

PART 2

Date: 10 January 2021

From: Ms Carolyn Cottier – East of Luton, Cockernhoe, Mangrove Green

Subject: North Hertfordshire District Council Local Plan Examination Hearing

LUTON BOROUGH COUNCIL PERMISSIONS FOR RESIDENTIAL DEVELOPMENTS NOT INCLUDED (AND THEREFORE ADDITIONAL) TO THE ADOPTED LOCAL PLAN 2011 – 2031.

...CONTINUED PART 2 – Historical Offshore Property Registration Records applied to the Permitted Residential Developments of Luton

...CONTINUED APPENDICES 1-15

IMPORTANT DISCLAIMER:

All of the screenshots within Parts 1a, 1b and 2 of this document, including offshore records is information available in the public domain on the date of 15 January 2021.

I am not responsible for any inaccuracies in the originally published material, but present it for Educational purposes only.

There can be complex schemes operated for various legal reasons.

There can be complex schemes operated for various illegal reasons.

I make no claims that fraud or financial misconduct has taken place.

I make no claims that fraud or financial misconduct has not taken place.

I present no conclusions as to the legality either way, nor do I present any explanation as to why these events have occurred or what the motivations behind them may be.

I draw no conclusions as to why land sites were registered offshore nor who registered them.

I place no obligations upon any reader as to how this information should be interpreted.

It is up to each individual to read the material and then decide for themselves.

All content is provided for education and information sharing purposes only.

APPENDIX 7:

*Counted as "unspecified" De-Culverting of the River Lea, formation of new public space, after demolition of existing car park. APPLICANT: Luton Borough Council SEE APPENDIX 7	Application No: 20/00489/FUL Silver Street Car Park, off of Bute Street, Luton. South Ward	NOT IN SHLAA 2019. The application site is allocated as being within the Plaiters Lea Conservation Area and within the Northern Gateway site of the Creative Quarter, where Policy LLP11 of the Luton Local Plan 2011-2031 applies. Policy LLP11 states that "The Council will work with developers, landowners and stakeholders to transform the Creative Quarter into a thriving mixed use area with 600 residential units, a café culture and night-time economy, appropriate mix of restaurants, galleries, retail, leisure, education facilities and	1 July 2020 GRANTED	9  Silver Street Car Park, off of Bute Street, Luton (1222Kb)
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creative businesses and an excellent quality public realm”.

Below see “land on the North East side of Guildford

Street, Luton” which was registered offshore during the Luton and NHDC Plan Periods. It is the TINY SLITHER on the left side of the orange site.

It is geographically within a landsite area of three parts. The first which was registered on 11 Jan 2013. Proprietor: HAUT LIMITED in Isle of Man. Price Paid: £499,995 plus VAT £99,999. Title: BD180449.

The screenshot shows a web browser window with the URL <https://www.private-eye.co.uk/registry>. The page title is "Property acquired by overseas companies 2005 - July 2014" and the map is by Private Eye Magazine. A search bar contains "rk off bute street". A popup window displays the following information:

ADDRESS	land on the North East side of Guildford Street, Luton
PROPRIETOR	HAUT LIMITED
COUNTRY	ISLE OF MAN
DATE REGISTERED	11/01/2013
PRICE PAID	£499,995 PLUS VAT £99,999
TITLE	BD180449

Below the popup, there are two legend items: a red dot for "FREEHOLD (PRECISE LOCATION)" and a purple dot for "LEASEHOLD (APPROXIMATE LOCATION)". A "Get in touch" link is also visible.

At the bottom of the page, a cookie notice reads: "We use cookies to enhance your experience. By continuing to visit this site you agree to our use of cookies. Click here to re..."

Below see “12 Guildford Street, Luton, LU1 2NR” which was also registered offshore during the Luton and NHDC Plan Periods.

It is geographically the middle section within the orange landsite area of three parts. It was also registered on 11 Jan 2013. Proprietor: HAUT LIMITED in Isle of Man. Price Paid: £499,995 plus VAT £99,999. Title: BD143269. It is right next to the tiny slither.

Private Eye Magazine | Official X BURR STREET LTD - Officers (fr X +

https://www.private-eye.co.uk/registry

Property acquired by overseas companies 2005 - July 2014
Map by Private Eye Magazine

silver street car park off bute street luton

Visible layers 2

rk off bute street

ADDRESS
12, Guildford Street, Luton,
LU1 2NR

PROPRIETOR
HAUT LIMITED

COUNTRY
ISLE OF MAN

DATE REGISTERED
11/01/2013

PRICE PAID
£499,995 PLUS VAT OF
£99,999

TITLE
BD143269

HAVE ANY
[Get in touch](#)

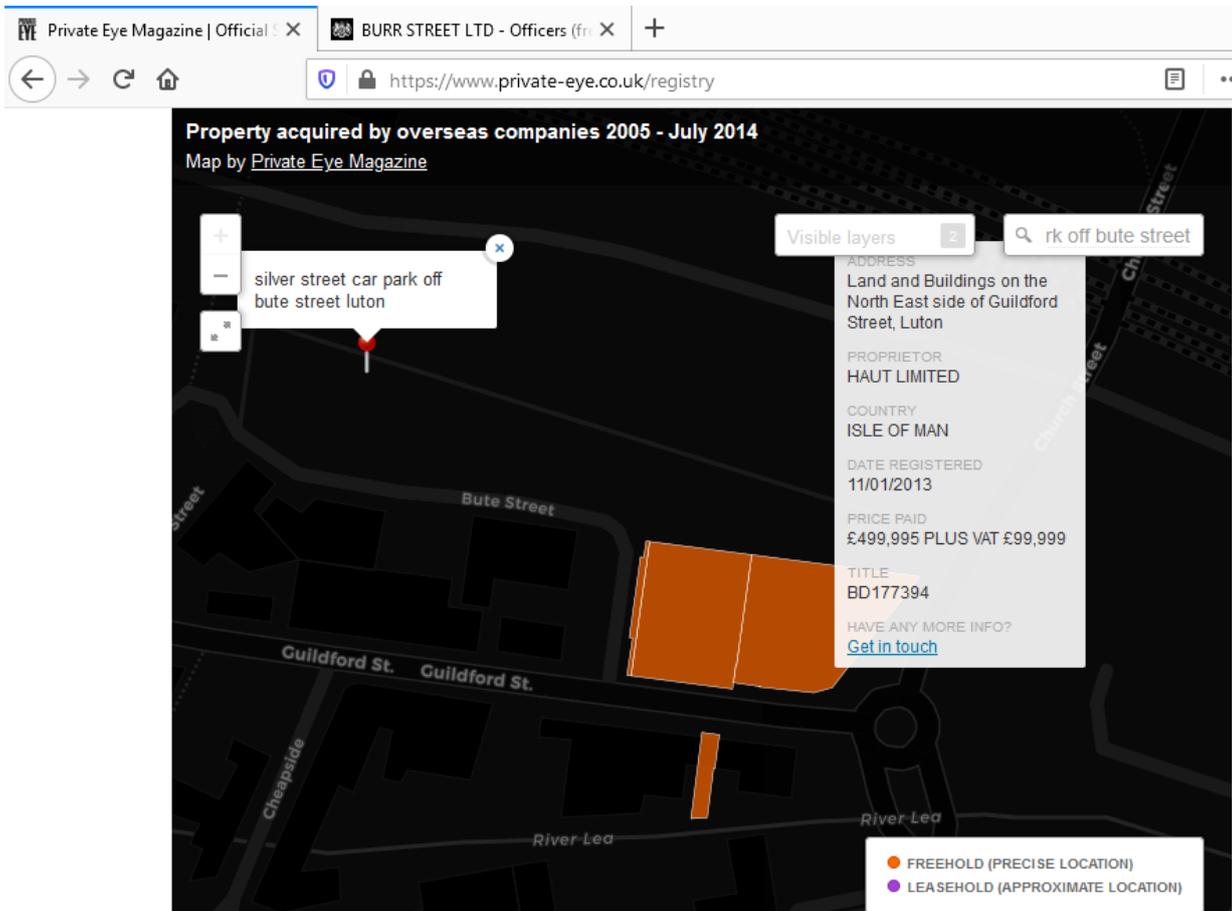
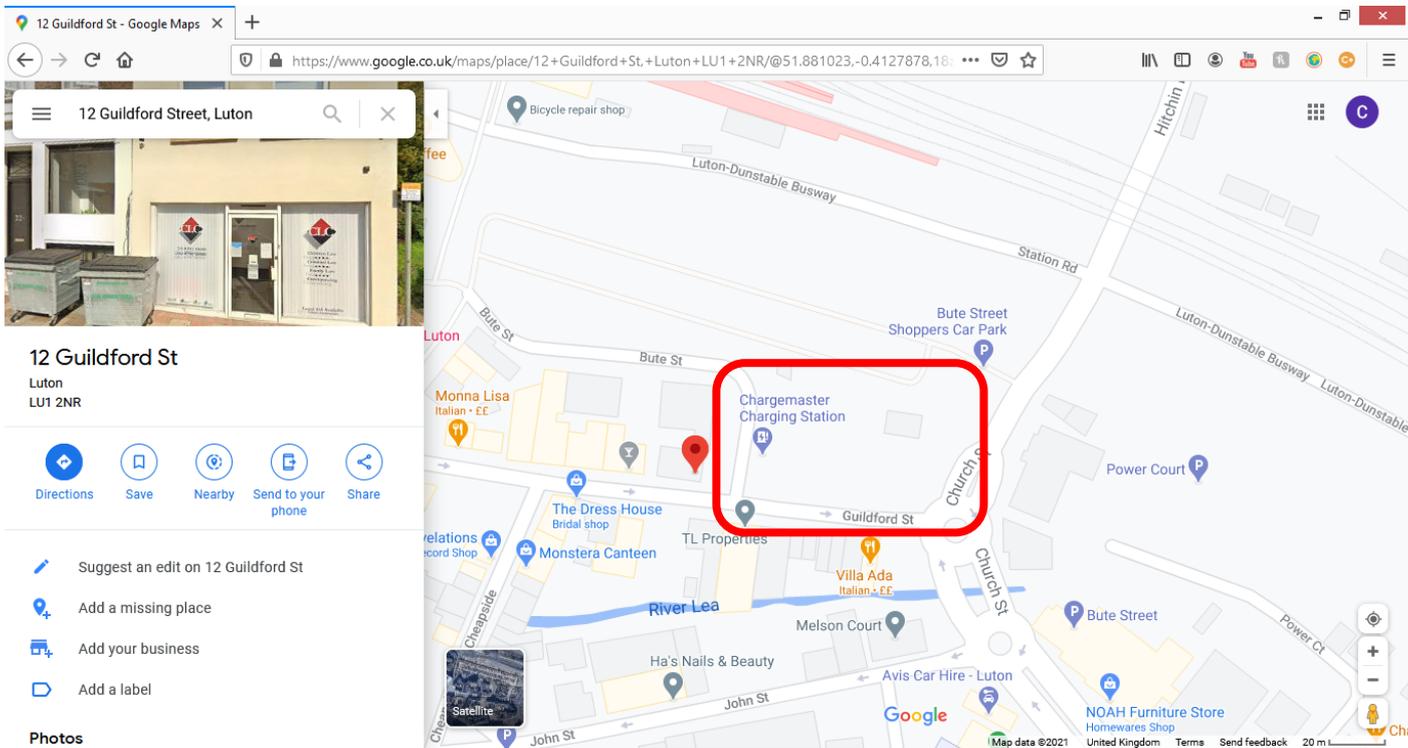
- FREEHOLD (PRECISE LOCATION)
- LEASEHOLD (APPROXIMATE LOCATION)

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Next another “Land and Buildings on the North East side of Guildford Street, Luton” which was also registered offshore during the Luton and NHDC Plan Periods.

