

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

Tel: 01582 513000

E-mail: info@dunstable.gov.uk

Website: www.dunstable.gov.uk



DUNSTABLE
TOWN COUNCIL

David Ashlee Town Clerk and Chief Executive

Our Ref: DA/JC/GES

Date: 3 June 2019

Dear Councillor

Could you please note that a meeting of the Grounds and Environmental Services Committee will be held on **Monday 10 June 2019 at 7.00pm** at the Council Chamber, Grove House, 76 High Street North, Dunstable when the following business will be transacted.

AGENDA

1. Apologies for Absence.
2. To approve the Minutes of the Meeting of Grounds and Environmental Services Committee held on 18 March 2019 (copy previously circulated).
3. Specific Declarations of Interest.
4. Minutes of the Meetings of Plans Sub-Committee held on 12 March, 9 April, 30 April and 21 May 2019 (see page 1).
5. Cemetery, Allotments, Recreation Grounds, Town Centre Gardens and Ranger Service Information and Update Report (see page 11).
6. Creasey Park Community Football Centre and Splash Park Update (see page 16).
7. Bennett's Adventure Play Fencing (see page 18).
8. Reports from Outside Organisations –
CBC Development Management Committee – Councillor Jones.

Yours faithfully

David Ashlee
Town Clerk and Chief Executive

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

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, 76 HIGH STREET NORTH, DUNSTABLE

ON TUESDAY 12 MARCH 2019

Present: Councillors Liz Jones (Chairman), Sid Abbott (Vice-Chairman), Terry Colbourne, Philip Crawley, Jeannette Freeman, Emma Simmons and Johnson Tamara

Apologies: Councillors Ann Sparrow (for whom Cllr Tamara was substituting) and Pat Staples (for whom Cllr Colbourne was substituting)

In Attendance: Cllr Gloria Martin and Rosemary O'Sullivan (Head of Finance and Support Services)

Public: Three

1. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

2. PLANNING APPLICATIONS – RECEIVED UP TO 1 MARCH 2019

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 9 February and 1 March 2019.

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

CB/19/00042/TCA	32 Edwards Street
Proposal:	Prune 1 x Walnut tree to rear of the garden.
Observations:	No objection

CB/19/00209/FULL	32 First Avenue
Proposal:	Loft conversion with new gable end and rear dormer.
Observations:	No objection

CB/19/00266/FULL	88-90 Union Street
Proposal:	Demolition of existing double garage, conversion and extension of property into 4 flats with associated car parking and landscaping.
Observations:	Having received written representation from neighbouring residents and taking account of their concerns, the Council had no objection to the proposed development of this property. However, the Council is concerned that the car parking provision is inadequate for the number of dwellings proposed; which it is believed does not conform with CBC's own guidelines for parking provision and makes no provision for visitor parking.

CB/19/00286/FULL	3 Lancot Avenue
Proposal:	Single storey rear extension.
Observations:	No objection

CB/19/00318/FULL 14 Brewers Hill Road
Proposal: Proposed new detached house and vehicle parking for existing dwelling.
Observations: No objection

CB/19/00338/FULL Aldi Stores, Church Street
Proposal: The re-roofing of the existing Aldi Foodstore.
Observations: No objection

3. PLANNING DECISIONS

Members noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

4. LICENSING APPLICATIONS

No licensing applications had been received.

5. STREET NAMING AND NUMBERING – LAND AT BREWERS HILL ROAD

The names proposed by the developer were noted but in the absence of any information as to the background for these the Council preferred consideration of the names suggested by Dunstable History Society. They had researched the site and advised that this particular plot of land, on the corner of Brewers Hill Road, was used in World War Two to provide a back-up factory during the blitz for the Delco-Remy and Hyatt company of Grosvenor Road, London.

The firm made a wide range of electrical equipment for the armed forces, including secret work on radar and components for the Wellington, Lancaster and Stirling aircraft. It specialised in coil ignition parts.

Delco-Remy was on land and buildings owned by the AC Sphinx spark plug company which moved to Dunstable from Birmingham in 1934. The land had been used by AC Sphinx for a works canteen and playing field before the war.

