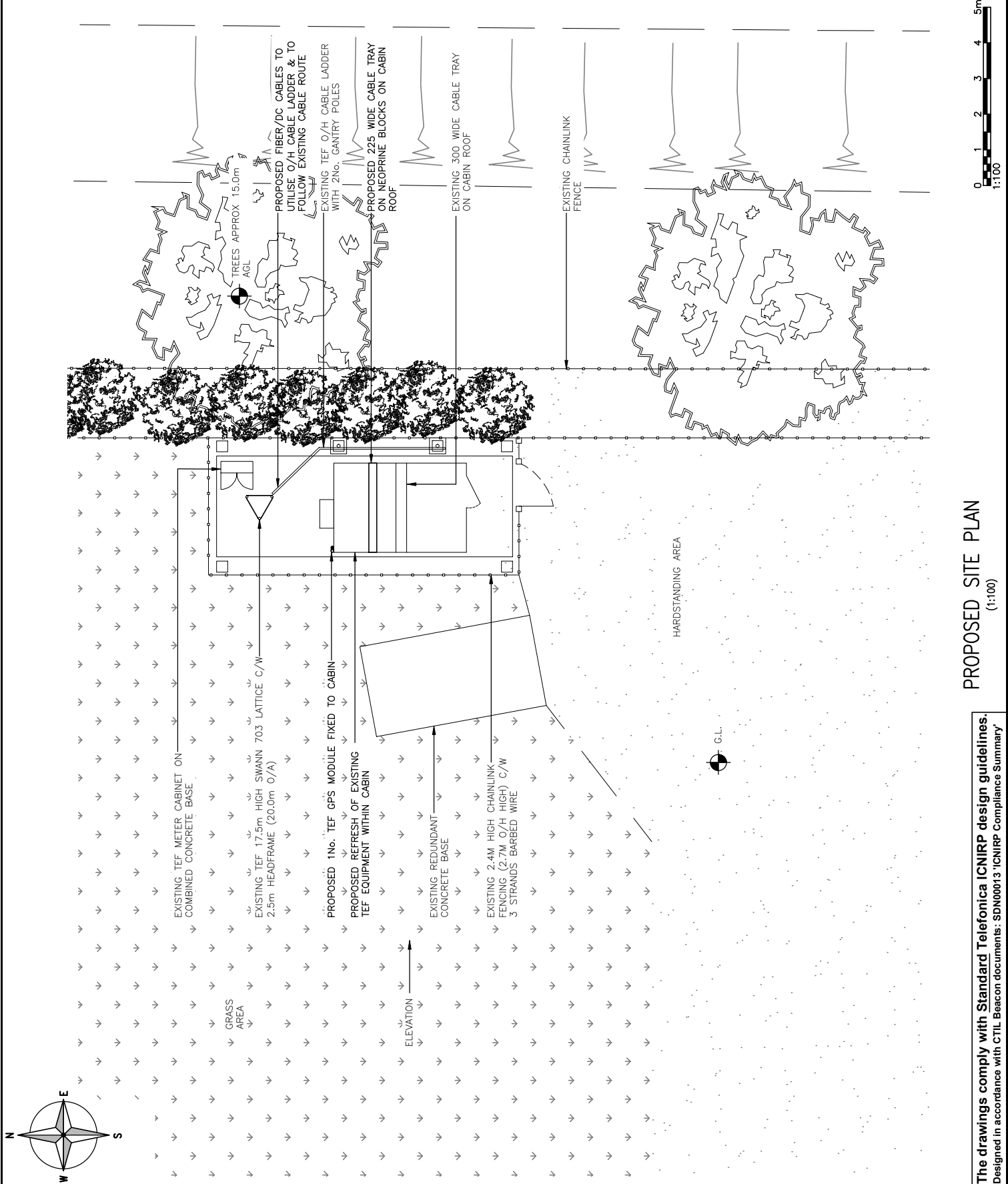
O₂
CTIL - MACRO UPGRADE

Cell Name	Opt
SUNDERLAND INDUSTRIAL ESTATE	A
Cell ID No	VF
CTIL	TEF
10892522	071010
	N/A

Site Address / Contact Details
SUNDERLAND ROAD
SANDY
BEDFORDSHIRE
SG19 1JH

Drawing Title:	PROPOSED SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	201
Original Sheet Size:	A3
Original Issue Date:	14.07.21
Original Issue By:	CT
Original Issue Date:	14.07.21
Original Issue By:	TR
Original Issue Date:	14.07.21

Drawn:	CT	Checked:	TR
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Drawn:	CT	Checked:	TR
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PROPOSED SITE PLAN
(1:100)

The drawings comply with Standard Telefonica ICNIRP design guidelines.
Designed in accordance with CTIL Beacon documents: SDN00013 'ICNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 517620 N: 249718

NOTES:

