

Sandy Town Council

To: Cllrs P N Aldis, P Blaine, J Hewitt, J Ivanciu-Wilkinson, L Ivanciu-Wilkinson, R Lacey, A Lock, R Lock, C Osborne, M Pettitt (Chair), 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 19th December 2022 commencing at 7.30pm for the purpose of transacting the items of business below.



Nicola Sewell
Town Clerk
10 Cambridge Road
Sandy
SG19 1JE
01767 681491

Date 14th December 2022

MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THIS 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.

4 Minutes of previous Town Council meetings

To consider the Minutes of the meeting of Sandy Town Council held at 7.30pm on Monday 14th November 2022 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 Committees held on 5th December
- ii) Policy, Finance and Resource Committee held on 12th December 2022
RESOLVED to recommend the Council agree and sign the Civility & Respect Pledge (see item 12)
- iii) Community Services and Environment Committee held on 21st November 2022
- iv) Human Resources Committee held on 5th December 2022
RESOLVED to recommend the extension of one member of Temporary staff's contract until Friday 13th January 2023 and to review the need for ongoing support in the new year.

6 Proposed New Woodland at Beeston

To receive an update from Darren Woodward, Forest Development Manager and Stephen Mooring Head of Sustainability at CBC, following on from a discussion at the last Town Council meeting, about plans to create a new 30ha Community Woodland North of Beeston on former arable fields between the A603 and Vinegar Hill. The woodland will also include an area to be set aside as community allotments and accommodate a section of the route of the Sandy Greenwheel.

7 Reports from Central Bedfordshire Council

To receive reports from Ward Councillors.

8 Legal Fees for the Jenkins Pavilion Lease

To receive the following estimated fees from solicitors Woodfines to undertake work on the Jenkins Pavilion lease and License for Alterations at a cost of £3,000 plus VAT plus some nominal disbursements up to £50 plus VAT and agree to instruct them on that basis.

Appendix I

Sandy Town Council

9 Local Cycling Route and Walking Infrastructure Plan

To receive a report from CBC regarding plans to improve local cycling and walking routes and agree recommendations to be passed back to CBC as part of its consultation.

Appendix II

10 Action List

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

Appendix III

11 Proposed deregistration of common land/town or village green at: BEESTON VILLAGE GREEN VG14 (5)

To receive and consider an amendment to an application made to the Secretary of State to release land from Beeston Village Green, which was originally considered at the Town Council meeting held on 20th June:

- Original letter to Sandy Town Council
- Original Application
- Amended Application

Appendix IV
Appendix IVa
Appendix IVb

12 COMMITTEE IN PRIVATE SESSION

RECOMMENDED In terms of Schedule 12a of the Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it is, therefore, RECOMMENDED that pursuant to the provisions of the Public Bodies (admissions to Meetings) Act 1960 the public and press be excluded.

13 Beeston Allotment Lease

To receive and consider the amended draft lease between STC and CBC for a parcel of land at Beeston to be used for allotments and a community orchard. The land is linked to the development of six affordable houses adjacent to the site.

- Cover letter from Woodfines
- Heads of Terms
- Draft Lease

Confidential
Confidential

14 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

READMITTANCE OF THE PRESS AND THE PUBLIC To resolve that the confidential business having been concluded, the Press and Public be re-admitted to the meeting.

15 Mayoral Engagements

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

- Monday evening 21 November I attended the AGM of Beds Rural Communities Charity held at Cople Village Hall. The event was

Sandy Town Council

extremely well attended by among other HM Lord Lieutenant & The Bishop of Bedford.