It is geographically the far right section within the orange landsite area of three parts. It was also registered on 11 Jan 2013. Proprietor: HAUT LIMITED in Isle of Man. Price Paid is identical to the other site with the similar name: £499,995 plus VAT £99,999. Title: BD177394.

Here are the sites on Googlemaps – the 12 Guildford Street has the orange “lollipop” and the land North East of Guildford Street as registered offshore is “boxed” with red:

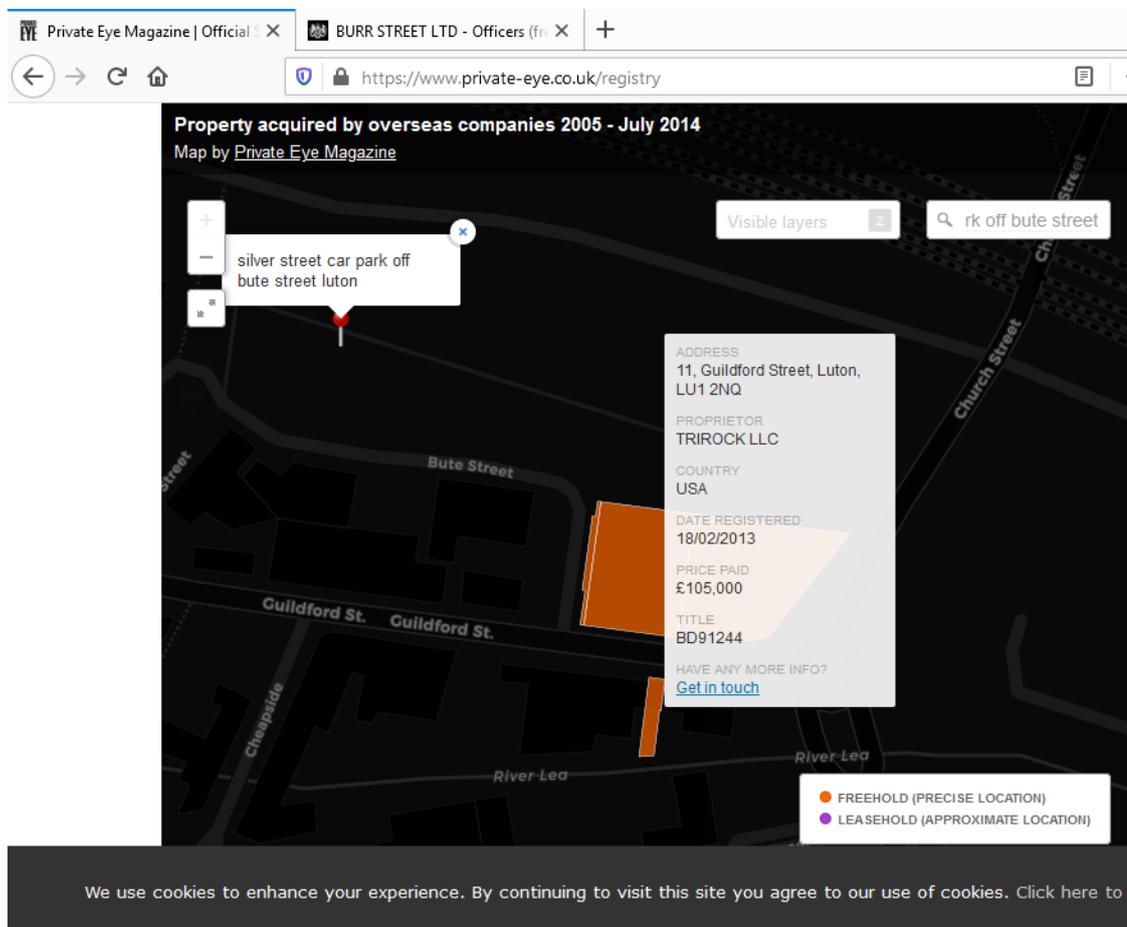


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Then just across the road another slither of off-shore land registry is noted.

“11 Guilford Street, Luton, LU1 2NQ is geographically directly opposite the orange landsite area of three parts. It was registered on 18 February 2013. Proprietor: TRIROCK LLC in USA. Price Paid was: £105,000. Title: BD91244.

Notice we have a new USA connection... remember the “Park and Go Services Limited” company earlier – its website claimed the company was registered in New York, USA – it’s probably of no consequence...but just in case it is still noted.



MATTERS-29,21,22-ADDENDUM-EvidenceAppendix-Commercial-properties-with-a-rateable-value-over-10k-(including-reliefs)-v.12Feb2020		
propref	201030510000212	201063510001001
account holder1	Luton247airportparking Ltd	Alexia Estates Management Ltd
account holder2		
holder addr1	17-19 Guildford Street	78 Villiers Close
holder addr2	Luton	Luton

holder addr3	Bedfordshire	
holder addr4		
holder postcode	LU1 2NQ	LU4 9FR
addr1	2-12 Guildford Street	Car Park At Silver Street
addr2	Luton	Luton
addr3	Bedfordshire	
addr4		
postcode	LU1 2NQ	LU1 1EF
empty from		30/06/2012
rateable value	40500	27500
vo propdescrip	LAND USED FOR CAR SALES	CAR PARK AND PREMISES
liable from	01/01/2016	30/06/2012
disc relief	No	No
mand relief	No	No
small relief	No	No
epr nond debit	No	Yes
void nond debit	No	No
s44a nond debit	No	No
sbrr relief	No	No
net local disc	No	No

APPENDIX 8:

10 Flats Conversion of existing premises & erections of single storey rear extension. APPLICANT: Mr M Nasar, AMA Investments Ltd	7 x 2-bed, 3 x 1-bed,	Application No: 20/00203/FUL 4 George Street West, Luton.	The site is located within the Central Area as identified on the Proposals Map of the Luton Local Plan 2011-2031. Part of the site is located within the Town Centre Conservation Area and the site is an allocated housing site.	29 July 2020 GRANTED	10  4 GEORGE STREET WEST, LUTON (168Kb) (Report of the Head of Development Management)
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Below see “6 George Street West, Luton, LU1 2DZ” which is not “4 George Street West” as per the planning application- but is so close.

The site is directly next-door to the one permitted, and was also registered offshore during the Luton and NHDC Plan Periods.

It was also registered on 11 February 2014. Proprietor: SARLOU HOLDINGS LIMITED in Isle of Man. Price Paid: £600,000. Title: BD74543.

Luton Borough Council has its Legal Team at Apex House at 30-34 Upper George Street. According to the Council’s own register the account holder and owner of “6 GEORGE

STREET WEST” SINCE 1 APRIL 1997 –is “Luton Borough Council, Capital & Asset Mgmt, Apex House, 30-34 Upper George Street, Luton, LU1 2RD.”

See Appendix 13 for evidence of this address being theirs’ – as I received a letter directly from it – their Senior Solicitor for Planning located here wrote to me:

“Steven Sparshott
Senior Solicitor (Planning)
Luton Borough Council
Apex House
30-34 Upper George Street
Luton
Bedfordshire
LU1 2RD
DX 5926 Luton
Tel: 01582 546024”

And here is the Council’s own entry within their own commercial register, of themselves as account holder for those two addresses:

MATTERS-29,21,22-ADDENDUM- EvidenceAppendix-Commercial-properties- with-a-rateable-value-over-10k-(including- reliefs)-v.12Feb2020	
propref	201028410006005
account holder1	Luton Borough Council
account holder2	
holder addr1	Capital & Asset Mgmt,
holder addr2	Apex House
holder addr3	30-34 Upper George Street
holder addr4	Luton
holder postcode	LU1 2RD
addr1	6 George Street West
addr2	Luton
addr3	
addr4	
postcode	LU1 2BJ
empty from	
rateable value	32750
vo propdescrip	OFFICES AND PREMISES
liable from	01/04/1997
disc relief	No
mand relief	No
small relief	No

epr nond debit	No
void nond debit	No
s44a nond debit	No
sbrn relief	No
net local disc	No

“1 April 1997” is given as the date for when that property became liable to pay rates. Luton Borough Council’s account for “6 George Street West” was registered OFFSHORE with SARLOU HOLDINGS in the Isle of Man on 11 February 2014. So the Council themselves will be able to clarify if they held the account at that same time.

See below the offshore site map.

Property acquired by overseas companies 2005 - July 2014
Map by Private Eye Magazine

Visible layers [?] Search: george street west

4 george street west luton

ADDRESS
6, George Street West, Luton,, LU1 2DZ

PROPRIETOR
SARLOU HOLDINGS LIMITED

COUNTRY
ISLE OF MAN

DATE REGISTERED
11/02/2014

PRICE PAID
£600,000

TITLE
BD74543

HAVE ANY MORE INFO?
[Get in touch](#)

● FREEHOLD (PRECISE LOCATION)
● LEASEHOLD (APPROXIMATE LOCATION)

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There are some searches you can do to find out more about the company SARLOU HOLDINGS LTD – but I don’t have time to perform them here – but this is where I would start:

[Sarlou Holdings Ltd at 2A Lord Street, Isle Of Man](http://isle-man.ukcompaniesdata.co.uk/sarlou-holdings-ltd)
isle-man.ukcompaniesdata.co.uk/sarlou-holdings-ltd

[Sarlou Holdings Ltd at 2A Lord Street, Isle Of Man company data: contacts, website, description, reviews, phone, address. Sarlou Holdings Ltd is located in Isle Of Man, Isle Of Man. Postal code is IM1 2BD. Sarlou Holdings Ltd provides services not only in Isle Of Man. You can clarify details by phone.](#)

[Sarlou Holdings Limited :: Isle of Man :: OpenCorporates](https://opencorporates.com/companies/im/022079C)
<https://opencorporates.com/companies/im/022079C>

[Free and open company data on Isle of Man company Sarlou Holdings Limited \(company number 022079C\), P O Box 95, 2A Lord Street, Douglas, IM99 1HP \[Webinar\] Fighting Financial Crime: The White Box Company Data Revolution – listen to the recording.](#)

There are some further entries in another Bristol list of offshore properties. “Luton’s Porter Tun House, 500 Capability Green” is listed repeatedly as being owned by Stonegate Limited. The original Bristol cable link can be accessed at any of the three links below:

[www.private-eye.co.uk > pictures > extra > overseas-com...](http://www.private-eye.co.uk/pictures/extra/overseas-com...)