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	CT	TR	14.07.21



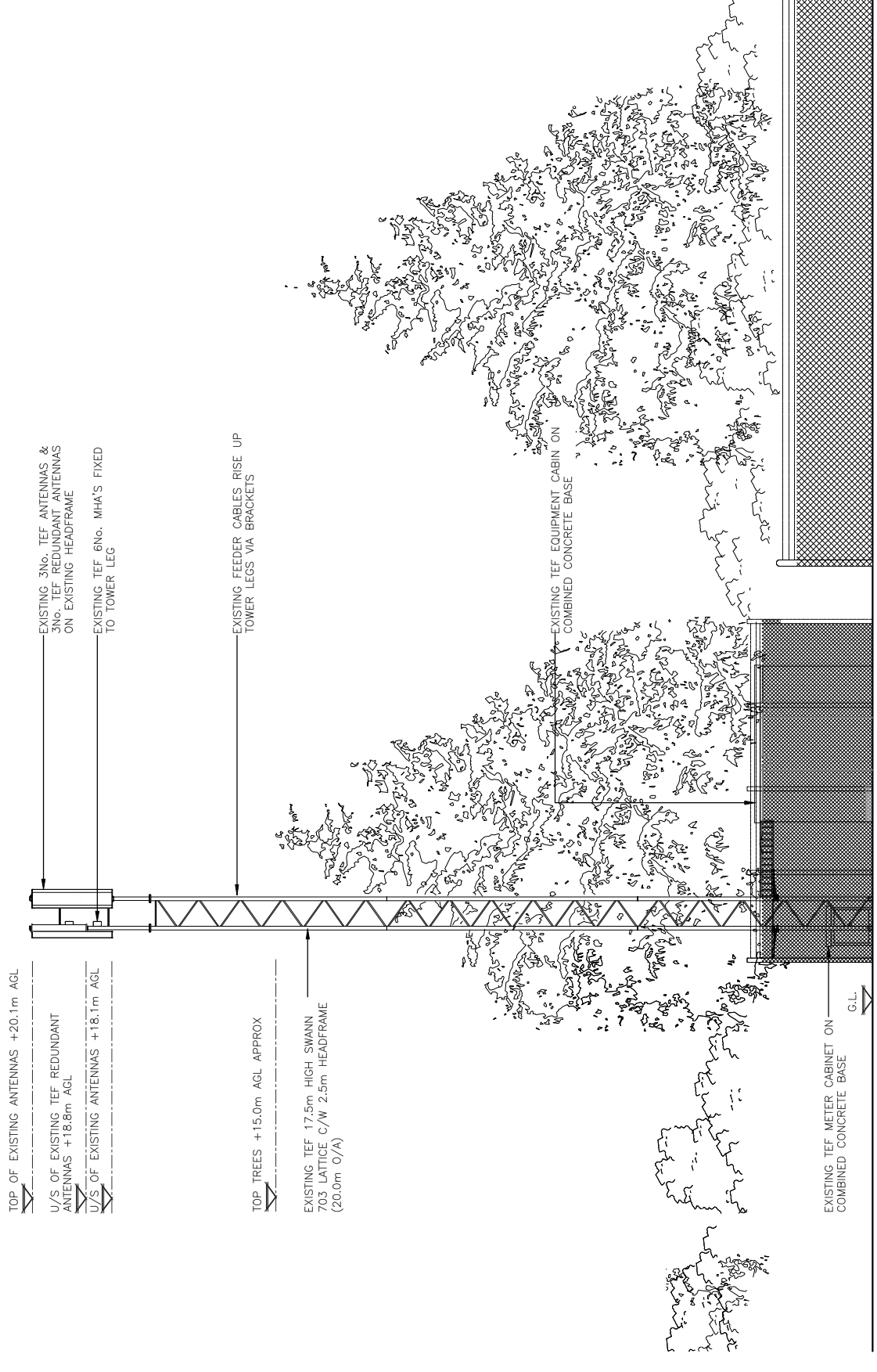
CTIL - MACRO UPGRADE

Cell Name	Opt
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Cell ID No	VF
CTIL	TEF
10892522	071010
	N/A

Site Address / Contact Details
 SUNDERLAND ROAD
 SANDY
 BEDFORDSHIRE
 SG19 1JH

Drawing Title:	EXISTING SITE ELEVATION
Purpose of Issue:	PLANNING
Drawing Number:	300
Survised By:	CT
Original Sheet Size:	A3
Drawn:	CT
Date:	14.07.21
Checked:	TR
Date:	14.07.21
Issue:	A



EXISTING SITE ELEVATION
(1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 517620	N: 249718
NOTES: EXISTING FEEDER CABLES TO BE DISCONNECTED, TESTED & REUTILISED		