- Tuesday 22 November, 9-30am. I met Natalia Dniprenko and her husband Mykola (Nik) Batanov in the Chamber. We previously met at the late Queen's Jubilee event in Sandye Place grounds on Thursday 2 June. They have been sponsored Ukrainian guests in Sandy since early April and wished to discuss what support and encouragement STC might give to other households in Sandy to come forward with an offer to act as sponsor and host other temporarily displaced Ukrainians wishing to join them.
- Tuesday 22 November, 4pm. At the request of Hannah Joy, Refugee & Migrant Services Manager of Kings Arms Project, Jackie, and I along with the Clerk welcomed Joy and the 5 members of the Bey family consisting of Mr & Mrs Bey and their 3 children aged around 16 & 8years and 18 months. The family are from Syria and have been resettled here in Sandy in conjunction with CBC as part of central government's resettlement scheme. Joy's colleague, Case Worker Shiona was also present along with a translator and Rev Phil Macaulay from St Swithun's Church. Light refreshments were provided, and a pleasant hour was spent getting to know the family whom we met again at the Christmas Lights event 5 days later.
- Sunday 27 November the Mayoress and I attended the Sandy Christmas Lights Switch On event and at 4-30pm assisted the Carnival Stars in pushing the plunger to switch on the 2022 Christmas Lights.
- Friday evening, 2 December I accepted an invitation to attend the Greensands Country Celebration Event which took place at Moggerhanger House
- Saturday evening, 3 December the Mayoress and I attended the Houghton Regis Town Christmas Carol Service which took place at The Parish Church of All Saints followed by the Christmas Lights Switch on in nearby Bedford Square.
- Saturday evening, 10 December the Mayoress and I attended the Town Mayor's Carol Concert held at All Saints Church hosted by the Mayor of Leighton Buzzard.
- Wednesday evening, 14 December the Mayoress and I attended St Swithun's Church, Sandy for the Annual St Swithun's Singers Christmas Concert.
- 4pm on Saturday 17 December we hosted Carols by Candlelight at St Swithun's Church, Sandy by arrangement with the Rev Huw Davies.

16 News/Press Release

Sandy Town Council

17 Chairmans Items

18 Date of next meeting: 23rd January 2023

WOODFINES FEE ESTIMATE - Jenkins Pavilion

Reena Mistry <rmistry@woodfines.co.uk>

Mon 12/12/2022 14:01

To: Clerk <Clerk@sandytowncouncil.gov.uk>

Hi Nicola

My apologies for the delay in reverting to you on this.

We should be able to incorporate all elements into one transaction. As it stands you need me to review a set of heads of terms and put together a Lease from STC to CBC to occupy the Jenkins Pavilion. I am assuming the Heads state how long the term is to be for and what rental income you are expecting, if any?

The next item would be a Licence for Alterations granted to CBC in order for them to carry out works to the Pavilion.

My estimated fees therefore would therefore be between £2000 and £3000 plus VAT plus some nominal disbursements up to £50 plus VAT.

If you would like to proceed please let me know.

Kind regards

Reena Mistry
Senior Associate
Property – Commercial
rmistry@woodfines.co.uk
DDI: 01908 209786
Mobile: 07503 645513
Silbury Court, 352-356 Silbury Boulevard, Milton Keynes, MK9 2AF



In line with most businesses payment can be made via bank transfer or card payment at <https://woodfines.co.uk/make-a-payment/>. Whilst we do continue to accept payment by cheque, electronic payment is preferred.

Switchboard: 0344 967 2505 www.woodfines.co.uk Join The Conversation

Visit the Woodfines Blog
Upcoming Events
Make a payment

Please note our bank details will not change during the transaction. If you receive an email or telephone call informing you differently, please let us know immediately by telephone using the telephone number on our letterhead.

Project Overview

We want your input in pinpointing locations across Central Bedfordshire where practical improvements are needed to make cycling and walking safer and convenient.

For **cycling**, we invite comments on our aspirational map of interconnected routes where cyclists would have dedicated facilities and priority over other traffic.

- Are there routes you object to, and why?
- Are there better alternatives?
- Are there routes we've missed?

For **walking**, where do we need:

- Wider paths and pavements?
- New or better crossings?
- To narrow junctions and drop kerbs, making crossing safer?
- New paths, links and shortcuts?
- To remove 'clutter' and obstructions?
- To restrict traffic, permanently or at school-run times?

Biggleswade, Sandy and Potton

During 2022, the Council is updating its promoted cycle route blueprint for Biggleswade, Potton & Sandy. The update has been triggered by the introduction of much higher standards for the provision of pedestrian and cycling infrastructure. The aim is to move quickly to an environment where most local trips are cycled or walked.

To kickstart the process we have drafted a new, aspirational cycle route map. We'd like your comments on whether the routes we are suggesting are the right ones, or if not, what needs to change and why.

With your help and input, the network of interconnecting routes we create will make it possible for secondary school-age children to cycle safely to destinations in the area.