The more recent title of AC-Delco was a combination of the two firms' names.

RESOLVED: that the following names be forwarded to Central Bedfordshire Council as suggested names for the development at Brewers Hill Road; Remy, Hyatt, Stirling, Wellington, Lancaster, Radar

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, 76 HIGH STREET NORTH, DUNSTABLE

ON TUESDAY 9 APRIL 2019

Present: Councillors Liz Jones (Chairman), Philip Crawley, Jeannette Freeman, Emma Simmons and Ann Sparrow

Apologies: Councillor Sid Abbott (Vice-Chairman)

In Attendance: David Ashlee (Town Clerk and Chief Executive)

Public: None

1. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

2. PLANNING APPLICATIONS – RECEIVED UP TO 1 APRIL 2019

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 2 March and 1 April 2019.

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

CB/19/00083/TRE	Land to the front of 2 Lime Walk
Proposal:	Prune 4 no. Lime trees back to previous reduction points.
Observations:	No objection

CB/19/00091/TRE	69 Derwent Drive
Proposal:	Prune 1 no. Hazel tree located within the rear garden.
Observations:	No objection

CB/19/00106/TRE	Viceroy Court, High Street South
Proposal:	Mainly pruning of various trees located around the grounds as described on the report.
Observations:	No objection

CB/19/00438/FULL	8 Englands Lane
Proposal:	Single storey side/rear extension.
Observations:	No objection

CB/19/00444/FULL	63 Katherine Drive
Proposal:	Replacement shopfront, rear cold room extension, extraction and ventilation system and associated alterations. Change of use from class A1 to class A5 (hot food takeaway).
Observations:	No objection

CB/19/00456/FULL	10 Canesworde Road
Proposal:	Single storey front and side extension and part single and two storey rear extension.
Observations:	No objection
CB/19/00478/FULL	54 Liscombe Road
Proposal:	Single storey side and rear extension.
Observations:	No objection
CB/19/00479/FULL	26 Totternhoe Road
Proposal:	Demolition of conservatory and erection of single storey rear extension.
Observations:	No objection
CB/19/00500/FULL	11 Keswick Close
Proposal:	Single storey rear and side extension.
Observations:	No objection
CB/19/00519/FULL	21 Kirby Road
Proposal:	Proposed single storey side and rear extension.
Observations:	No objection
CB/19/00522/FULL	Unit 5 & 6 Grove Park, Court Drive
Proposal:	Change of Use to Units 5 and 6 Class A3 Use (restaurants, pubs, snack bars, cafes, or wine bars) to a flexible use including Use Classes A3 (Restaurant and cafes), A4 (Drinking establishments) and for uses falling within Use Class D2 (Assembly and Leisure).
Observations:	No objection
CB/19/00574/FULL	18 Canesworde Road
Proposal:	Proposed single storey rear extension.
Observations:	No objection
CB/19/00623/FULL	4 Regent Street
Proposal:	Proposed loft conversion with rear dormer window.
Observations:	No objection
CB/19/00627/FULL	Shire Court, West Street
Proposal:	Demolition of commercial buildings and erection of 3 houses and 3 flats.
Observations:	No objection
CB/19/00641/FULL	20 Katherine Drive
Proposal:	Proposed single storey rear extension.
Observations:	No objection
CB/19/00649/FULL	19 Sunbower Avenue
Proposal:	Single storey front extension.
Observations:	No objection

CB/19/00680/FULL	14 Candale Close
Proposal:	Part two storey, part single storey side and rear extension and front porch.
Observations:	No objection

CB/19/00692/FULL	1 Westfield Road
Proposal:	Two storey side extension, new mono pitched roof to existing rear extension and replace rear door with window.
Observations:	No objection

CB/19/00695/FULL	39 Staveley Road
Proposal:	Single storey side extension.
Observations:	No objection

CB/19/00708/FULL	38 Brierley Close
Proposal:	Convert detached double garage into an annex.
Observations:	No objection