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	CT	TR	14.07.21

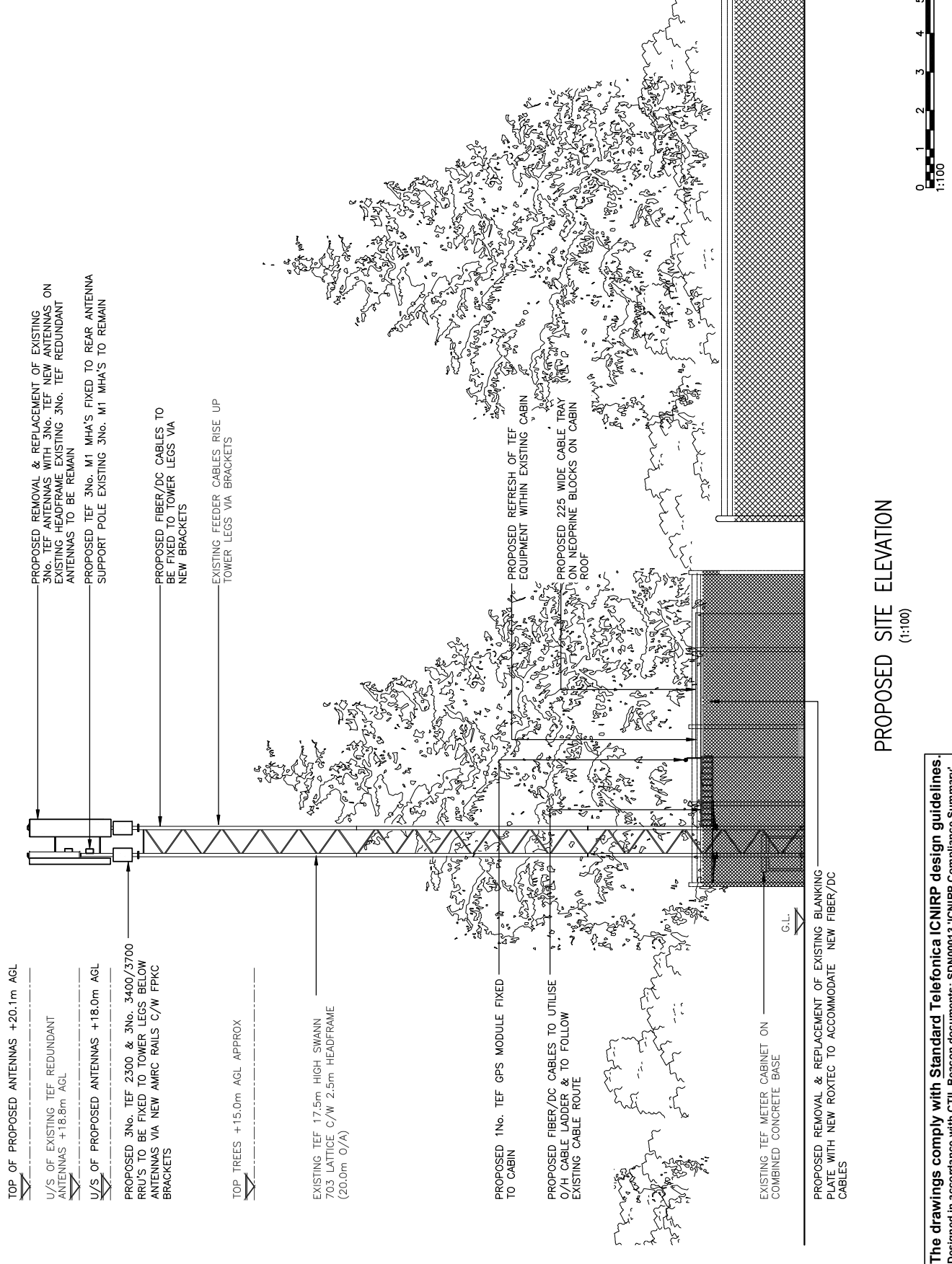


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CTIL - MACRO UPGRADE

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Cell ID No	VF
CTIL	TEF
10892522	071010
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Site Address / Contact Details
SUNDERLAND ROAD
SANDY
BEDFORDSHIRE
SG19 1JH

Drawing Title:	PROPOSED SITE ELEVATION
Purpose of Issue:	PLANNING
Drawing Number:	301
Surveys By:	CT
Original Sheet Size:	A3
Drawn:	CT
Date:	14.07.21
Checked:	TR
Date:	14.07.21
Issue:	A



TOP OF PROPOSED ANTENNAS +20.1m AGL

U/S OF EXISTING TEF REDUNDANT ANTENNAS +18.8m AGL

U/S OF PROPOSED ANTENNAS +18.0m AGL

PROPOSED 3No. TEF 2300 & 3No. 3400/3700 RRU'S TO BE FIXED TO TOWER LEGS BELOW ANTENNAS VIA NEW AMRC RAILS C/W FPKC BRACKETS

TOP TREES +15.0m AGL APPROX

EXISTING TEF 17.5m HIGH SWANN 703 LATTICE C/W 2.5m HEADFRAME (20.0m O/A)

PROPOSED 1No. TEF GPS MODULE FIXED TO CABIN

PROPOSED FIBER/DC CABLES TO UTILISE O/H CABLE LADDER & TO FOLLOW EXISTING CABLE ROUTE

EXISTING TEF METER CABINET ON COMBINED CONCRETE BASE

PROPOSED REMOVAL & REPLACEMENT OF EXISTING BLANKING PLATE WITH NEW ROXTEC TO ACCOMMODATE NEW FIBER/DC CABLES

PROPOSED REMOVAL & REPLACEMENT OF EXISTING 3No. TEF ANTENNAS WITH 3No. TEF NEW ANTENNAS ON EXISTING HEADFRAME EXISTING 3No. TEF REDUNDANT ANTENNAS TO BE REMAIN

PROPOSED TEF 3No. M1 MHA'S FIXED TO REAR ANTENNA SUPPORT POLE EXISTING 3No. M1 MHA'S TO REMAIN

PROPOSED FIBER/DC CABLES TO BE FIXED TO TOWER LEGS VIA NEW BRACKETS

EXISTING FEEDER CABLES RISE UP TOWER LEGS VIA BRACKETS

PROPOSED REFRESH OF TEF EQUIPMENT WITHIN EXISTING CABIN

PROPOSED 225 WIDE CABLE TRAY ON NEOPRINE BLOCKS ON CABIN ROOF

PROPOSED SITE ELEVATION
(1:100)

The drawings comply with Standard Telefonica ICNIRP design guidelines.
Designed in accordance with CTIL Beacon documents: SDN00013 'ICNIRP Compliance Summary'

Sandy Town Council

Date:	20th September 2021
Title:	Use of Virtual Meetings
Contact:	C Robson, Town Clerk

Purpose of the Report

1. The Clerk was asked to bring forward a report on use of virtual meeting technology to facilitate discussion by Members on the future use of zoom by the Council following the return to face to face meetings. The report is meant as a basis for a discussion by the Council on how it may wish to use video technology for meetings.
2. This report is intended to highlight the efficiencies and opportunities video meeting technology might offer, as opposed to its use as part of a response to COVID19 or meeting restrictions.

Recommendation

3. That the Council consider continuing to use zoom meetings for appropriate Council Working Group meetings and other meetings involving Councillors, as part of its development as opposed to a COVID19 measure.