Our starting point has been to find routes that avoid cyclists having to mix with traffic on busy roads, or taking meandering detours. These are non-negotiable.

This network is focused on creating suitable connections to frequently visited destinations within the area, as well as making it possible to travel safely and directly between each town/village.

It also includes routes out to surrounding settlements and to various local facilities and amenities including; local schools and nurseries, supermarkets and shops, health and leisure facilities, employment sites and railway stations.

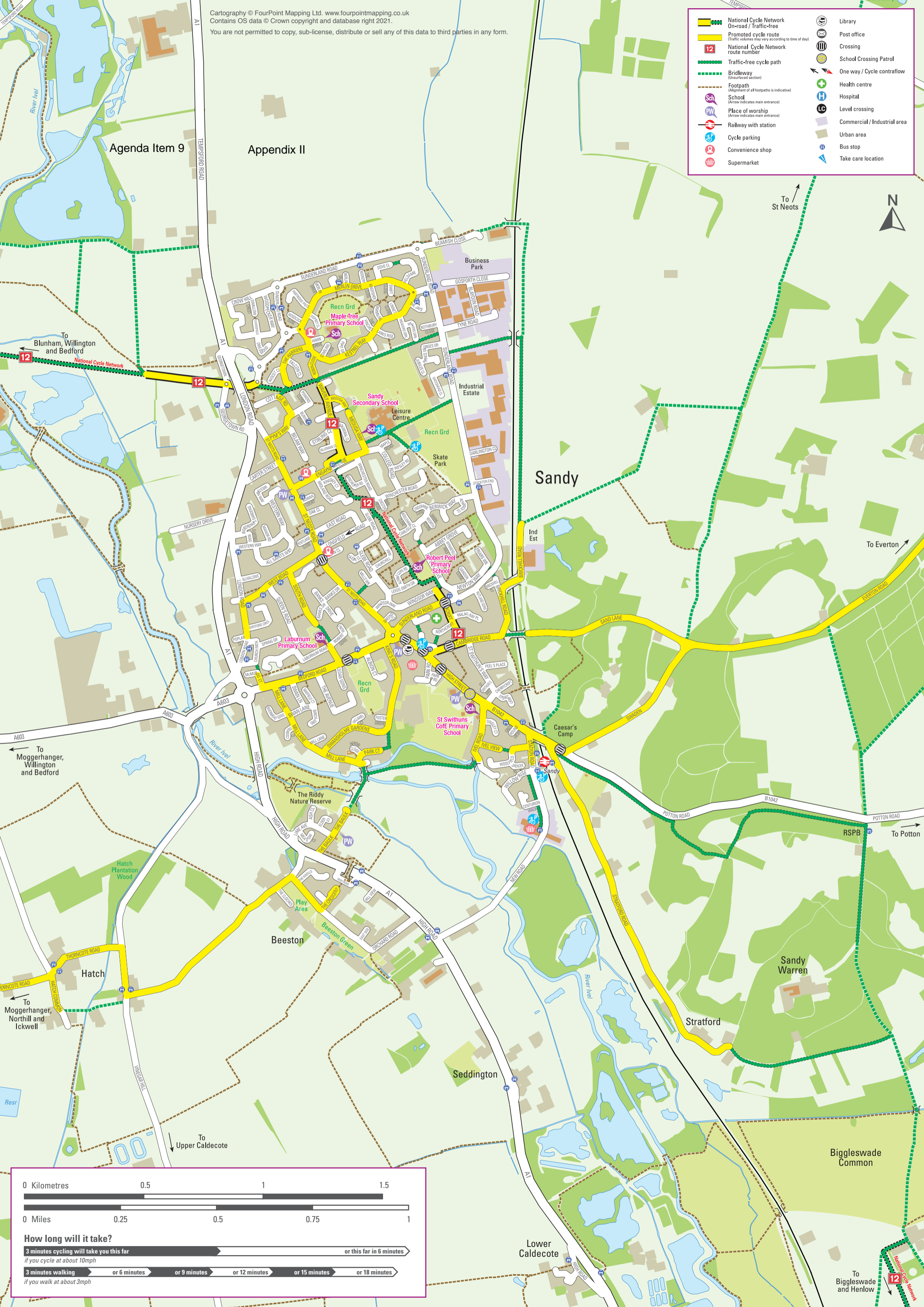
Get in touch

- To get in touch with us directly, please e-mail begreen@centralbedfordshire.gov.uk