XLS

22 Dec 2014 — 644, BD296803, 2014, 07/11/2014, LUTON, LUTON, STONEGATE PUB ... £140,000, £140,000, SARLOU HOLDINGS LIMITED, ISLE OF MAN ...

12 Guildford St - Google Maps X luton council sarlou at DuckDu X New Tab X sarlou lu

← → ↻ 🏠 https://www.google.com/search?source=hp&ei=s4j_X4T6LMPigwfT9Ym4BQ8

Google sarlou luton X 🔍

Sarlouis , par Forbach · De Sarguemines a S. Avoird ...
Nicolas Luton Durival · 1753 · Bar (Duchy)

thebristolcable.org > wp-content > uploads > 2018/01 > B... XLS

Bristol properties owned by overseas companies - The Bristol ...
... SARLOU HOLDINGS LIMITED, Limited Company or Public Limited Company ... Bristol, (BS7 8BN), Porter Tun House, 500 Capability Green, Luton LU1 3LU ...

[thebristolcable.org > wp-content > uploads > 2018/01 > B...](http://thebristolcable.org/wp-content/uploads/2018/01/B...)

XLS

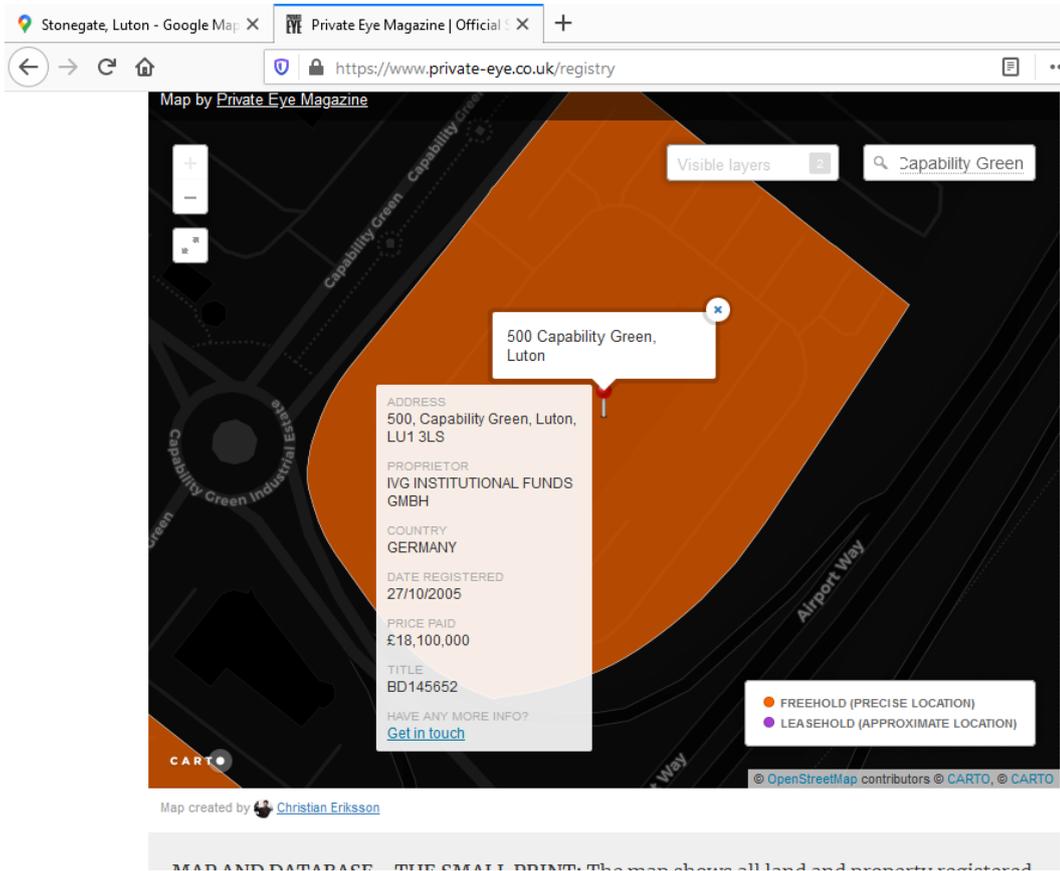
... SARLOU HOLDINGS LIMITED, Limited Company or Public Limited Company ... Bristol, (BS7 8BN), Porter Tun House, 500 Capability Green, Luton LU1 3LU ...

There is a company called “Stonegate Pub Company Limited” operating out of 500 Capability House, Luton according to Luton’s Commercial rates above 10K Register:

MATTERS- 29,21,22- ADDENDUM- EvidenceAppendix- Commercial- properties-with-a- rateable-value-		
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over-10k- (including-reliefs)- v.12Feb2020		
propref	201052710006005	201014010002009
account holder1	Stonegate Pub Company Limited	Town & City Pub Company Ltd
account holder2		
holder addr1	Porter Tun House	C/O Stonegate Pub Company Ltd
holder addr2	500 Capability Green	Po Box 985
holder addr3	Luton	Accounts Payable
holder addr4		Luton
holder postcode	LU1 3LS	LU1 3YW
addr1	Yates's Wine Lodge	Brookes Cafe Bar
addr2	6-8 Park Street	Castle Street
addr3	Luton	Luton
addr4		
postcode	LU1 3EP	LU1 3AA
empty from	13/12/1993	
rateable value	137500	137000
vo propdescrip	PUBLIC HOUSE AND PREMISES	PUBLIC HOUSE AND PREMISES
liable from	09/10/2018	27/03/2008
disc relief	No	No
mand relief	No	No
small relief	No	No
epr nond debit	No	No
void nond debit	No	No
s44a nond debit	No	No
sbr relief	No	No
net local disc	No	No

“500 Capability House, Luton, LU1 3LS” itself was registered with Proprietor: IVG INSTITUTIONAL FUNDS GMBH in Germany on 27 October 2005 for £18,100,000 under Title: BD145652. But I don’t know of any residential development at that address. I only mention it because it seems very active offshore overall. Various different businesses work from there however.

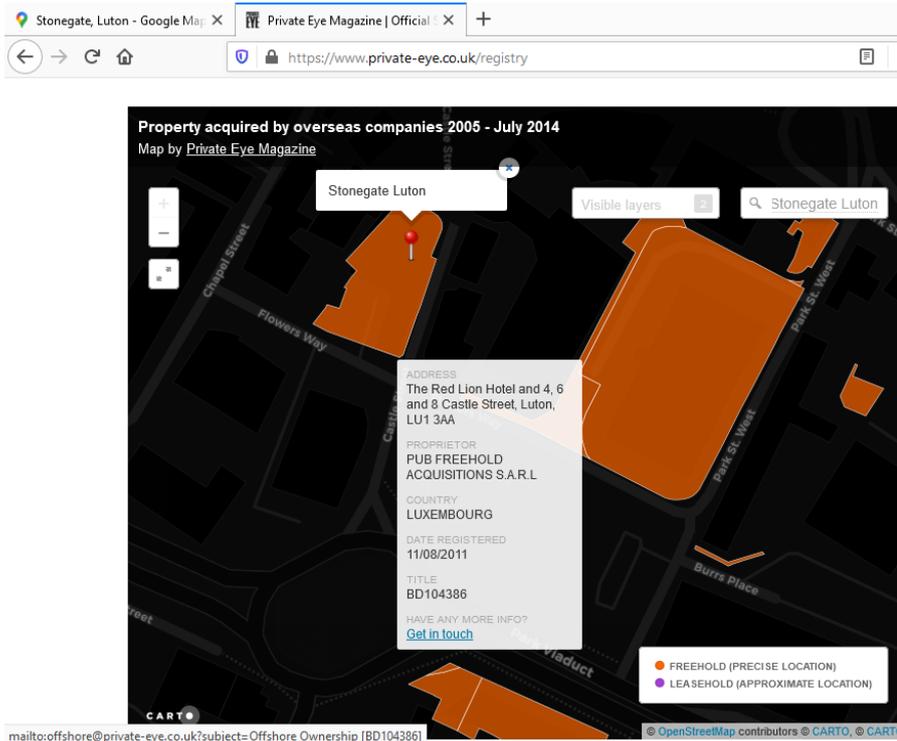


MATTERS-29,21,22-ADDENDUM-EvidenceAppendix-Commercial-properties-with-a-rateable-value-over-10k-(including-reliefs)-v.12Feb2020			
Propref	201012980500807	201012980500811	201012980500812
account holder1	Ab Inbev Uk Ltd	Easyjet Airline Company Limited	Easyjet Airline Company Limited
account holder2			
holder addr1	Bureau	Hangar 89	Hangar 89
holder addr2	90 Fetter Lane	London Luton Airport	London Luton Airport
holder addr3	London	Luton	Luton
holder addr4		Bedfordshire	Bedfordshire
holder postcode	EC4A 1EN	LU2 9PF	LU2 9PF
addr1	Gnd Flr	1St Flr North Wing	1St Flr South Wing
addr2	500 Capability Green,	500 Capability Green,	500 Capability Green,
addr3	Luton	Luton	Luton
addr4	LU1 3LU	LU1 3LU	LU1 3LU