Background/Information

4. As Members are aware in April 2020 the government put in place a national lockdown as part of the Country's response to the COVID19 pandemic. The national lockdown meant that Councils were not able to meet to conduct business. Sandy Town Council quickly put in place a temporary scheme of delegation to allow the Clerk, in conjunction with the Mayor and Deputy to make decisions to ensure Council business continued. Many Councils turned to remote video meeting platforms, such as Zoom and Microsoft Teams to allow Councillors to continue to meet in a safe way. In June 2020 Sandy Town Council held its first remote meeting of all Councillors using the Zoom platform.
5. On 1st August 2020 regulations regarding remote meetings of Council's were updated as part of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations"). These regulations permitted Town and Parish Council's to hold their decision-making meetings remotely until the 7th May 2021. As such Sandy Town Council followed its previously agreed calendar of meetings, meeting on zoom rather than in person.
6. At points over the last 18 months the Government has eased restrictions to varying levels. However, due to the size of the Chamber and the restrictions social distancing and the number of people meeting indoors which remained in place the Council continued to use zoom to hold all its council meetings.
7. The Regulations permitting the Council to meet and make decisions remotely ended on 7th May 2021. The Government stated that they were not able to extend the regulations. A number of representations were made to the Government by national bodies such as NALC and the SLCC. A High Court case was also lodged. Ultimately, the ability to legally hold Council decision making meetings (those with votes) virtually ceased on 7th May.
8. Due to the social distancing restrictions that remained in place in May 2021 many council's continued to use video meetings to operate. Sandy Town Council agreed a temporary scheme of delegation to give more authority to the Town Clerk and ensure that actions taken were legal. The Council continued to

AGENDA ITEM: 10

APPENDIX IV

follow its calendar of meetings holding zoom meetings of Councillors to discuss council business and advise the Clerk.

9. In July 2021 the government removed all restrictions on face-to-face meetings, meaning that the Council could return to meetings in the Chamber without breaking guidance and regulations relating to COVID19. The Council held its first face to face meetings on 19th July 2021.
10. Although Full Council and committee meetings have returned to in-person meetings in the Council Chamber certain mitigation measures have been adopted. A risk assessment was carried out and measures put in place to help manage the risks associated with the COVID19 pandemic, while still allowing the Council to meet to carry out its business. Lower attendance at committee meetings means the Council can implement some social distancing, however this is not the case with Full Council meetings where there is higher attendance. Therefore, mitigation measures such as mask wearing and ventilation are even more important on those occasions.

Information

11. The Council will now need to continue meeting in person for its Council and standing committee meetings unless the government introduce any further pandemic linked laws on social distancing which would require the Council to review how it meets, or should a permanent change be made to regulations which allows councils to meet remotely for decision making meetings.
12. Council and committee meetings can not meet remotely due to their need to ensure public participation, their decision-making ability and Councillor attendance. As these public meetings must take place at a single, specified geographical location, attending a meeting at such a location means physically going to it, and being "present" at such a meeting involves physical presence at that location.
13. Working Groups are not committees or Full Council meetings and so do not have the same necessary actions such as advertising to the public, official minutes, allowing public participation etc. A Working Group could be a few people visiting a site to see a product, researching items, putting together a plan or recommendations to Council etc. NALC has confirmed that as Working Groups are not subject to the same requirements as Full Council and committee meetings, they can continue to use remote meeting technology if the council so wishes. Councils across the country are now making more use of remote meeting technology to support their operation.
14. The Clerk currently uses video meetings to meet with officers from CBC and other organisations when necessary. It is likely this will now continue for many meetings indefinitely. The use of video meetings can be set up quickly, reduces the need to travel to Chicksands and the time and costs involved in such meetings.
15. The Council has numerous working groups, with meetings of some groups continuing to be held on Zoom.
16. There are a number of positives and efficiencies that can be gained from use of zoom by Working Groups or informal meetings of Councillors. These are detailed over the page, along with some potential negatives.

Pros**Shorter Sessions**

You can hold meetings more often when they're virtual. Short check-ins can last just 10 minutes between Councillors and officers, or short agendas where only one item of business needs to be discussed.

Efficient use of Councillor/Officer Time

Virtual meetings can be set up quickly. This can be helpful and more efficient than physical meetings when an urgent matter needs to be discussed but may not need a lot of time for discussion. Virtual meetings also allow for attendees to be brought in at short notice, even within the meeting if necessary.

With a virtual meeting, it's reasonable to end the session as soon as you've discussed everything.

Environmentally friendly

Reduced vehicle use for those attending meetings will have a positive impact on the Council's Environmental Plan. This would also apply to speakers or contractors who might be attending a meeting but are based elsewhere in the country (i.e. skatepark contractor)

Accessibility/Attendance

Members who have commitments, such as work or family may find it easier to access a zoom-based meeting for a fixed period of time, increasing participation. This option for meeting access may also appeal to potential new councillors at future elections, who are concerned about volunteering time alongside life commitments.

Cons**Technical Difficulties**

Attendees may experience technical difficulties with equipment during the meeting, preventing full participation.

Talking over each other:

It may be hard to know when someone has finished talking and people usually end up talking over one another and the flow of the meeting could become jagged.

Informal Catch up/Discussion

It is harder for members to talk to one another informally

17. This report is only intended to support Members discussion on use of zoom for Working Group meetings, or other meetings Councillors may be involved in which are not Council or committee meetings. However, Members may wish to note that there are calls from Councils and sector bodies to allow Council's to permanently use remote meeting technology to hold all council meetings. In June the National Association of Local Councils (NALC) urged the government to make the remote meetings of all Council meetings a permanent option for local (parish and town) councils. In a submission to the Government NALC stated "The recent changes enacted a result of the COVID-19 pandemic have allowed local councils to move forward into the 21st century... To not allow remote meetings to continue is as far as NALC is concerned a huge step backwards.'. NALC argued that remote meetings would improve accessibility for both Councillors and residents, reduce costs for councils, and increase transparency.
18. The LGA has stated that there while there is a range of disadvantages to the enforced or exclusive use of fully remote meetings for all council meetings, there are no disadvantages to providing councils with the flexibility to hold virtual and hybrid Council meetings.

AGENDA ITEM: 10**APPENDIX IV**

19. The Ministry of Housing, Communities and Local Government (MHCLG) has collected evidence regarding the use of remote meetings as part of consideration on any calls for future changes to make remote meetings of Council an option.

Financial Implications

20. The Council currently pays £11.99 per month, £143 per calendar year for a zoom account. There are wider resource implications (time) which are harder to quantify.