Agenda Item 9

Appendix II

	National Cycle Network On-road / Traffic-free		Library
	Promoted cycle route (Traffic volumes may vary according to time of day)		Post office
	National Cycle Network route number		Crossing
	Traffic-free cycle path		School Crossing Patrol
	Bridleway (Unsurfaced section)		One way / Cycle contraflow
	Footpath (Alignment of all footpaths is indicative)		Health centre
	School (Arrow indicates main entrance)		Hospital
	Place of worship (Arrow indicates main entrance)		Level crossing
	Railway with station (Arrow indicates main entrance)		Commercial / Industrial area
	Cycle parking		Urban area
	Convenience shop		Bus stop
	Supermarket		Take care location



0 Kilometres 0.5 1 1.5

0 Miles 0.25 0.5 0.75 1

How long will it take?

3 minutes cycling will take you this far or this far in 6 minutes
 if you cycle at about 10mph

3 minutes walking or 6 minutes or 9 minutes or 12 minutes or 15 minutes or 18 minutes
 if you walk at about 3mph

AGENDA ITEM 10

APPENDIX III

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.	<p>The Council submitted a response to the most recent EWR consultation on 9th June 2021. Letter issued to MP's office reaffirming Council's view. Cllr Blaine attended a stakeholder meeting and is due to report back to the Council. Cllr Blaine attended a meeting on 10th Feb 2022 and circulated links to Consultation Summary and Consultation Documents on 21st April 2022. On 17.08.2022 Cllrs Pettitt, Hewitt and Blaine met with Cllrs Ben Pitt St Neots Town Mayor and Stephen Ferguson Chairman of Cambridgeshire CC to discuss matters of mutual interest, notably East West Rail.</p> <p>Following a meeting on 8th November Cllr Blaine, reported: "Essentially the subject of the meeting was a presentation on the methodology for the preparation of the Business Case for the project. Since the subject was confined to methodology, no information was provided on subjects such as potential routes, the location of stations, interaction with roads or other means of transport or even when the Business Case might become available. Ultimately it will be subject to ministerial approval. I tried to get information as to project timescales and was shocked to discover that nothing of the sort appears to exist. Apparently, the attitude is that the complexity is so great that the work will just take as long as it takes.</p> <p>I enquired as to what had happened to the promised report on the last public consultation,</p>

AGENDA ITEM 10

APPENDIX III

			<p>which is now many, many months later than anticipated. The delay is being put down to ministerial changes and therefore timescales remain unpredictable.</p> <p>The next meeting will take place in approximately 3 months' time. It will concentrate on access. As far as I can tell, this is not intended to refer to any interface with the rest of the transport system but will concentrate on facilities for bicycles, wheelchairs and perhaps pedestrians.</p> <p>The representatives of the East-West Rail Company left the meeting with a good understanding that I, and certainly some other representatives found the information made available thoroughly unsatisfactory but failed to give confidence that this would improve in future.</p>
Meeting 21/5/18			

AGENDA ITEM 10

APPENDIX III

<p>A1 – Local Issues</p>	<p>(19-18/19)</p>	<p>To push for decisions on the future of the A1 and action on safety and environmental issues.</p>	<p>Representatives of STC previously joined a meeting with a representative from Highways England, facilitated by local MP Richard Fuller. Working Group response to Highways England consultation on agenda for consideration.</p> <p>Mayor chaired meeting in January with representatives of neighbouring authorities to discuss shared concerns and priorities in relation to the A1 and further work undertaken with Biggleswade TC reps on developing a proposed joined up approach to take forward.</p> <p>R.Fuller’s office has contacted the Mayor to arrange a follow up meeting.</p> <p>Cllrs Pettitt and Hewitt met with Mr Fuller MP on 6.04.2022.</p> <p>Cllr Pettitt wrote to the Mayor of Biggleswade on 01.07.2022 to facilitate further dialogue with Richard Fuller MP and move this issue along.</p> <p>At the TC meeting of 22.08.2022 Members asked the Clerk to write to National Highways to urge them to carry out and publish a comprehensive study of traffic coming into Sandy via these routes, to provide a real understanding of the impact these projects would have on the town, asserting that no work should proceed until this study had been undertaken. A copy of the letter was to be sent to Grant Shapps, Secretary of State for Transport, Richard Fuller MP and Lorna Carver Director of Place and Communities at Central Bedfordshire Council. A letter was drafted on 23rd August and sent</p>
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AGENDA ITEM 10