3. PLANNING DECISIONS

Members noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

4. LICENSING APPLICATIONS

No licensing applications had been received.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, 76 HIGH STREET NORTH, DUNSTABLE

ON TUESDAY 30 APRIL 2019

Present: Councillors Liz Jones (Chairman), Sid Abbott (Vice-Chairman), Philip Crawley, Jeannette Freeman, Pat Staples and Jessica Woodward

Apologies: Councillors Emma Simmons (for whom Cllr Woodward was substituting) and Ann Sparrow

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

Public: None

1. SPECIFIC DECLARATIONS OF INTEREST

Councillor	Interest	Agenda Item
All Councillors	Grove House, 76 High Street North – Non-Pecuniary (DTC Application)	Item 3, App 13 & 14

2. PLANNING APPLICATIONS – RECEIVED UP TO 18 APRIL 2019

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 2 April and 18 April 2019.

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

CB/19/00193/FULL 15 Bramley Court
Proposal: Installation of opening windows to bathroom and kitchen.
Observations: No objection

CB/19/00609/FULL 74A Drivers Way
Proposal: Create a parking space.
Observations: No objection

CB/19/00711/FULL 156 & 158 High Street South
Proposal: Change of use from residential to office use. (Part retrospective).
Observations: No objection to the conversion but members expressed concerns about the effect on parking in the area.

CB/19/00750/FULL 31 Hillcroft
Proposal: Single storey front and rear extension including 4 skylights and new front porch.
Observations: No objection

CB/19/00759/FULL 33 Brive Road
Proposal: Construction of a front and side extension including porch.
Observations: No objection

CB/19/00762/FULL	13-13A West Street
Proposal:	Conversion of first floor to two self-contained flats and conversion of part of ground floor into another flat, retaining smaller shop and office.
Observations:	No objection
CB/19/00787/FULL	9 Patterdale Close
Proposal:	Proposed single storey rear extension.
Observations:	No objection
CB/19/00830/FULL	The First and Last, Church Street
Proposal:	Demolition of existing building and erection of new part 3, part 4-storey residential building comprising 32 residential units and associated car parking, cycle parking and landscaping.
Observations:	No objection to the development but Members expressed concern about the entry and egress arrangements and the potential for increased volume of traffic at this busy junction.
CB/19/00841/FULL	241 Luton Road
Proposal:	First storey rear extension.
Observations:	No objection
CB/19/00858/ADV	48 High Street North
Proposal:	Retention of existing shop signage with applied translucent film to tone down colour, together with removal of the high level projecting sign.
Observations:	No objection
CB/19/00902/FULL	71-73 High Street North
Proposal:	Change of use of no. 71 High Street North from retail shop (A1) to restaurant (A3) in order to provide additional seating area for the existing adjacent restaurant at no. 73 High Street North.
Observations:	No objection
CB/19/00914/FULL	141 London Road
Proposal:	Single storey rear extension.
Observations:	No objection
CB/19/00915/FULL	Grove House, 76 High Street North
Proposal:	Extension of external tarmac surfaces to accommodate 8 no. additional parking spaces to the rear of Grove House.
Observations:	No objection
CB/19/00916/LB	Grove House, 76 High Street North
Proposal:	Extension of external tarmac surfaces to accommodate 8 no. additional parking spaces to the rear of Grove House.
Observations:	No objection
CB/19/00953/FULL	140 Jeans Way
Proposal:	Single storey rear extension.
Observations:	No objection

CB/19/00965/FULL 306 High Street North
Proposal: Change of use from a motel (use class C1) to a sui generis transitional accommodation facility with ancillary meeting rooms, interview rooms, training and communal facilities and offices.
Observations: No objection

CB/19/00988/FULL 83 Hadrian Avenue
Proposal: Single storey side and rear extension.
Observations: No objection

CB/19/00996/FULL Old Palace Lodge Hotel, Church Street
Proposal: Retention of the existing 38m2 bin store.
Observations: No objection

CB/19/01013/FULL 65 Oldhill
Proposal: Single storey side extension.
Observations: No objection

CB/19/01025/FULL 43 Marina Drive
Proposal: Loft conversion with dormer at front and rear and side gable end.
Observations: No objection

CB/19/01076/FULL 13 Churchill Road
Proposal: Proposed single storey front extension.
Observations: No objection

3. PLANNING DECISIONS

Members noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

4. LICENSING APPLICATIONS

No licensing applications had been received.