Policy Implications

21. The Council did not use remote meeting technology prior to the pandemic, so has no formal policy or procedure on use of remote meetings for Working Groups. Any decision on the ongoing use of Zoom for Working Groups, or other meetings involving councillors to take place may require to be developed into an agreed policy for clarity.

Sandy Town Council

Date:	20th September 2021
Title:	Report from the Neighbourhood Plan Steering Group
Contact:	Cllr Amanda Gibson

Purpose of the Report

1. This is the 7th Neighbourhood Plan Steering Group report for Council. The purpose is to provide Members with an update on progress that is being made and the key decisions made at each Council meeting as agreed in the Terms of Reference.

Recommendation

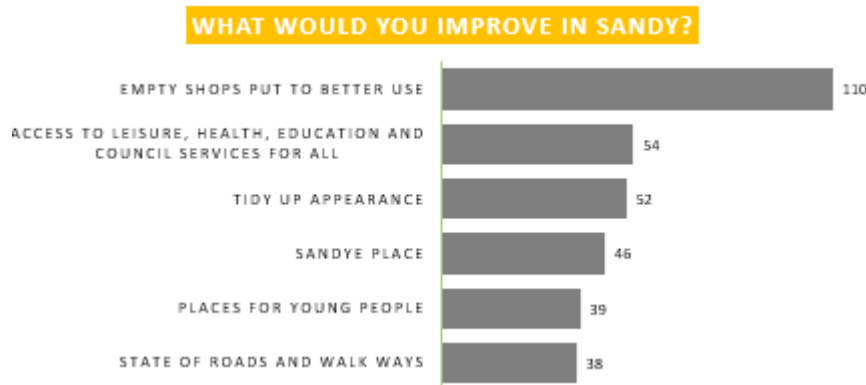
2. That the Council note the information within the report.

Background/Information

3. The following provides an overview of progress made since the last report at Full Council on 9th August 2021.

Initial Consultation Survey

- The initial consultation survey was due to close at the end of August. However, we decided to leave this open until the end of September as we have been reaching out to the main community groups in the town and wanted to ensure that their contribution would be included in the analysis. We would like to thank STC members that have helped us to reach the groups they are involved with.
- We have had over 300 responses so far and have begun the task of analysing the results. At the time of writing this report, the outcomes have not been discussed by the Steering Group so we will report back at the next council meeting.
- As a flavour, here’s the initial results from things I would improve, where people were asked for their 3 things – as you can see there are clear themes emerging from which the Steering Group will create our Vision and Aims.



- Consultation results will be made public as well as the evidence gathered on participation.
- Any comments that we can’t deal with through the Neighbourhood Plan process will be passed on to the appropriate organisation to address. We will be making people aware that this is what we’ve done.

CBC/BRCC Support

- We have received quotations from BRCC for a Housing Needs Survey (Sandy doesn't have one from previous consultations) and to update the Green Infrastructure Plan written in 2011.
- The Steering Group will discuss both quotations at our next meeting on 16th September and then make a recommendation.
- A funding grant request will be made to Locality if we decide either survey is required to cover the costs. Our total locality funding is up to £9k.
- There are other specific grants available that would increase this funding such as the High Street Improvement Grant application we've already made and are awaiting outcomes.

Engagement and Consultation with Businesses

- A questionnaire specifically for businesses has been put together and has been hand delivered to businesses in the High Street, Sunderland Rd, Sand Lane and along the A1.
- We have attempted to reach all but know that businesses run from home may be missed, we've also used social media to promote.
- Once we have the results, we may hold a forum with businesses to share outcomes and how these will be incorporated into the Neighbourhood Plan.

Communication/Events /PR

- The Neighbourhood Plan Steering Group were present at both the Summer Market on 22nd August in the Market Square and at the Community Fun Day held at Bedford Rd. Both had good attendance and again we had some very useful conversations with residents.
- Our Communications Working Group will be making more frequent Facebook Posts and we will also start to contribute to the Biggleswade Chronicle Village News Pages.
- Press releases will be used for specific events / call for action.
- Direct updates by email will be made for those residents who asked to be kept informed and provided contact details.

The Next Meeting

Next Steering Group Meeting is on 16th September to be held in the Council Chamber. A verbal update will be provided at Full Council of any significant decisions from this meeting.

Sandy Town Council

Date:	20th September 2021
Title:	Correspondence from Rt Hon. R Fuller on the A1, Sandy.
Contact:	C Robson, Town Clerk

Purpose of the Report

1. To receive and note correspondence received from the office of Rt Hon Richard Fuller in relation to the A1, Sandy.

Correspondence**FULLER, Richard**

Dear all,

I am following up on our meeting in June and I am sorry that it has not been possible for me to report back before now.

I have received the following update from Martin Fellows (Highway England):

“Northbound carriageway approaching New Road to turn right.

We plan to carry out a safety study later this year to review this section of the route and the viability, or otherwise, of closing the central reservation gaps.

As we discussed the safety case for closing the gaps is currently unproven. The review will seek to understand the impact on both strategic and local traffic if it (the review) recommended such action. Should this be the case, we will of course solicit wider opinion before progressing steps to close the gaps.

I expect the necessary survey work and the review to be completed before the end of March 2022. It is important to note consideration will also be given to other measures short of closing the gaps. Will share more with you and others once the review is finalised.

Road markings

As referenced when we last spoke, we will be delivering work to refresh road markings between Sandy and Biggleswade this autumn – see below. Work is programmed to start on 20 September and will take approximately three weeks to complete.

Footpath adjacent to the southbound carriageway – Beeston to New Road

As you know CBC is the highway authority responsible for New Road. They tell us there are no current plans to extend the existing footpath, as doing so is likely to adversely impact on the roads’ drainage system. It would also create an adverse camber for vehicles turning into and out of the junction from/to the A1.