APPENDIX III

			<p>out. STC has received a response from National Highways which was forwarded to Members on 14.09.2022 and a response from Richard Fuller was circulated to Members on 09.09.2022 which can be viewed here: https://www.richardfuller.co.uk/news/proposed-closure-gap-central-reservation-a1-biggleswade-road-upper-caldecote-tingeys-corner</p> <p>A meeting has been set up for Saturday 28th January 2023 with Richard Fuller and other local counterparts to take the matter forward.</p>
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.	<p>Extraordinary meeting of Council considered the CBC public consultation on SPA. Response sent restating Council's previous position and emphasising value of site as a community asset. CBC stated that they should know the outcome of their application to have the site released from its DfE status in June 2022. On 11.07.2022 Cllr Maudlin reported that the DfE were still asking questions of CBC about the site and that there would be no further updates about the future of the site before September and that in the meantime, she was investigating the possibility of having sheep graze the area to keep the grass down.</p> <p>No further updates</p>

20th May 2022

Sandy Town Council
10 Cambridge Road
Sandy
SG19 1JE

By e-mail to: admin@sandytowncouncil.gov.uk

Dear Sir/Madam,

COMMONS ACT 2006 – SECTION 16

Application to release land from village green Land adjacent to 17 The Green, Beeston

On behalf of Central Bedfordshire Council, we are applying to the Secretary of State for Environment, Food and Rural Affairs (Defra) under section 16 of the Commons Act 2006 to deregister an area of Beeston Village Green. The Planning Inspectorate will decide the application on behalf of the Secretary of State.

We are required to you give notice of our proposals and are sending you a copy of the attached notice in order to comply with that requirement.

Section 16 of the Commons Act 2006 enables the owner of land registered as common land or a town or village green to apply to Defra for the land or part of the land to be released from registration. If the “release land” is more than 200 square metres in area, an application must be made at the same time to register “replacement land” as common land or a green in its place. If the release land is smaller than 200 square metres, a proposal for replacement land may (but need not) be included.

The decision will be based on the merits of the proposal, and will balance all the interests in the common, taking account of all views expressed. Regard must be given to the criteria set out in section 16 of the Act. These are:

- (a) the interests of persons having rights in relation to, or occupying, the release land (and in particular persons exercising rights of common over it);
- (b) the interests of the neighbourhood;
- (c) the public interest, which includes the public interest in:
 - nature conservation
 - the conservation of the landscape
 - the protection of public rights of access to any area of land, and
 - the protection of archaeological remains and features of historic interest;

(d) any other matter considered relevant.

These criteria will be viewed in the light of the overriding objective of protecting, maintaining or improving the common, and of ensuring that the overall stock of common land is not diminished. This will enable the diversity, variety, and overall extent, of common land to be safeguarded.