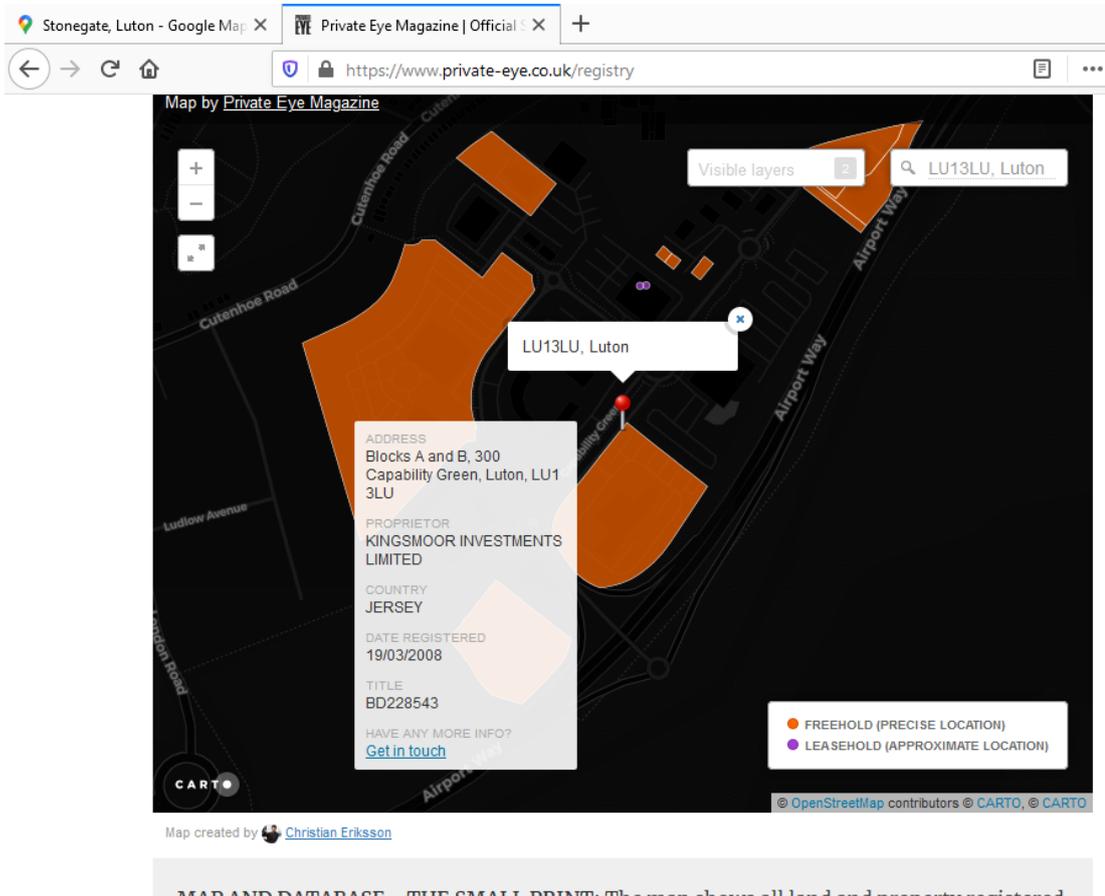
Postcode			
empty from			
rateable value	352500	177000	178000
vo propdescrip	OFFICES AND PREMISES	OFFICES AND PREMISES	OFFICES AND PREMISES
liable from	25/03/2010	03/05/2019	03/05/2019
disc relief	No	No	No
mand relief	No	No	No
small relief	No	No	No
epr nond debit	No	No	No
void nond debit	No	No	No
s44a nond debit	No	No	No
sbrf relief	No	No	No
net local disc	No	No	No

MATTERS- 29,21,22- ADDENDUM- EvidenceAppendix- Commercial- properties-with-a- rateable-value- over-10k- (including-reliefs)- v.12Feb2020		
Propref	201012980500004	201012980500017
account holder1	Bay Restaurant Group Ltd	Chargemaster Plc
account holder2		
holder addr1	500 Capability Green	
holder addr2	Luton	
holder addr3		
holder addr4		
holder postcode	LU1 3LS	
addr1	West Wing 2Nd Flr 500	East Wing 2Nd Flr
addr2	Capability Green	500 Capability Green
addr3	Luton	Luton
addr4		Bedfordshire
Postcode	LU1 3LU	LU1 3LU
empty from		
rateable value	182000	178000
vo propdescrip	OFFICES AND PREMISES	Offices and Premises
liable from	27/03/2008	16/07/2018

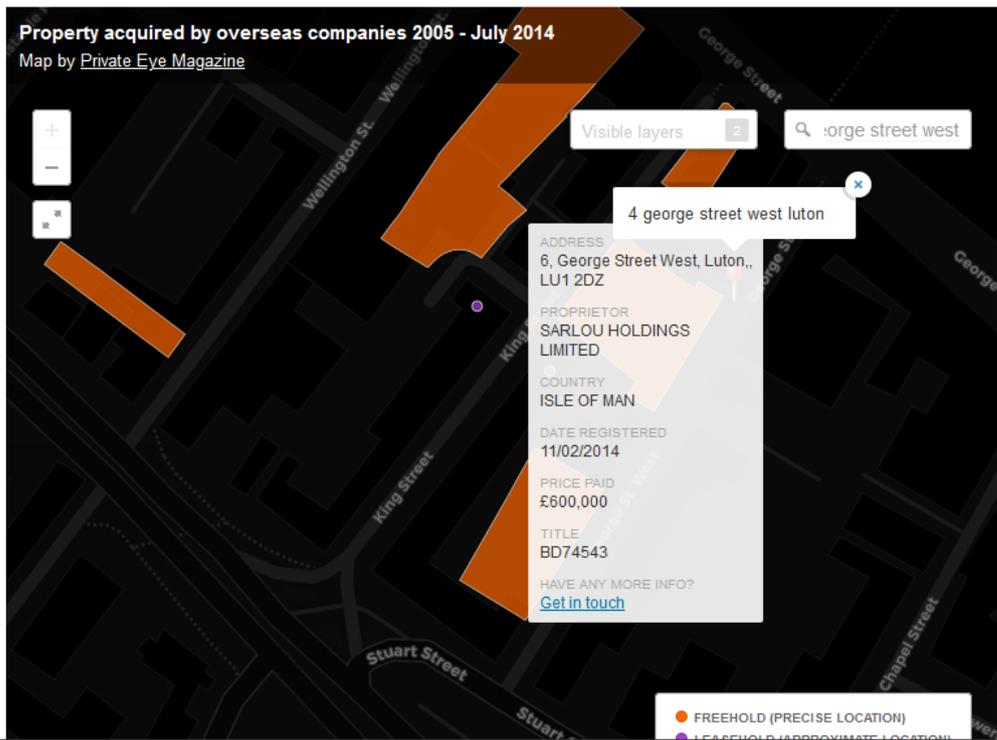
disc relief	No	No
mand relief	No	No
small relief	No	No
epr nond debit	No	No
void nond debit	No	No
s44a nond debit	No	No
sbrn relief	No	No
net local disc	No	No



Separately to that “Blocks A and B, 300 Capability House, Luton, LU1 3LU” was registered with Proprietor: KINGSMOOR INVESTMENTS LIMITED in Jersey on 19 March 2008, no price given, under Title: BD228543.



Anyway back to SARLOU HOLDINGS and 4 George Street West – here is the reminder map and the “Luton Rates Register” entry for that premise’s account holder. The account may not be relevant but is included for thoroughness.



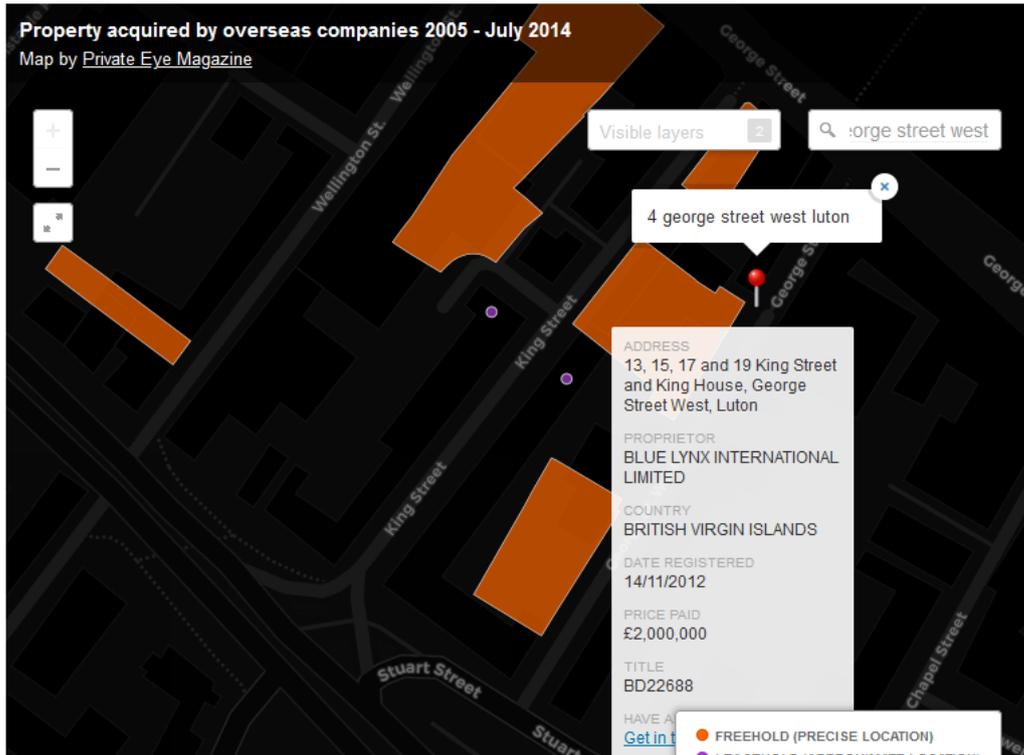
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MATTERS-29,21,22-ADDENDUM- EvidenceAppendix-Commercial-properties-with-a- rateable-value-over-10k-(including-reliefs)- v.12Feb2020	
Propref	20102841000400A
account holder1	Nhs Property Services Ltd
account holder2	
holder addr1	C/O GI Hearn Management Ltd
holder addr2	Po Box 1821
holder addr3	Southampton
holder addr4	
holder postcode	SO18 9NA

addr1	4 George Street West
addr2	Luton
addr3	
addr4	
Postcode	LU1 2BJ
empty from	01/01/2019
rateable value	50500
vo propdescrip	OFFICES AND PREMISES
liable from	01/04/2013
disc relief	No
mand relief	No
small relief	No
epr nond debit	No
void nond debit	No
s44a nond debit	No
sbr relief	No
net local disc	No

Below see “13, 15, 17 and 19 King Street and King House, George Street West, Luton” which is again directly touching 4 George Street West. It is worth noting for general alertness. The site directly next-door to the one permitted was also registered offshore during the Luton and NHDC Plan Periods.

It was registered on 14 November 2012. Proprietor: BLUE LYNX INTERNATIONAL LIMITED in British Virgin Islands. Price Paid: £2,000,000. Title: BD22688.