CBC also advised us that widening New Road has been previously considered, but not taken forward due to the additional land requirements, associated costs and safety aspects relating to New Road itself. Given this extending the footpath alongside the A1 carriageway would not be appropriate.

Signage along the A1 at Sandy

The Advance Directional Sign on the A1 has now been changed to advise customers that the exit is for local traffic only – see below. This alteration was agreed with CBC post our meeting.

Further substantive improvements to the A1

As we've discussed on a number of occasions, the first Roads Investment Strategy, published in 2015 recommended a strategic study of the A1 in the East of England be undertaken. The study commissioned by Highways England and overseen by the Department for Transport was published the following year.

I have included a link to the full report below, but the following extract summarises the conclusion at the time:

The A1 in Bedfordshire is some of the oldest dual carriageway on the SRN, and has profound impacts on the people who live on or near to it. It also creates a limit on how much growth the area can absorb without placing existing infrastructure under visible strain.

Our existing study shows that congestion and safety issues on the route are not substantial enough in their own right to justify the full costs of moving the road to a new, more appropriate location.

Substantial plans for local development (as proposed by the National Infrastructure Commission) has the potential to change this, and further work on the project will be considered if development becomes likely. (Roads Investment Strategy 2: 2020-2025, page 116)

Link to A1 East of England Strategic Study Stage 3

Report; <https://www.gov.uk/government/publications/a1-east-of-england-strategic-study-stage-3-report>

Again as we discussed, the next round of route strategies will be an opportunity to consider the impact of current and proposed development on the route. You will be invited to take part in further discussions hosted by the Roads Minister/Department for Transport currently planned for this autumn. There will also be opportunities for other stakeholders to input into the process over the coming months.

Further information on the route strategies process can be found <https://highwaysengland.co.uk/our-work/our-route-strategies/>.

I trust my response covers the issues we discussed. My suggestion is we reconvene in the early part of 2022 when both the safety study and the route strategy process will have progressed.

If I can be of assistance regarding this, or any other matters concerning the strategic road network, as always please don't hesitate to get in touch.

Regards.

Martin

Regional Director

Operations – East Region”

As Martin indicates above, the Department for Transport has now launched the initial stage of the Road Investment Strategy 3 (RIS3). This will set out plans for England's strategic roads between 2025 and 2030.

I have received the following information from the Secretary of State, Grant Shapps:

“In developing RIS3, we will have to make choices about how and where to invest in our motorways and trunk ‘A’ roads. These roads carry a third of all motor traffic and two thirds of all heavy goods vehicle traffic, and are essential for connecting people and businesses across the country. We want to ensure that

RIS3 will improve the network's performance for all road users, communities and the environment. We need your help to do this.

As a first step, we would like to invite you to a roundtable event in the autumn that will enable you to hear more about the process for developing RIS3 and the route strategies, and to ask any questions you may have. Importantly, it will also be an opportunity for you to tell us your priorities for RIS3. Your input will provide important evidence and help shape the development of the strategy from its earliest stages. The development of RIS3 will respond to our recently published plans to decarbonise transport and deliver infrastructure investments better, greener and faster. In any imaginable circumstances the clear majority of longer journeys, passenger, and freight, will be made by road; and rural, remote areas will always depend more heavily on roads. That is why we are keen to ensure we understand the priorities people have for these roads, so we can pursue them in tandem with our ambitious plans to decarbonise their use.

In June, you received a letter from Elliot Shaw of National Highways (formerly Highways England) alerting you to the plans for refreshing its route strategies. These strategies assess the current performance and future pressures and opportunities on every part of National Highways' network and inform the Government's decisions on RIS3 and beyond.

As part of those plans, National Highways is launching this week an online feedback tool which will allow you, your constituents, local businesses, and all interested parties to comment on how our strategic roads should develop. It seeks feedback on the strategic road network both at a local level, such as congestion and safety hotspots, and issues facing the whole network, such as environmental challenges. This intuitive tool will be accessible via <https://highwaysengland.co.uk/our-work/our-route-strategies> and remain open until the end of November. Paper copies are also available from National Highways for those who do not wish to complete it online. We encourage you to make use of this facility and to consider making others in your constituency who may be interested aware of this opportunity too so that everyone can have their say."

In terms of next steps, I will be seeking regular updates from Martin Fellows. Although a further meeting may not be required at this stage, I am asking to be kept updated on the plans at regular intervals. In addition, I will be taking part with other MPs in the roundtable meeting about RIS3 and when a date has been confirmed, I will let you know, provide an update at that time and continue to keep you updated as matters progress.

I hope that this update is helpful.

Sincerely,

Richard

Richard Fuller MP
Member of Parliament for North East Bedfordshire

House of Commons, London SW1A 0AA
Tel: 0207 219 8602

Constituency office: Biggleswade Conservative Club, St Andrew's Street, Biggleswade SG18 8BA
Tel: 01767 313385

Sandy Town Council

Date: 20th September 2021
Title: Correspondence from CBC's Democratic Services Manager
Contact: Town Clerk, C Robson

Purpose of the Report

1. To receive and consider correspondence received from Central Bedfordshire Council's Democratic Services Manager.

Correspondence

From: Brian Dunleavy <Brian.Dunleavy@centralbedfordshire.gov.uk>
Sent: 16 August 2021 15:46
To: All Town & Parish Council Clerks
Subject: Number of Councillors

Dear Colleague

You may recall that in 2018 we carried out a Community Governance Review (CGR) where, as part of the review, you were invited to consider the number of Councillors that you have to represent your Parish. My purpose in writing to you today is that notwithstanding the fact that normally we would not have expected to carry out a further CGR for a least 5 years (i.e. 2023), we have now received a request from one of the Town Councils seeking to reduce their Councillor numbers and as a consequence, I thought I would ask if any other Town or Parish also wished for their numbers to be reviewed.

Normally, a Town or Parish Council would have a minimum of 7 members and we would not be starting the process of carrying out a review until 2022 with any resultant changes being made in time for the 2023 elections.