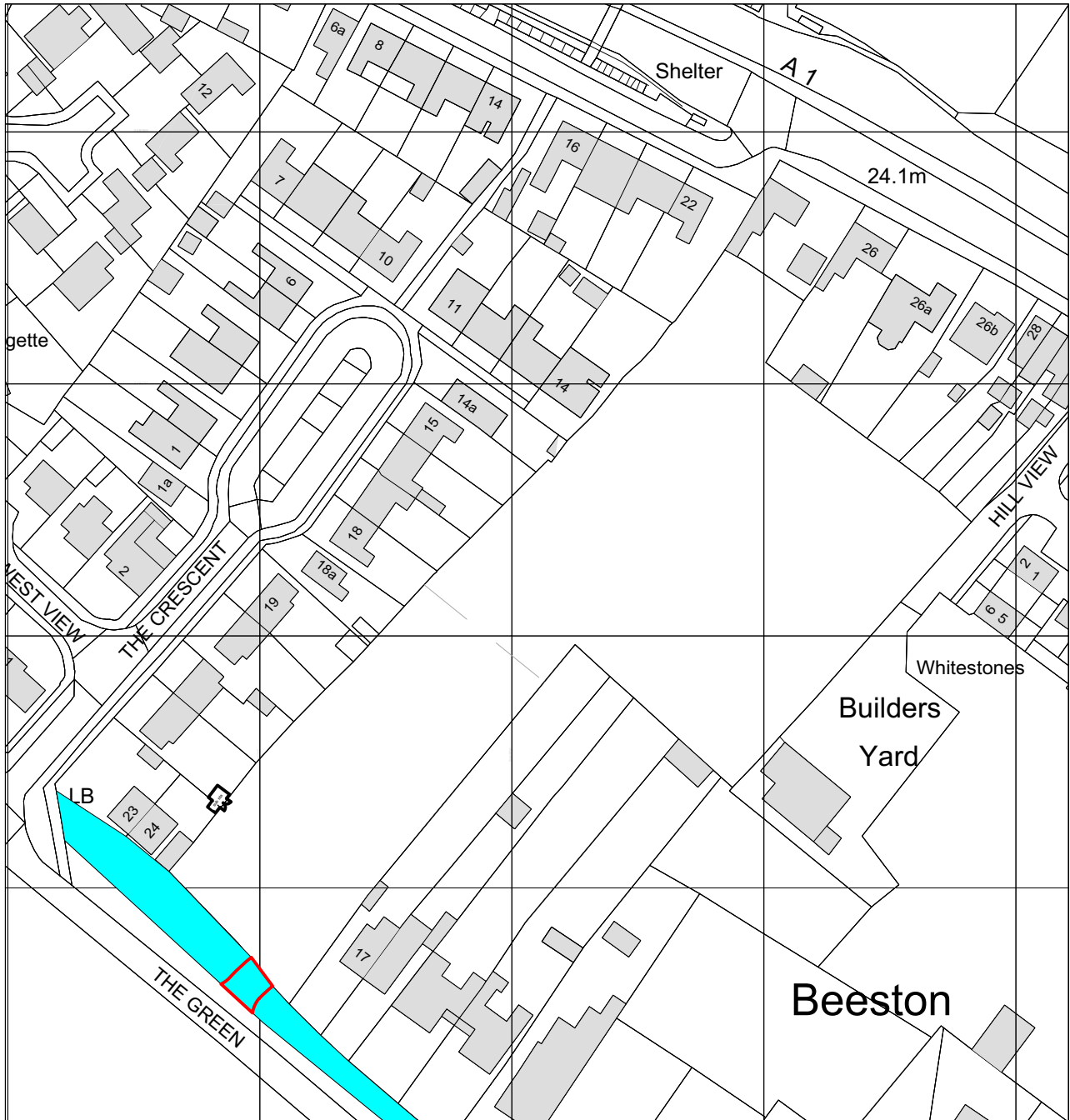
Any objections or representations about the proposal should be sent to The Planning Inspectorate by the closing date specified in the notice.


Should you have any queries please do not hesitate to contact me.


Yours sincerely

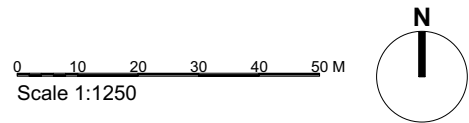
A handwritten signature in black ink, appearing to read 'Jennie Harris', written in a cursive style.

Jennie Harris MRTPI
Associate




 Release land (area = 53.17m²)