DUNSTABLE TOWN COUNCIL

MINUTES OF THE MEETING OF PLANS SUB-COMMITTEE

HELD AT GROVE HOUSE, 76 HIGH STREET NORTH, DUNSTABLE

ON TUESDAY 21 MAY 2019

Present: Councillors Mark Cant, Phillip Crawley, John Gurney, Gloria Martin, Cameron Restall, Lee Roberts and Gladys Sanders

Apologies: Councillors Alan Corkhill (for whom Cllr Martin was substituting), Greg George (for whom Cllr Roberts was substituting) and Liz Jones (for whom Gladys Sanders was Substituting).

In Attendance: Cllr Matthew Brennan and David Ashlee (Town Clerk and Chief Executive)

Public: None

Before the start of the meeting, the Town Clerk and Chief Executive gave all members an overview of the purposes of the Plans Sub-Committee and how it operates. He also distributed guidance on classification terms for various premises.

1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN

RESOLVED: that Councillors Liz Jones and Phillip Crawley be appointed as Chairman and Vice-Chairman respectively for the ensuing Municipal year

2. SPECIFIC DECLARATIONS OF INTEREST

There were no specific declarations of interest.

3. PLANNING APPLICATIONS – RECEIVED UP TO 10 MAY 2019

The Sub-Committee considered all planning applications submitted to Central Bedfordshire Council in respect of Dunstable between 19 April and 10 May 2019.

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

CB/19/00631/FULL 33 Miletree Crescent
Proposal: New front porch and wet room extension.
Observations: No objection

CB/19/00794/FULL Hadrian Academy, Hadrian Avenue
Proposal: Proposed installation of six exercise stations and one time-out shelter.
Observations: No objection

CB/19/00891/FULL	The Willow, Bullpond Lane
Proposal:	Proposed front extension to provide additional garage space following conversion of garage into kitchen space along with associated landscaping adjustments.
Observations:	No objection

CB/19/01091/FULL	97 Tring Road
Proposal:	Proposed rear single-storey extension to incorporate crown type roof and balcony.
Observations:	No objection

CB/19/01110/FULL	6 Wingate Road
Proposal:	Single storey infill extension to the rear.
Observations:	No objection

CB/19/01154/FULL	42 Brive Road
Proposal:	Single storey rear extension.
Observations:	No objection

CB/19/01206/FULL	13A Richard Street
Proposal:	Proposed erection of two storey attached dwelling.
Observations:	Object due to the Committee believing the proposal would be overdevelopment of the site which would create a dwelling of a cramped nature, which would result in a substandard living environment.

4. PLANNING DECISIONS

Members noted the decisions of Central Bedfordshire Council in respect of recent planning applications.

5. LICENSING APPLICATIONS

No licensing applications had been received.

DUNSTABLE TOWN COUNCIL

GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE

MONDAY 10 JUNE 2019

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

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

1. DUNSTABLE CEMETERY

1.1 Burial activity has remained ongoing and the table below provides a comparison for the period 1 March 2019 to 31 May 2019 against the same period for the previous year.

	March 2018 – May 2018	March 2019 – May 2019
New earth grave	15	16
Re open earth grave	18	10
New ashes	10	10
Reopen ashes	22	7

1.2 At the time of writing this report, 175 burials will have taken place in the lawn section of the cemetery extension since February 2016.

1.3 The Cemetery profiled expenditure and income report as at end of March 2019 is available in Appendix 1. The figures are subject to audit and final checks and will be fully reported to Council on 24 June 2019.

1.4 The Green Flag judges visited the Cemetery on 3 May to assess the site to decide if the Green Flag should be retained in 2019. The judges spent about 3 hours taking a tour of the Cemetery and reviewing the management plan and supporting evidential documentation. Representatives of the Friends group also met the judges. The Council will be advised of the judge's decision at the end of June and an award ceremony for the Eastern region will take place during July.