Yours sincerely

Brian Dunleavy
Democratic Services Manager
Resources Directorate

Central Bedfordshire Council Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ
Direct Dial: 0300 300 4049 | Internal ext: 74049 | Email: brian.dunleavy@centralbedfordshire.gov.uk
Find us online at www.centralbedfordshire.gov.uk, Twitter, Facebook and Instagram

Central Bedfordshire - A great place to live and work

Sandy Town Council

Date: 20th September 2021
Title: Correspondence from the Sandy Rail Users Group
Contact: C Robson, Town Clerk

Purpose of the Report

1. To receive and note correspondence from the Sandy Rail Users Group to which the Council was copied for information.

Correspondence

From: marc webber
Sent: 01 September 2021
To: Patrick Ladbury <patrick.ladbury@gtrailway.com>; Paul Codd <paul.codd@gtrailway.com>
Cc: admin@sandytowncouncil.gov.uk; Richard Fuller <richard.fuller.mp@parliament.uk>
Subject: Concern over unexpected closure of Cravin' coffee, Sandy.

Dear Patrick,

Disappointing to find out this morning that Cravin' Coffee has decided to close up permanently on Sandy station. It would have been nice if we could have received some warning over this. I suspect you had been made aware of this a number of days ago.

Whilst I appreciate trade is low on commuter peaks, I have never seen the station so busy on off-peak and weekends in the past few days, so there is an opportunity.

I refer to the Teams conversation we had with your Chief Executive a while back where I specifically raised the issue of the cafe at Sandy and whether special financial arrangements would be put in place to support the cafe from remaining open.

I have been told that, whilst, there was rent relief offered during lockdown, repayment requests have restarted and they include demands for back-dated rent.

Can you confirm this is the case?

Now that the current tenant has decided to close, can you confirm his tenancy agreement has been terminated and can you forward the ITT which you would have released to look for a new tenant, so we can share the opportunity as widely as possible.

Regards

Sandy Rail Users Group

From: Patrick Ladbury <patrick.ladbury@gtrailway.com>
Sent: 02 September 2021 17:41
To: marc webber [REDACTED] Paul Codd <paul.codd@gtrailway.com>
Cc: Admin <Admin@sandytowncouncil.gov.uk>; Richard Fuller <richard.fuller.mp@parliament.uk>
Subject: RE: Concern over unexpected closure of Cravin' coffee, Sandy.

Marc thank you for the email and I am sorry to hear about the closure of Cravin Coffee at the station. I have asked our commercial team to provide further information. I know they met with the organisation a couple of weeks ago and they did not mention any plans to close any of their units at our stations.

I will provide a more detailed update when I have more information from our commercial team.

Patrick

Patrick Ladbury

Stakeholder Manager

Thameslink and Great Northern Railways

From: marc webber [REDACTED]
Sent: 07 September 2021 07:31
To: Patrick Ladbury <patrick.ladbury@gtrailway.com>
Cc: Paul Codd <paul.codd@gtrailway.com>; Admin <Admin@sandytowncouncil.gov.uk>; Richard Fuller <richard.fuller.mp@parliament.uk>; simon.ford@centralbedfordshire.gov.uk
Subject: Re: Concern over unexpected closure of Cravin' coffee, Sandy.

Hello Patrick,

I'm afraid this closure has been on the cards for a while now and it feels your commercial team are part of this story.

I bumped into the owner of Cravin' Coffee on the platform as he was clearing out the cafe on Saturday. His comments about the situation were very clear as to where he sees the blame lying on this.

At £200,000 a year rent for that small space on Sandy station, this space is priced to fail. There is no way any coffee shop would make anywhere near that amount of return to pay that rent in normal times, let alone during a pandemic. There are bigger spaces in Sandy Town Centre with lower rents.

Your commercial team worry me. They had no awareness that a tenant was quitting when it was clear to anyone using the shop they were not replacing stock and running down for closure. They made promises for rent relief during the pandemic...but are now asking for backdated rent.

You may recall we raised this issue directly with your CEO on a Teams call about six months ago and he promised the right thing was being done by tenants.

Your commercial team are pricing a very small opportunity which would benefit passengers and the town at a level which is more akin to bigger station or High Street rates. They had no comprehension of the market the space is dealing in.

This all tallies with the poor experience the previous tenant had with the-then First Capital Connect commercial team. She felt she was pushed out due to extortionate rental demands and that a deal had been done to bring the current tenant into Sandy, as he already worked with you on other properties on the line. This meant other local bidders were not even engaged with.

That leaves Sandy passengers without a key service.

Now that revenue is controlled by the DfT -who face a big bill to repay for funding the railways -I'm sure they would be aghast that you are out pricing potential tenants out of railway property. After all, any revenue is good revenue, isn't it?

If Network Rail, as the ultimate owner of station property, is forcing these extortionate rents on you, then please tell us so we can raise the issue with them.

We have been approached by an interested party who would be happy to pay you rent to have a pop-up Coffee shop in the car park. But he would not be interested in paying anywhere near the current rent paid by Cravin'.

Sandy has had a coffee shop for Almost 20 years now. We cannot go back 20 years and people in the town are doing what they can to ensure that doesn't happen. It seems the ball is in Thameslink's court now.

Regards
Sandy Rail Users Group

Sandy Town Council

Date: 20th September 2021
Title: Correspondence from PCC Events
Contact: Town Clerk, C Robson

Purpose of the Report

1. To receive correspondence from PCC Events regarding the Annual Parish Council Conference Invitation.

Correspondence

From: PCC Events <pccevents@Bedfordshire.pnn.Police.uk>
Sent: 08 September 2021 12:18
To: PCC Events <pccevents@Bedfordshire.pnn.Police.uk>
Subject: PCC's Annual Parish Council Conference Invitation - 05/10/2021

Good Afternoon All,

You should have all received a Save The Date for this years Annual Parish Council Conference last year, however, here is your official invite.