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MATTERS-29,21,22-ADDENDUM-EvidenceAppendix-Commercial-properties-with-a-rateable-value-over-10k-(including-reliefs)-v.12Feb2020			
propref	201028410012015	201028410012016	201028410012017
account holder1	Mapeley Steps Ltd	Mapeley Steps Ltd	Ctf Partners Limited
account holder2			
holder addr1	C/O Montagu Evans Llp	C/O Montagu Evans Llp	
holder addr2	5 Bolton Street	5 Bolton Street	
holder addr3	London	London	
holder addr4			
holder postcode	W1J 8BA	W1J 8BA	
addr1	5Th Floor King House	6Th Floor King House	7Th Floor King House
addr2	George Street West	George Street West	George Street West
addr3	Luton	Luton	Luton
addr4	Bedfordshire	Bedfordshire	Bedfordshire

postcode	LU1 2BJ	LU1 2BJ	LU1 2BJ
empty from			
rateable value	28750	28750	28750
vo propdescrip	Offices and Premises	Offices and Premises	Offices and Premises
liable from	24/10/2019	24/10/2019	31/05/2017
disc relief	No	No	No
mand relief	No	No	No
small relief	No	No	No
epr nond debit	No	No	No
void nond debit	No	No	No
s44a nond debit	No	No	No
sbrf relief	No	No	No
net local disc	No	No	No

MATTERS-29,21,22-ADDENDUM-EvidenceAppendix-Commercial-properties-with-a-rateable-value-over-10k-(including-reliefs)-v.12Feb2020		
propref	201028410012018	201039310015003
account holder1	Inland Revnue	D Benedict Ltd
account holder2		
holder addr1	Estate & Contract Management	1St Floor
holder addr2	Central Unit, Po Box 20	17 King Street
holder addr3	Castle Meadow Road	Luton
holder addr4	Nottingham	
holder postcode	NG2 1BA	LU1 2DW
addr1	1St-4Th Floors King House	13 King Street
addr2	George Street West	Luton
addr3	Luton	Bedfordshire
addr4	Bedfordshire	
postcode	LU1 2BJ	LU1 2DW
empty from		
rateable value	83500	15250
vo propdescrip	Offices and Premises	HAIRDRESSING SALON AND PREMISES
liable from	31/05/2015	16/04/2016
disc relief	No	No
mand relief	No	No
small relief	No	No
epr nond debit	No	No
void nond debit	No	No

s44a nond debit	No	No
sbrn relief	No	No
net local disc	No	No

APPENDIX 9:

154 residential apartments. Erection of a nine storey building. APPLICANT HIDDEN BUT NEXTDOOR TO OFFSHORE COMPANY REGISTERED AS "LALI ENTERPRISES LIMITED", IN LIBERIA – BUT PROVIDED BUILDING BOUNDARIES STAY SAME, SEEMS TO BE SEPARATE FROM MAPS BUT NO ADDRESS GIVEN. SEE APPENDIX 9	73 x 1 bed, 71 x 2 bed, 10 x 3 bed	Application No: 20/00281/FUL NO EXACT ADDRESS GIVEN IN COUNCIL NOTES Site situated to the north of the Park Viaduct (A505) dual carriageway, which forms part of the ring road around the town centre.	North-west side of Cumberland Street, within the defined 'Castle Quarter' in the Local Plan. Not residential in Local Plan.	26 August 2020 Permission Granted	10  Former Honda Site, Cumberland Street (938Kb) (Report of the Head of Development Management) 1.  10. Appendix A - Former Honda Site, Cumberland Street (102Kb)
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Below see "2, Cumberland Street, The Black Bull Public House and 54 to 62 (even) Park Street, Luton, LU1 3BW". This off-shore site is directly next-door to the one now permitted by Luton's Development and Control Committee. But which was never included in the Luton Local Plan.

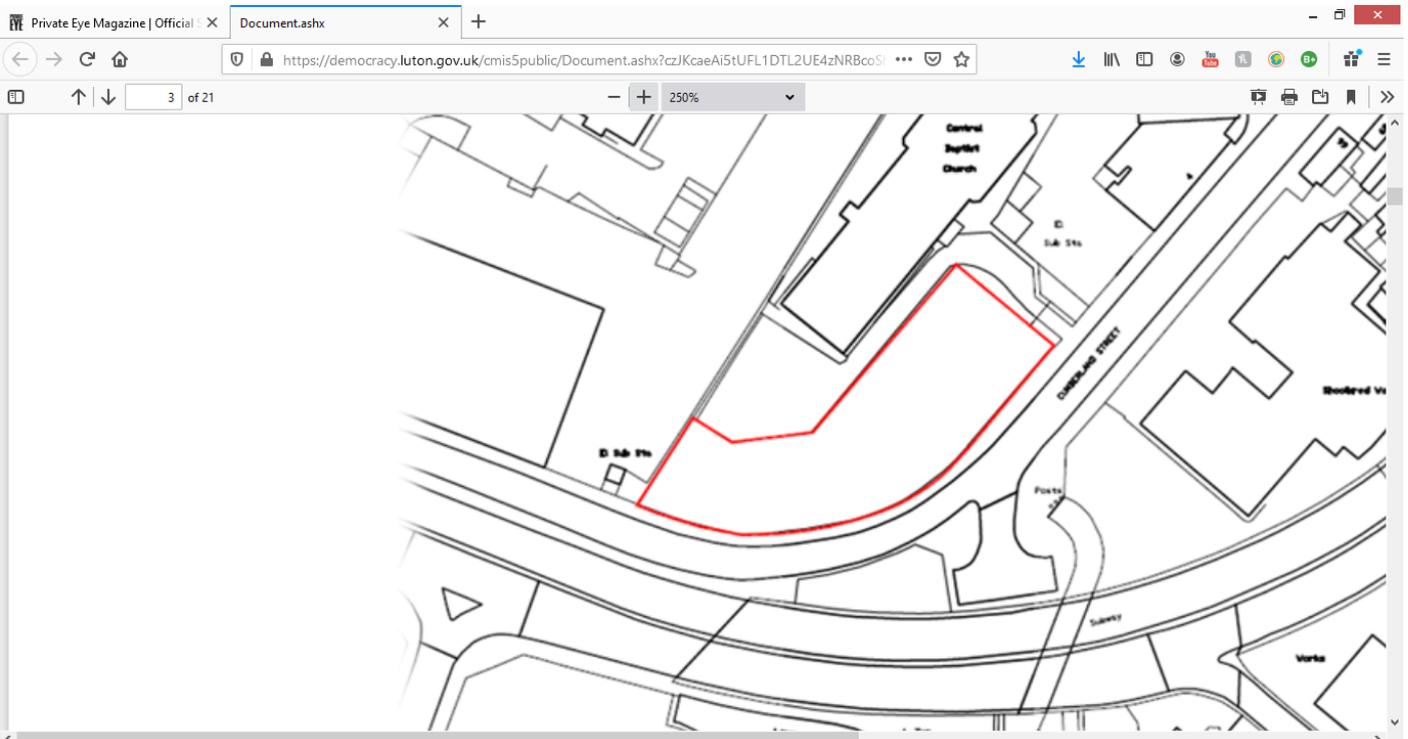
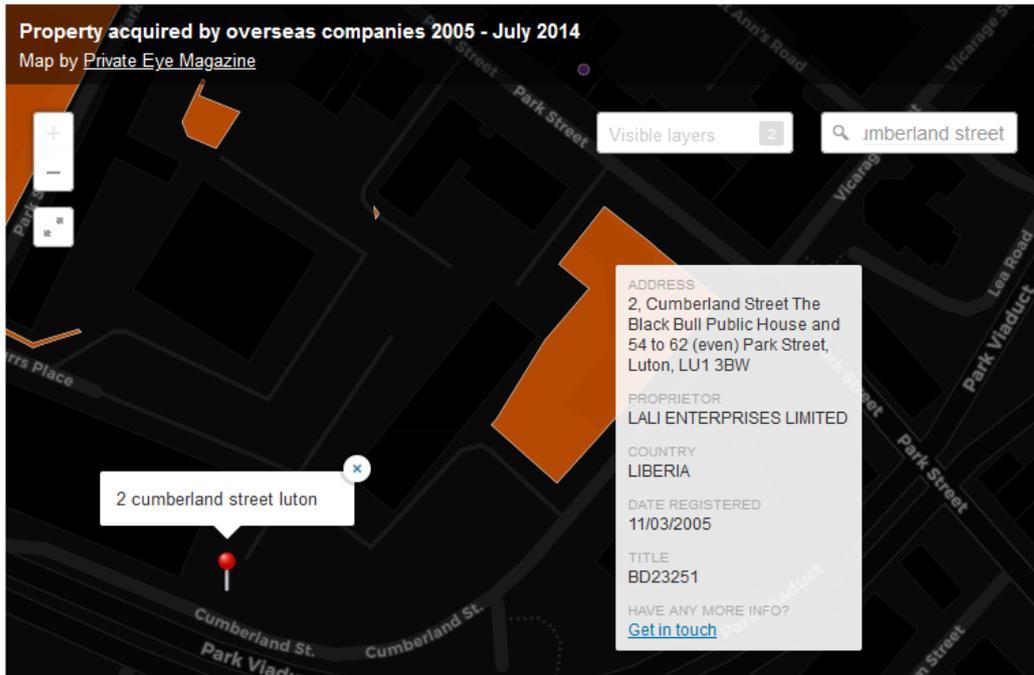
It was registered offshore before the Luton and NHDC Plan Periods.

It was registered on 11 March 2005. Proprietor: LALI ENTERPRISES LIMITED in Liberia. Price Paid: not specified. Title: BD23251.

The trouble is that it is registered as "2, Cumberland Street" but the actual real "2 Cumberland Street, Luton" address is upon the permitted development site of the Old Honda site area. Once again this allocation, whilst for 154 residential units, was kept entirely out of the Adopted Luton Local Plan.

available, the price paid.

- To download the 1999–2014 database, click here » (Excel file, 8.2MB)
- Download the FREE Tax Haven Special Report here » (PDF)



Private Eye Magazine | Official | Document.ashx

https://democracy.luton.gov.uk/cm5public/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoS

1 of 21 Automatic Zoom

		Item No: 10
Committee:	Development Control	
Date of Meeting:	26 August 2020	
Subject:	Erection of a nine storey building comprising 154 (73 one bed, 71 two bed and 10 three bed) residential apartments (Use Class C3) with access, parking and associated development.	
Report Author:	Head of Development Management	
Contact Officer:	Clive Inwards	
Implications:	Legal <input checked="" type="checkbox"/> Community Safety <input checked="" type="checkbox"/> Equalities <input checked="" type="checkbox"/> Environment <input checked="" type="checkbox"/> Financial <input type="checkbox"/> Consultations <input checked="" type="checkbox"/> Staffing <input type="checkbox"/> Other <input checked="" type="checkbox"/>	
Wards Affected:	South	

PURPOSE

- To advise Members of a current application (Ref: 20/00281/FUL) for planning permission and to seek their decision.