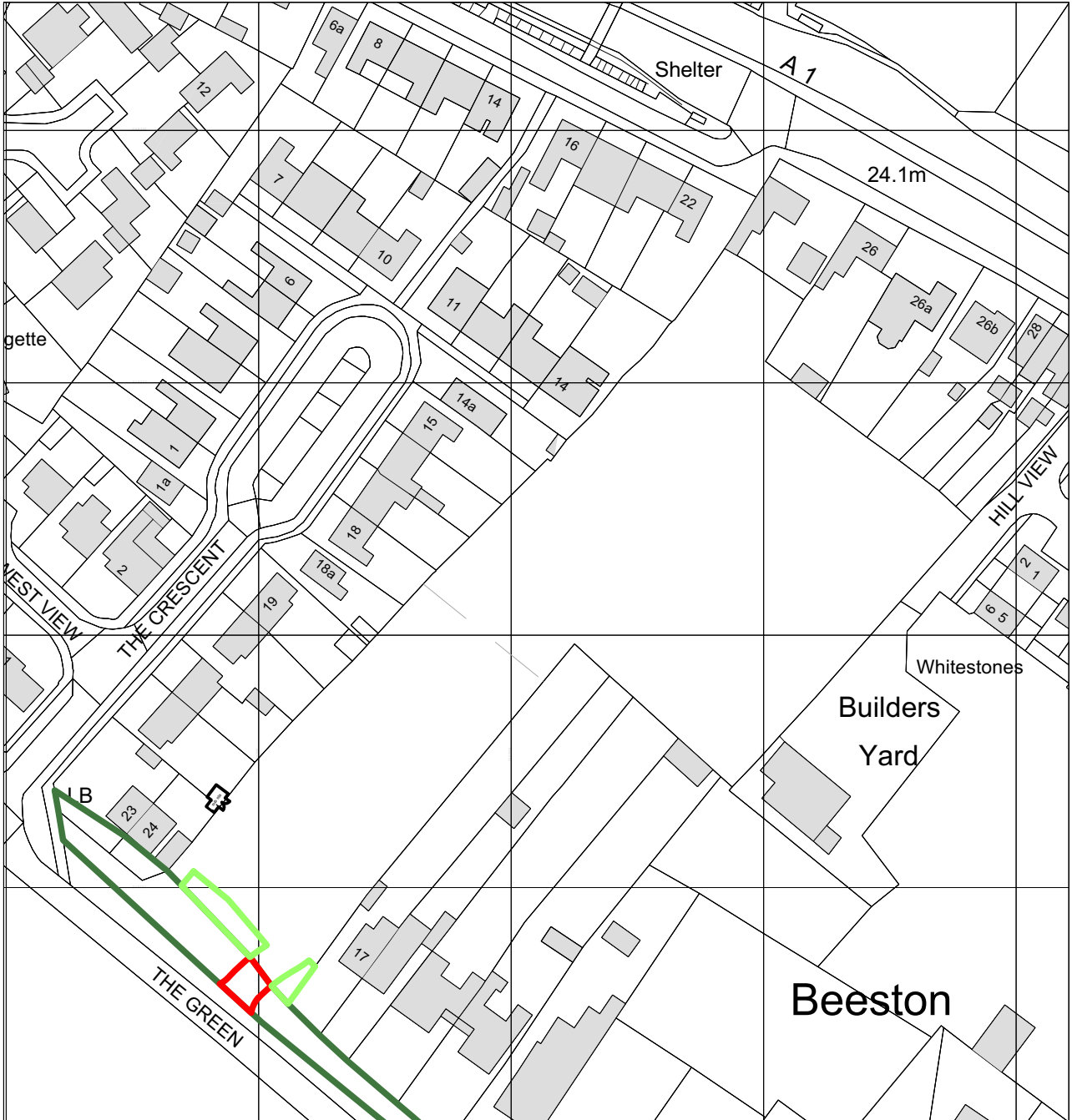
 Land with Village Green status Ref. VG14(5)
(area = 1081m²)



INFORMATION

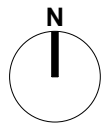
Project title		CBC The Green Beeston		 The Barn, Sewell, Dunstable Bedfordshire LU6 1RP telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects
Drawing title		Village Green Release Application Site Location Plan		
Drawing no.		20013wd2.15	Rev	
Scale	Date	Drawn by	Checked by	
1:1250@A4	Mar 22	CSc	CS	

**CBC The Green
Beeston**



- Release land (area = 53.17m²)
- Land with Village Green status Ref. VG14(5) (area = 1081m²)
- Land to be given in exchange (area = 116.37m²)

0 10 20 30 40 50 M
Scale 1:1250



A 17/11/2022 Revision to plans and legend

INFORMATION

Project title CBC The Green Beeston			
Drawing title Village Green Release Application Site Location Plan			
Drawing no. 20013wd2.15			Rev A
Scale 1:1250@A4	Date Mar 22	Drawn by CSc	Checked by CS

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www.kylesmartassociates.co.uk
Chartered Architects

**CBC The Green
Beeston**