The PCC, Festus Akinbusoye, would like to carry on the tradition of hosting the Annual Parish Council Conference in October.
 All Ward/Town and Parish Councils are invited to attend.

This year, so that we can have as many people attend as possible, whilst still being cautious, we will be hosting this event virtually via Microsoft Teams.
 You will have the opportunity to join the Microsoft Team Meeting and have the opportunity to ask the new PCC any questions you may have as well as hearing from the Executive and the Chief Superintendent.

Event: Annual Parish Council Conference
Date: Tuesday 5th October 2021
Time: 18:00 – 20:00
Location: Microsoft Teams (Link below)

Agenda

18.00	Arrival
18.05	Welcome
18.10	Police and Crime Commissioner – Festus Akinbusoye

18.35	The Exec Office
18.55	C/Supt John Murphy
19.05	Officer update
19.30	Questions & Answers
19.50	Wrap up and Close

(Please note speakers may change on the day due to unforeseen operational requirements)

Here is your official link to the meeting:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+44 20 3443 9187,,848039820#](#) United Kingdom, London

Phone Conference ID: 848 039 820#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

We look forward to welcoming you all to the annual meeting.

Kind regards,

Office of the Police and Crime Commissioner



Bedfordshire Police Headquarters, Woburn Road, Kempston, Bedford MK43 9AX

Web: www.bedfordshire.pcc.police.uk

The Office of the Police and Crime Commissioner for Bedfordshire (OPCC) takes the management and protection of all personal data we hold very seriously and have recently published a new [Privacy Notice](#), this document explains how we use any personal information we collect about you or members of your organisation when you make contact with us.

Sandy Town Council

Date:	20th September 2021
Title:	Sandy Sports & Leisure Association (SSLA)
Contact:	Cllr M Hill

Purpose of the Report

1. To provide the latest updates from a Council representative of the Sandy Sports & Leisure Association (SSLA).

Summary & Key Bullet Points

2. Summary below:

- Everything seemed fine with the project to re-lay the carpet of the all-weather pitch in early August but since then two serious headaches have occurred:
- It became apparent in early August that work to lay the new carpet had stalled and it is likely to be early to mid-September before the new carpet is delivered to site ready to be laid. In essence, supply of the yarn required has been delayed and the manufacturers cannot get a sufficient quantity to the factory to complete the manufacture. In the meantime, some further works around construction of the extended recesses and realigned fencing is continuing but even the former work cannot be completed until new player shelters are on site. The pitch reopening date remains uncertain at this time, but the official reopening scheduled for Sunday 19 September will be delayed.
- In addition, and most unfortunately, the garage at the west end of the pitch was broken into over the Sunday night of the Bank Holiday weekend and our Kubota tractor stolen. Mike Scott and Martin Pettitt attended the following morning where they met SLL Duty Manager, Ross Rhodes. The police were informed, and a forensics officer attended the scene later in the day. Our sincere thanks must go to Ross who ensured a member of his team remained in attendance at the garage until work was carried out in the afternoon to repair the shutter door and to make the garage secure. Checks will be made on nearby CCTV and further details of the tractor supplied to the police by way of serial number and photographs to assist with their enquiries.
- We have in the meantime received the first interim invoice from SIS approved by Matt at TGMS for the sum of £55,947.97 including VAT and arrangements are in hand for this to be paid in the next week.
- Sport England has confirmed we can draw their £75K grant once we have made payment(s) of that sum or above, which is not the case, even including professional fees paid to date - so that will have to wait until the second invoice is received from SIS.

Sandy Town Council

Date:	20th September 2021
Title:	Sandy Twinning Association
Contact:	Cllr M Hill

Purpose of the Report

1. To provide the latest updates from the Sandy Twinning Association.

Summary & Key Bullet Points

2. Summary below:
 - Communications with both Malaunay and Skarszewy have continued on a regular basis, and we have been able to keep abreast of Covid developments in both countries and how the local populations have been coping. Currently France is in a similar situation to the UK with a high level of new infections, principally amongst the young. In Poland the level of new infections is very low. Both countries are behind the UK in terms of the % of the population vaccinated.
 - The Twinning Association is intending to resume social activities in September but planning for next year's 40th anniversary celebrations with Malaunay will not begin until we have received some kind of green light from the French side.

Sandy Town Council

Date:	20th September 2021
Title:	Sandy Carnival Committee
Contact:	Cllr A Gibson

Purpose of the Report

1. To inform members of Sandy Town Council about the plans being made for the Summer Carnival in 2022 and any support needed.

Recommendation

2. That Members receive this report and note the request for support from the Carnival Committee for the grounds of Sandye Place to be made available by CBC for the Carnival event on 11th June 2022.

Mayor notes the dates to be available to judge both the Prince and Princess competition on 14th November (tentative) and the Parade floats on 11th June 2022.

Background

3. The first face to face committee meeting was held on 14th September to plan for the summer event in 2022. The committee will be meeting monthly from now on.

Date for Carnival Parade will be 11th June 2022, the committee hope that the venue for the arena events will be Sandye Place. They have asked that STC support their aim by assisting with making the request to CBC to secure agreement that the grounds can be used, that the grass will be cut and cleared of any tree debris in time for the event.

Theme for the Carnival, which will be the delayed 50th Anniversary, is "Anything Goes".

There may need to be a Carnival Prince & Princess competition held in November so that they can switch on the Christmas Lights as is traditional. However, we will confirm with FoSCL that this is the case before organising. A tentative date of 14th November has been set, venue to be advised. Village Hall will be contacted to see if it can be held there. Otherwise, the competition will be held in March as is more usual.

Fundraising for the event will begin with a stall at the Christmas Lights Switch on event on 28th November.

Date of Next Meeting

4. Next meeting will be the AGM on 19th October to be held at the Village Hall (TBC). This meeting is open to the public and will be advertised through social media.