1.5 The Cemetery Management Plan includes an action to survey the wildflowers present in the cemetery. The survey was completed free of charge by the local Wildlife Trust on 29 May and provides a baseline study which will inform future actions designed to create a more biodiverse



Wildlife Trust surveying for wildflowers

environment.

- 1.6 The Friends of Dunstable Cemetery continue to meet on a regular basis to carry out various light grounds activities to support the grounds staff. The Friends are now in the process of becoming a formally constituted group and setting up a bank account.



Friends working on clearing a hedge base

2. ALLOTMENTS

- 2.1 At the time of writing this report there are 68 people on the waiting list, which is 10 more than reported to this Committee in March. Since 1 April 2019 some 23 people have asked to be added to the waiting list. The table below provides some detail about the make-up of the waiting list.

	Total	Resident	Non-Resident
Number on waiting list	68	40	28
Number currently under offer	0	0	0
Number that will accept offer of any plot /site	28	12	16
Number that have requested a specific plot /site	36	26	10
No. requesting a second plot	4	2	2

- 2.2 There are currently 4 vacant plots available which the Council is in the process of clearing so that they can be re let.

3. RECREATION GROUNDS

Play Areas, Grove Skate Park and BMX

- 3.1 Since the last report to this Committee there have been four incidents of damage to play equipment. Three at the new adventure play area at Bennett Memorial Recreation Ground, resulting in damage to a fixing on a cargo net, a fixing on a chain handrail and the removal of a cable clamp on the zip wire. All of these items were repaired within a week by the main contractor. The other damage was to some wet pour surfacing in the other play area at Bennett's.
- 3.2 Installation of the new adventure play area at Bennett's was completed on schedule and on budget one week ahead of the reopening of the Splash Park as planned. The play area has been extremely busy and has been well received by the public with lots of positive comments given on social media and in person to grounds staff.

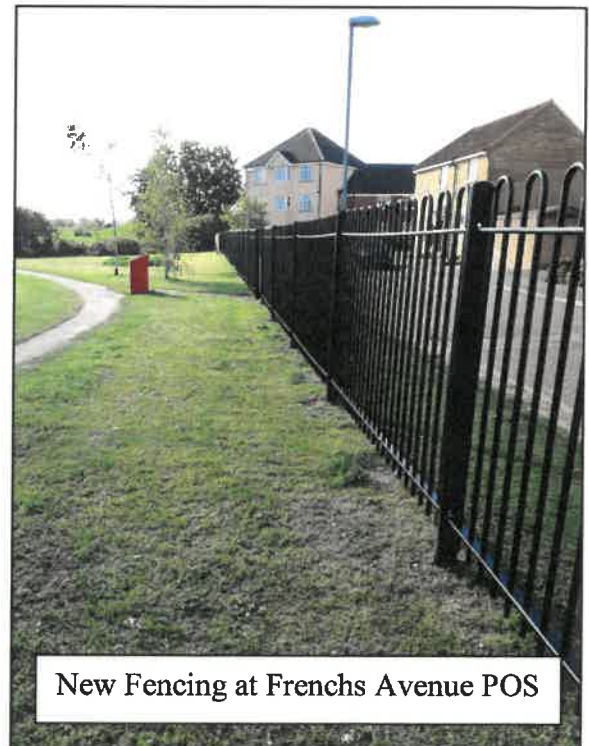
- 3.3 The Mayor of Dunstable, Cllr Sid Abbott, formally opened the new play area with a ribbon cutting ceremony on 30 May 2019 with support from CBC Cllr Ian Dalgarno.
- 3.4 The skate park is again being heavily used as the light evenings and warmer weather return. Some minor cracks and small holes on the surface will need to be repaired again. These types of repairs are normal for the site and when Maverick Industries carried out the repairs previously, they commented on how the skate park was still in good condition.

Sports Pitches and General Grounds Maintenance

- 3.5 Following completion of the new adventure play area and the removal of the site compound, contractors have now marked out the Bennett Memorial Recreation Ground car park with new parking bays including a disabled bay.
- 3.6 With the exception of Mentmore Recreation Ground, all the height restriction barriers, locks shrouds, bollards and new fencing, which were agreed as part of the security improvements to recreation grounds, have been completed. The access at Mentmore may require a more extensive modification so that level pedestrian access can also be improved.



Height Restrictor at Bennett's



New Fencing at Frenchs Avenue POS

- 3.7 The main work to renovate the stadium pitch at Creasey Park has been completed including scarification of the pitch, over seeding and applying 60 tonnes of top dressing. Other pitch renovations at Creasey Park will commence the week after the A.F.C. tournament on 1 and 2 June 2019.

4. TOWN CENTRE AREA

Priory and Grove House Gardens and the Town Centre

- 4.1 The grounds team have been digging out the winter and spring bedding plants and preparing the beds for the summer bedding displays. Floral planters, baskets and troughs have been installed at various locations around the town centre.
- 4.2 Further benches have had slabs placed under them at Priory Gardens to help to improve the general appearance of the area around the lawns and bedding borders.
- 4.3 The Council is experiencing an increase in anti-social behaviour and street drinking at present with hot spots of activity at Bennett Memorial Recreation Ground, Luton Road Recreation Ground and Priory Gardens. At a recent police priority meeting attended by some local Councillors it was agreed that tackling this issue would be a police priority over the next few months. The Head of Grounds and Environmental Services will be meeting with the police to discuss the issues in more detail.

Dunstable in Bloom

- 4.5 This year's judging will take place between 5 and 25 July when the judges will visit a number of new initiatives and projects including the gardening project at Westfield Nursery, the new garden at the Old Palace Lodge, a sensory garden at Chiltern View care home and the sustainable drainage border in West Street.
- 4.6 Dunstable in Bloom had plant stalls at the themed market on 11 May and the Around the World event on 18 May. Both were a great opportunity to raise awareness of the local and regional campaigns.

5. TOWN RANGER SERVICES

- 5.1 The areas where the Town Rangers sowed grass seed around the toilets in Ashton Car Park is now being mown and is an improvement on the sparse shrub border that was looking unkempt.
- 5.2 Now the warmer weather has arrived the Rangers are carrying out more jet wash cleaning across the town.
- 5.3 The Town rangers are now using the hot water system of weed control on more areas across the Town Centre to help to reduce the amount of herbicide used.
- 5.4 The Town Ranger team have recently secured a new contract to periodically clean the Maypole Yard.

6. AUTHORS

Ian Swinnerton, Grounds Operations Manager
ian.swinnerton@dunstable.gov.uk

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

Appendix 1

Cemetery Profiled Income and Expenditure Report as at 31 March 2019

	April	May	June	July	August	September	October	November	December	January	February	March
Budgeted Expenditure	£17,783	£7,533	£7,530	£8,783	£7,533	£7,531	£8,783	£7,533	£7,530	£8,783	£7,533	£7,527
Actual Expenditure	£16,596	£6,728	£8,804	£7,663	£6,094	£7,532	£9,340	£4,009	£7,204	£7,437	£10,103	£21,665
Variance	£1,187	£805	£-1,274	£1,120	£1,439	£-1	£-557	£3,524	£326	£1,346	£-2,570	£14,138
Budgeted Income	£13,175	£13,175	£13,175	£13,175	£13,175	£13,175	£13,175	£13,175	£13,175	£13,175	£13,175	£13,175
Actual Income	£20,436	£22,616	£21,227	£22,104	£11,789	£8,891	£11,828	£17,160	£14,732	£16,952	£11,436	£17,556
Variance	£7,261	£9,441	£8,052	£8,929	£-1,386	£-4,284	£-1,347	£3,985	£1,557	£3,777	£-1,739	£4,381
Total Variance	£8,448	£10,246	£6,778	£10,049	£53	£-4,285	£-1,904	£7,509	£1,883	£5,123	£-4,309	£-9,757
Overall Variance								£29,834				

DUNSTABLE TOWN COUNCIL**GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 10 JUNE 2019****CREASEY PARK COMMUNITY FOOTBALL CENTRE AND BENNETT'S SPLASH UPDATE**

Purpose of Report: To provide a progress report on operations at Creasey Park Community Football Centre, Bennett's Splash and the Splashside Café.

1. INTRODUCTION

1.1 This report gives members a summary account of performance to date.

2. ATP AND GRASS PITCHES

2.1 The end of the football season saw AFC Dunstable finish mid table, but unfortunately Dunstable Town FC were relegated from the same league.

2.2 The main pitch is now closed for renovations and will re-open on 20 July 2019. The youth football season is now finished with AFC Dunstable festival on 2 and 3 June marking the end. All youth grass pitches will be closed for renovations until 24 August.

2.3 Creasey Park played host the inaugural Luton Town International Youth Cup, 40 teams competing, 2500 spectators over a weekend. The 2 days brought in £1,500 of pitch income and £6,000 of bar and catering income, a very lucrative weekend. Luton Town have already booked for next year.

2.2 Creasey Park has again played host to numerous youth and adult end of season league finals. The Milton Keynes District Development League Finals saw 22 youth teams competing, which was a new booking to Creasey Park, whilst the Bedfordshire Youth Saturday League Finals saw 14 teams. The English Schools FA held 2 girls cup finals, both featuring Queensbury School.

2.3 The main pitch played host to 2 Bedfordshire FA female football cup finals, 4 Leighton & District Sunday League finals, 2 North Home Counties adult league finals. Creasey Park also saw Celeb FC play a charity match versus Macmillan FC.

3. INCOME & EXPENDITURE

3.1 After a challenging 2018/19, the start of 2019/20 year has been positive.

3.2 A 3-year agreement has been signed with Central Beds College for ATP use and room hire. This new agreement will assist the centre in achieving some challenging income targets.

3.3 The positive start to the year is demonstrated by April 2019 total income being £19,600, compared to April 2018 being £16,500.

4. EVENTS AND FUNCTIONS

- 4.1 Creasey Park is hosting a new 12-week art class, which started on Wednesday 1 May, and the hirer is already looking to book additional classes on Monday evenings.
- 4.2 Function bookings are looking healthy for June and July with 8 booked for Friday and Saturday nights.

5. BUILDING AND ENVIRONMENTAL UPDATE

- 5.1 The irrigation tender process saw 4 companies submit tenders. All tenders returned exceeded the CBC capital allocation to this scheme but CBC have subsequently agreed to increase their original budget accordingly. SJS Irrigation, based in Aspley Guise are the preferred contractor and have been awarded the contract. Work schedules will now be agreed with an expected 4 – 6 weeks lead in time. All going well, the irrigation system should be fully installed by mid to late August.

6. BENNETT'S SPLASH & SPLASHSIDE CAFÉ UPDATE

- 6.1 Bennett's Splash and the Splashside Café are now open and so far there have been no issues.
- 6.2 The indifferent weather has brought mixed usage, however, the Bennett's Adventure Play has been a key addition to boost café income, particularly on days when the Bennett's Splash has been quiet.
- 6.3 Net income to date is at £6,735 over 28 days. This equates to an average daily take of £240, which is slightly below the operating daily target. Taking into account the mixed weather and the fact this trade is outside the school holiday's, it has been a good opening month.

7. CONCLUSION

- 7.1 Creasey Park has had a busy April and May hosting numerous cup finals including new bookings which will become annual fixtures in the Creasey Park calendar. The finals and festivals have boosted income, improving on the same period last year. The college minimum usage agreement will also bring in vital additional income to help alleviate the rising expenditure costs and end of year budgetary deficit.
- 7.2 Bennett's Splash is again proving popular attraction for the residents of Dunstable and the Splashside Café has traded well in the opening month, largely assisted the by the introduction of Bennett's Adventure Play

8. AUTHOR

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

DUNSTABLE TOWN COUNCIL**GROUNDS AND ENVIRONMENTAL SERVICES COMMITTEE****MONDAY 10 JUNE 2019****BENNETT'S ADVENTURE PLAY FENCING**

Purpose of Report: The purpose of this report is for Members to consider if they wish to fence the new adventure play area at Bennett Memorial Recreation Ground, to review the options available for fencing and to authorise spending.

1. ACTION RECOMMENDED

- 1.1 That the Committee decide if they want to fence the Bennett's Adventure Play Area and if so which fencing option would be the most appropriate.
- 1.2 That the Committee recommends to Finance and General Purposes the release of funding as detailed in section 3.4 of this report in line with the chosen fencing option.

2. BACKGROUND




- 2.1 In December 2018 a Member / Officer working group approved the adventure play area design and tender submitted by Playground Supplies Ltd. Members and Officers were aware that the design did not include fencing to enclose the area. The view was taken that the £200,000 funding available should be used to ensure a wide range of equipment and maximise the play value.
- 2.2 The play area was completed at the end of April 2019 on schedule and on budget and was opened for public use at the beginning of May to coincide with the reopening of Bennett's Splash

3. MAIN CONSIDERATIONS

- 3.1 Since the play area was opened the Council has received numerous requests from the public to erect a fence to deter dogs from entering the play area. Particular problems experienced by users have included dog faeces in and around the play area, dogs off the lead running close up to children and dogs urinating against the play equipment.
- 3.2 Bennett Memorial Recreation Ground is covered by a dog control order requiring dogs to be kept on the lead. However, when it was first introduced a few years ago the Council received numerous complaints from dog owners who regularly exercise their dogs in this area, stating that their dogs needed to be exercised off the lead. An agreement was therefore reached with Central Bedfordshire Council (CBC), who have the enforcement powers, to only enforce dogs on the lead when sports pitches were in use. It should be noted that the existing play area is covered by a 'no dogs allowed' order.
- 3.3 Whilst it would be possible to reverse this agreement with CBC and ask them to enforce the existing 'dogs on a lead' control order there is no guarantee that this

would solve the problem and it is known that CBC lack the manpower to robustly enforce the order. In addition, it is anticipated that this would not be popular with those users of the recreation ground who wish to continue to exercise their dogs off the lead.

- 3.4 It is therefore appropriate to consider the fencing options available to physically prevent access by dogs. The table below provides a range of options and costs for fencing together with the advantages and disadvantages of each type.

Fencing Option	Estimated Cost	Advantages and Disadvantages	Photo
1. Traditional bow top metal palisade fencing in a range of colours (245m)	£ 22,000	<p><u>Advantages</u> Low maintenance, in keeping with existing railings around the splash park, colourful, robust and largely vandal proof</p> <p><u>Disadvantages</u> Not in keeping with the wooden themed equipment.</p>	
2. Wooden palisade fencing.	£ 19,000	<p><u>Advantages</u> In keeping with the wooden themed equipment</p> <p><u>Disadvantages</u> Vulnerable to vandalism and damage, high maintenance</p>	
3. Metal flat top fencing – galvanised and no colour.	£18,000	<p><u>Advantages</u> Low maintenance, robust and largely vandal proof</p> <p><u>Disadvantages</u> Not in keeping with the wooden themed equipment.</p>	

- 3.5 Members are asked to decide if they wish to fence the Bennett's Adventure Play Area and if so, indicate which fencing type they would prefer to use.

4. FINANCIAL IMPLICATIONS

- 4.1 The Council currently has £39,886 available in the Open Spaces Improvement Plan reserve to fund the fencing, which is sufficient to meet any of the above options outlined in the report.

5. POLICY AND CORPORATE PLAN IMPLICATIONS

- 5.1 The proposal and recommended action are in line with current policy and the Corporate Plan priority to improve and develop the provision of green space within the town.

6. HEALTH AND SAFETY IMPLICATIONS

- 6.1 The installation of fencing will significantly reduce the likelihood of harm to children resulting from the issues set out in 3.1 of this report.

7. HUMAN RESOURCE, ENVIRONMENTAL, LEGAL AND EQUALITIES IMPLICATIONS

- 7.1 None

8 APPENDICES and BACKGROUND PAPERS

- 8.1 None

9. AUTHOR

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