RECOMMENDATIONS

It is recommended that:

- The reasons for approval set out in this report are agreed;

Here the same site is being advertised today - as for sale for £4,650,000. But it is never included within the Luton Local Plan.

<https://www.realla.co.uk/details/21013214>

Private Eye Magazine | Official | Document.ashx | Former Honda Car Showroom

https://www.realla.co.uk/details/21013214

Former Honda Car Showroom Site, Luton

Land for sale in Luton
£4,650,000 / 0.39 acres
3 months ago by Colliers International




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Contact agent

020 *** **** [Click to reveal](#)

Full name*

Email address*

Phone number* +44

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Company name

Contract* 1 month

Message

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Former Honda Car Showroom Site, Luton
 £4,650,000 0.39 acres

[Make an enquiry](#)



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Car

Transport score ★★★★★

Roundabout	3 min walk	0.14 miles
St Marys Roundabout	4 min walk	0.2 miles



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Former Honda Car Showroom Site, Luton
 £4,650,000 0.39 acres

[Make an enquiry](#)

Beauty & Care	1 min walk	0.05 miles
Express News	1 min walk	0.05 miles
Ruby's Foundation	1 min walk	0.06 miles

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https://democracy.luton.gov.uk/cm5public/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoS...

13 of 21

160%

Fig. 4: Layout

71. Additionally, the proposal would also create a new active street frontage to this part of

<https://bedsarchives.bedford.gov.uk/CommunityHistories/Luton/LicensedinLuton/TheBlackBullInnLuton.aspx>

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- Luton Index of Pages
- Alfies Bar
- Death at The Four Horse Shoes
- Husband Beating at The Cock Public House
- Licensed Premises in Luton
- The Albion Inn Luton
- The Albion Public House Luton
- The Angel Beerhouse Luton
- The Antelope Public House Luton
- The Bat and Barrel Public House Luton
- The Belgium Arms Beerhouse Luton
- The Bell Hotel Luton
- The Black Bull Inn Luton

The Black Bull Inn Luton

The Black Bull in the 1960s [WB/Flow4/5/Lu/BB1]

The Black Bull Public House: 62 Park Street on the corner of Cumberland Street, Luton

The earliest mention of this [public house](#) held by Bedfordshire and Luton Archives and Records Service is in a severely water damaged deed in which the date has been destroyed but is probably about 1800 [WB/Green4/1/Lu/Bull1]. The deed describes the conveyance of a cottage in the south end of Luton by Alexander Deacon to Richard Stone. A deed poll of 1802 [WB/Green4/1/Lu/Bull2] notes that Stone mortgaged the cottage to raise £70 and that this was a second mortgage on the property, the first, still outstanding, being for £130. A year later Stone leased the cottage to Luton brewers William and Jonathan Burr [WB/Green4/1/Lu/Bull3]. At that date the property is described as: a messuage in the occupation of Mary Cain, then Henry Cain, then Richard Sinfield, then Thomas Crawley, then John Day, then Richard Stone, now a public house called the Bull in the South End of Luton, bounding a messuage of Thomas Hutton to the south end

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https://bedsarchives.bedford.gov.uk/CommunityHistories/Luton/LicensedinLuton/TheBlackBullInnL

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The Britannia Public House Luton
The British Queen Public House Luton
The Burton Arms Public House Luton
The Cardinal Public House Luton
The Castle Public House Castle Street Luton
The Chequers Public House Luton
The Cock Public House Luton
The Compasses Public House Luton
The Coopers Arms Public House Luton
The Cricketers Arms Beerhouse Luton
The Cross Keys Public House Luton
The Crown and Anchor Public House Luton

[1930s] and conveyance [1930s] the public house was still described as the Bull. It was not renamed the Black Bull until some time between 1940 and 1950.



The site of the Black Bull July 2008

In 1954 J. W. Green Limited merged with Flowers Breweries and, though Green's were the senior partner, the business took the Flowers name. In 1962 Flowers was taken over by Whitbread and the public house remained under this ownership until it was demolished for road widening purposes in 1969.

A new Black Bull public house was built near the site, at 4 Cumberland Street, which opened on 9th April 1969 was called, successively, the Grapevine (from 1975) then the Grapes then the Parks then the Cumberland then the Luton Pier then the Cork & Bull and as of July 2008 was called Manhattans. By August 2009 the bar had again been renamed - to MVP.



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Necessary Preferences Statistics Marketing

The Coopers Arms Public House Luton
The Cricketers Arms Beerhouse Luton
The Cross Keys Public House Luton
The Crown and Anchor Public House Luton
The Dew Drop Inn Luton
The Dog Public House Luton
The Duke of Clarence Public House Luton
The Eight Bells Public House Luton
The Engine Public House Luton
The English Rose Public House Luton
The Falcon Public House Luton
The Farley Arms Luton
The Fedora and Firkin Public House Luton

demolished for road widening purposes in 1969.

A new Black Bull public house was built near the site, at 4 Cumberland Street, which opened on 9th April 1969 was called, successively, the Grapevine (from 1975) then the Grapes then the Parks then the Cumberland then the Luton Pier then the Cork & Bull and as of July 2008 was called Manhattans. By August 2009 the bar had again been renamed - to MVP.

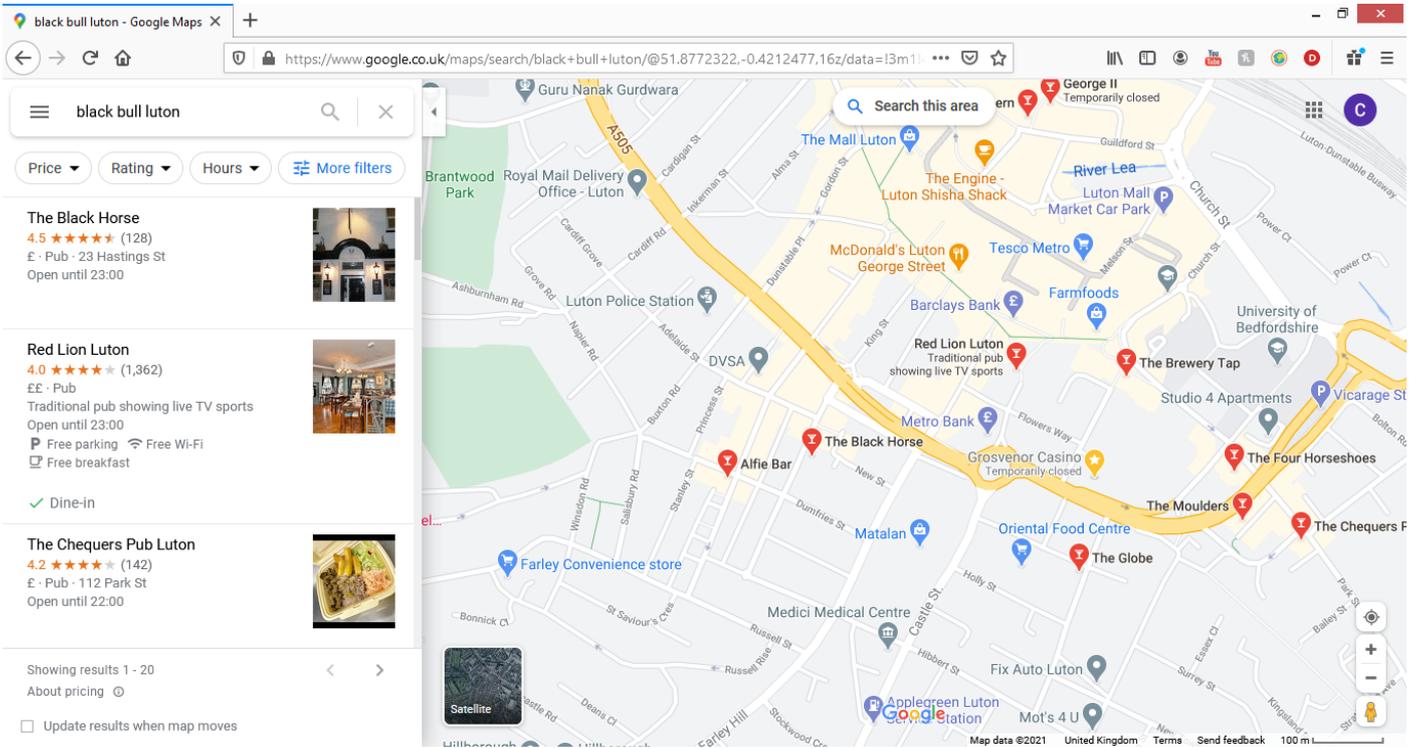


Manhattans July 2008

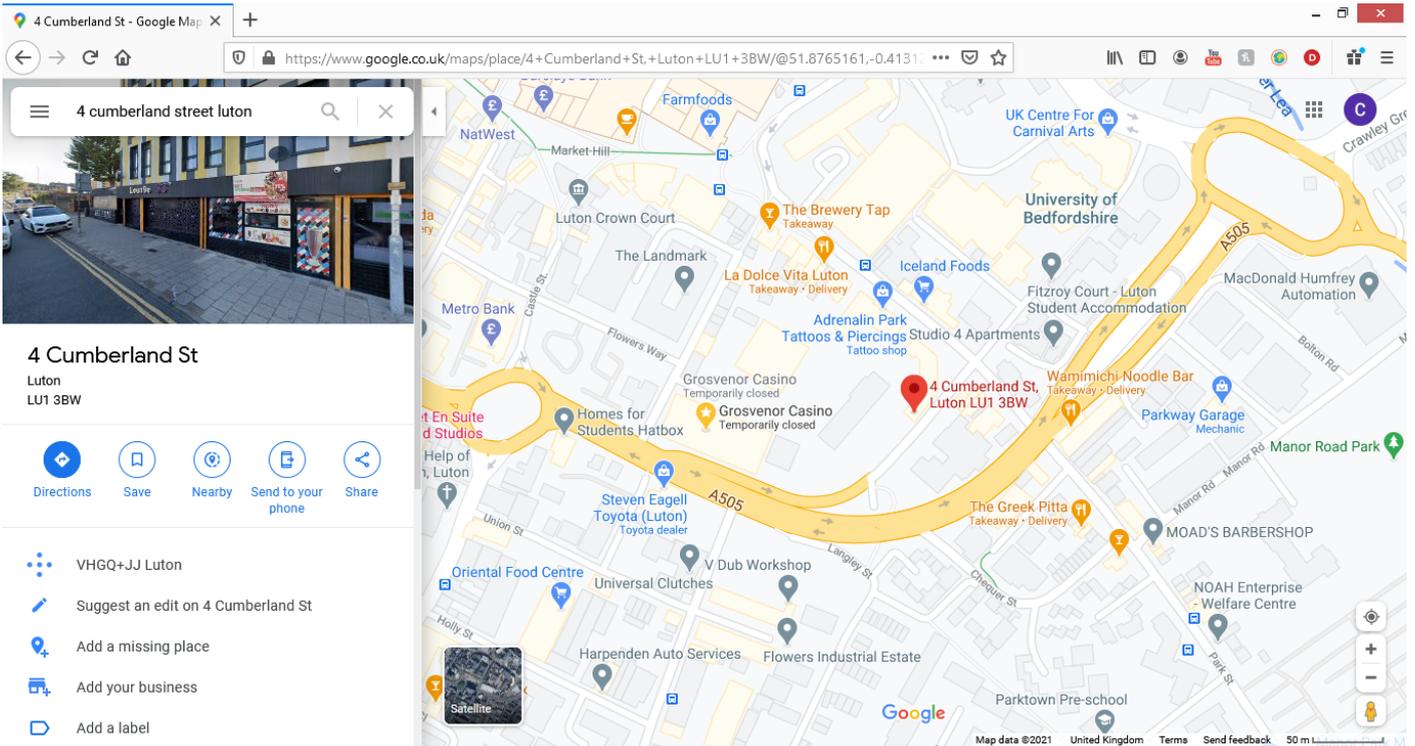
References:

- WB/Green4/1/Lu/Bull1: message in South End of Luton conveyed by Alexander Deacon to Richard Stone: 1800?;
- WB/Green4/1/Lu/Bull2: deed poll of mortgage from Richard Stone to Thomas Smith: 1802;
- WB/Green4/1/Lu/Bull3: Message now called Bull Inn conveyed by Richard Stone to William and Jonathan Burr: 1803;
- CLP13: register of alehouse licences: 1822-1828;

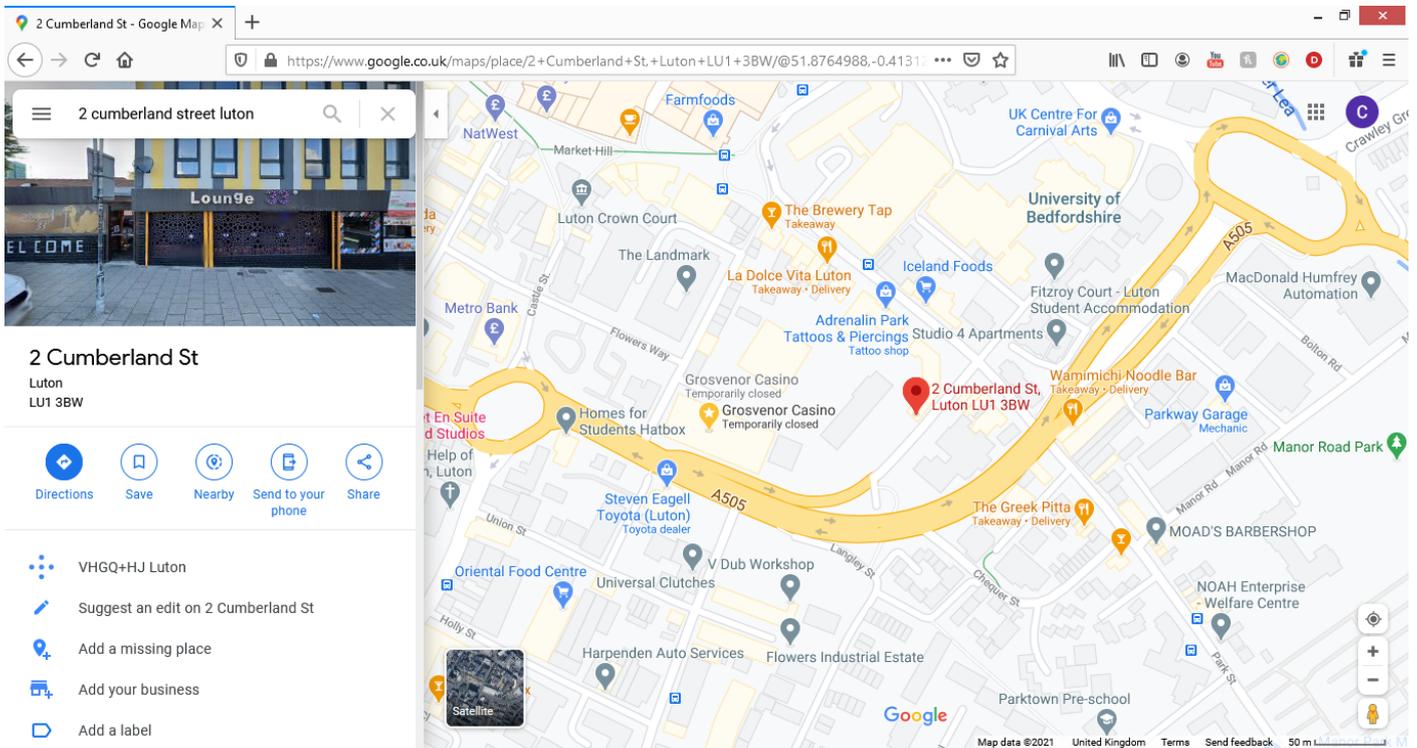
The “Black Bull Inn” doesn’t exist in Luton now. The “Black Bull Pub” doesn’t either.



However this is 4 Cumberland Street where the pub used to be. It is directly next to the Honda Site being currently sold:



And "2 Cumberland Street" is directly next to "4 Cumberland Street":



MATTERS-29,21,22-ADDENDUM-EvidenceAppendix-Commercial-properties-with-a-rateable-value-over-10k-
(including-reliefs)-v.12Feb2020

propref	201020210002006	201020210004001	201052710054009	201052710058001
account holder1	Private Individual	Private Individual	Rubys Foundation	Yum! lii (UK) Ltd
account holder2	Private Individual	Private Individual		
holder addr1		18 Beech Road	54 Park Street	Building 2 Abbey View
holder addr2		Luton	Luton	Everard Close
holder addr3			Bedfordshire	St Albans
holder addr4				Herts
holder postcode		LU1 1DP	LU1 3ET	AL1 2QU
addr1	2 Cumberland Street	4 Cumberland Street	54 Park Street	58 Park Street
addr2	Luton	Luton	Luton	Luton
addr3		Bedfordshire		Bedfordshire

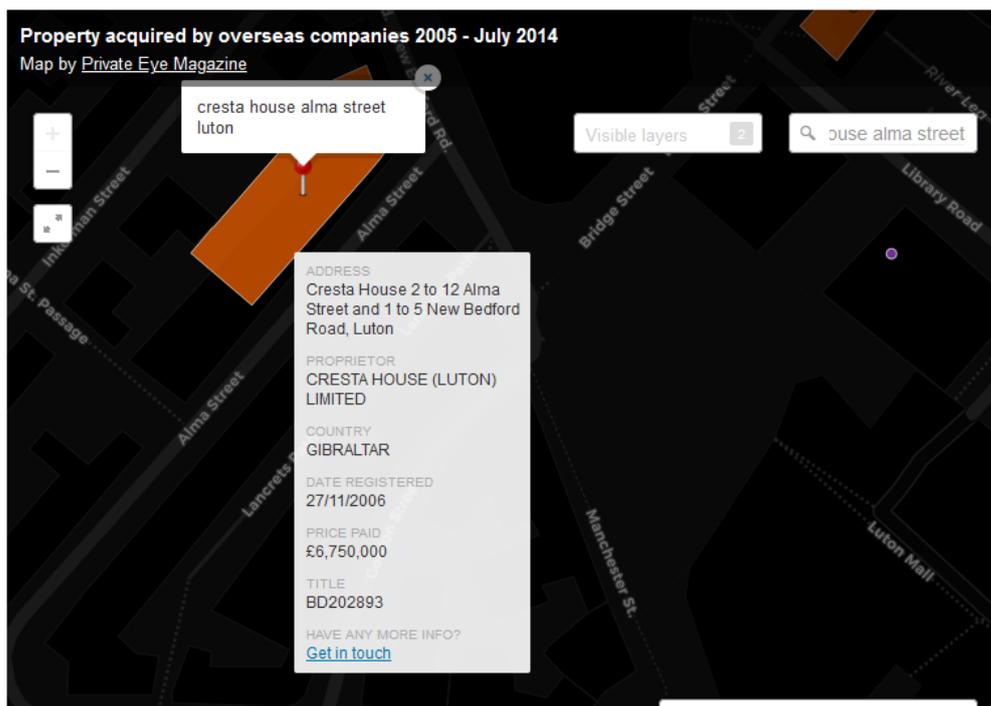
addr4				
postcode	LU1 3BW	LU1 3BW	LU1 3ET	LU1 3ET
empty from				
rateable value	10000	11500	14250	26250
vo propdescrip	SHOP AND PREMISES	PUBLIC HOUSE AND PREMISES	SHOP AND PREMISES	Shop and Premises
liable from	21/04/2017	01/11/2018	05/08/2018	14/02/2018
disc relief	No	No	Yes	No
mand relief	No	No	Yes	No
small relief	No	No	No	No
epr nond debit	No	No	No	No
void nond debit	No	No	No	No
s44a nond debit	No	No	No	No
sbrn relief	Yes	Yes	No	No
net local disc	No	No	Yes	No

APPENDIX 10:

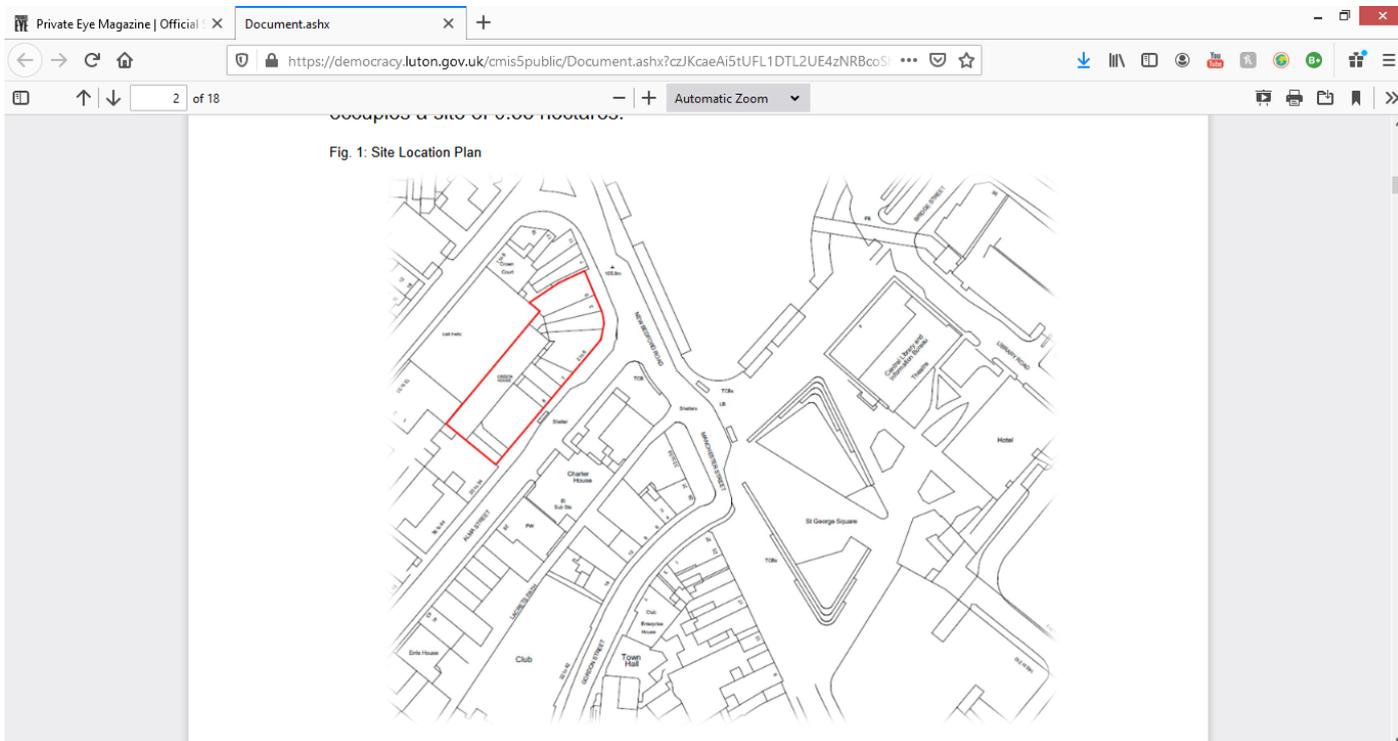
Erection of a three storey roof extension to provide 28 flats. APPLICANT: NOT GIVEN SEE APPENDIX 10	9 x 1-bed, 17 x 2-bed, 2 x 3-bed	Application No: 20/00514/FUL Cresta House, Alma Street, Luton Large 7/8 storey building located on the north-western side of Alma Street, adjacent to its intersection of New Bedford Road. Cresta House occupies a site of 0.55 hectares. Flat maps: x,x,x,8,x,7,2 to 6,x,3,5 Ward: South	No residential allocation in Adopted Local Plan Only Category 'A' Employment Area located within the Town Centre Area	30 September 2020 GRANTED WITH CONDITIONS	Cresta House, Alma Street, Luton, South ward 13  Cresta House, Alma Street, Luton (1286Kb)
--	----------------------------------	---	--	--	--

Below see “Cresta House 2 to 12 Alma Street and 1 to 5 New Bedford Road, Luton”. This off-shore site registration is directly upon and within the ones now permitted for residential development, but which are again not included/ disclosed within the Luton Local Plan. It was registered offshore before the Luton and NHDC Plan Periods.

It was registered on 27 November 2006. Proprietor: CRESTA HOUSE (LUTON) LIMITED in Gibraltar. Price Paid: £6,750,000. Title: BD202893.



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Part of Cresta House is owned by “LEOS LUTON DEVELOPMENT LIMITED” – “LEOS” is partly similar to the unusual name “LEOPOLD HEREF” – there may or may not be a connection.

[LEOS LUTON DEVELOPMENT LIMITED](#)

11152466 - Incorporated on 16 January 2018

Russell Square 3rd Floor, Suite 31 And 32 58 Russell Square, London, England, WC1B 4HS

Company number **11152466**

MATTERS-29,21,22-ADDENDUM-EvidenceAppendix-Commercial-properties-with-a-rateable-value-over-10k-(including-reliefs)-v.12Feb2020					
propref	20100151000101 1	20100151000105 8	20100151000107 0	20100151000107 1	20101510002009 B
account holder1	Court Service Agency	Leos Luton Development Limited	Court Service Agency	Court Service Agency	Leos Luton Development Limited
account holder2					
holder addr1	Ministry Of Justice Rates Team	Russell Square 3Rd Floor	Ministry Of Justice Rates Team	Ministry Of Justice Rates Team	Russell Square 3Rd Floor
holder addr2	2Nd Flr St. Katherine's House	Suite 31 And 32	2Nd Flr St. Katherine's House	2Nd Flr St. Katherine's House	Suite 31 And 32
holder addr3	21-27 St. Katherine's Street	58 Russell Square	21-27 St. Katherine's Street	21-27 St. Katherine's Street	58 Russell Square
holder addr4	Northampton	London	Northampton	Northampton	London
holder postcode	NN1 2LB	WC1B 4HS	NN1 2LB	NN1 2LB	WC1B 4HS
addr1	Suite 1 Part 4Th Flr Cresta House,	Pt 3Rd Flr, Cresta House	2Nd Flr Cresta House	5Th Flr Cresta House	Pt 6Th Flr, Cresta House
addr2	Alma Street,	Alma Street	Alma Street	Alma Street	Alma Street
addr3	Luton	Luton	Luton	Luton	Luton
addr4					
postcode	LU1 2PU	LU1 2PU	LU1 2PU	LU1 2PU	LU1 2PU
empty from					22/06/2018
rateable value	29250	26250	57500	54000	18500

vo propdescrip	OFFICES AND PREMISES				
liable from	10/12/2007	22/06/2018	01/04/2015	01/04/2015	22/06/2018
disc relief	No	No	No	No	No
mand relief	No	No	No	No	No
small relief	No	No	No	No	No
epr nond debit	No	No	No	No	No
void nond debit	No	No	No	No	No
s44a nond debit	No	No	No	No	No
sbrn relief	No	No	No	No	No
net local disc	No	No	No	No	No

APPENDIX 11

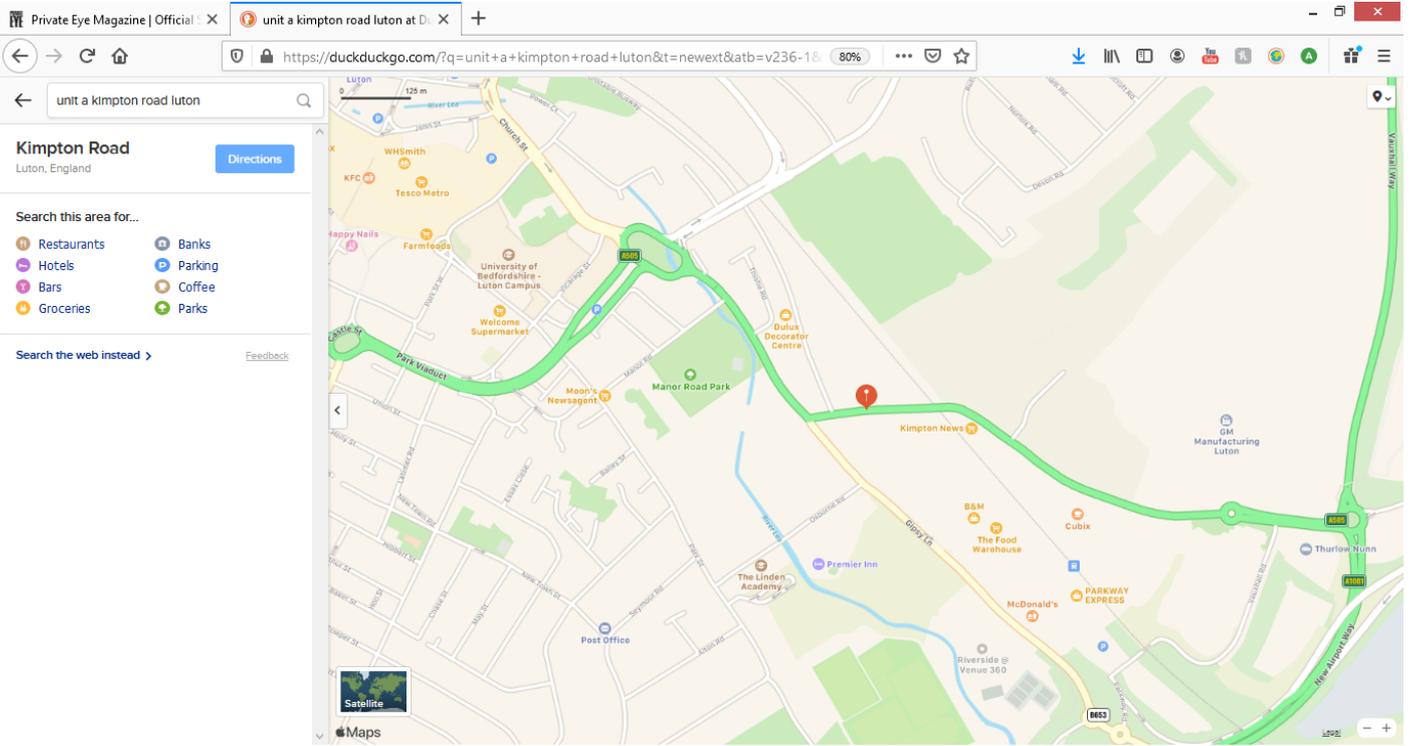
Hayward Tyler Site might have been registered offshore – this should be checked as it is unclear – as its address is 1 Kimpton Road. It was never included in the Adopted Luton Plan in spite of its huge capacity for one thousand dwellings in any possible mix!

1,000 Residential Units (including affordable Class C3) Demolition of existing buildings & construction and flexible commercial and community floorspace, landscaping. APPLICANT: HAYWARD TYLER SEE APPENDIX 11	200 x affordable units (20%) Overall mix of 1000: Studio = 10% 1-bed = 33% 2-bed = 37% 3-bed = 20%	Application No: 20/00147/OUT Hayward Tyler, 1 Kimpton Road, Luton	The application site was not previously allocated as residential in Adopted Local Plan. It was a Category A Employment Area on the Proposals Map of the Luton Local Plan 2011-2031.	1 July 2020 GRANTED (Delivery over 5 years)	11  Hayward Tyler 1 Kimpton Road Luton (2173Kb)
--	---	--	---	--	--

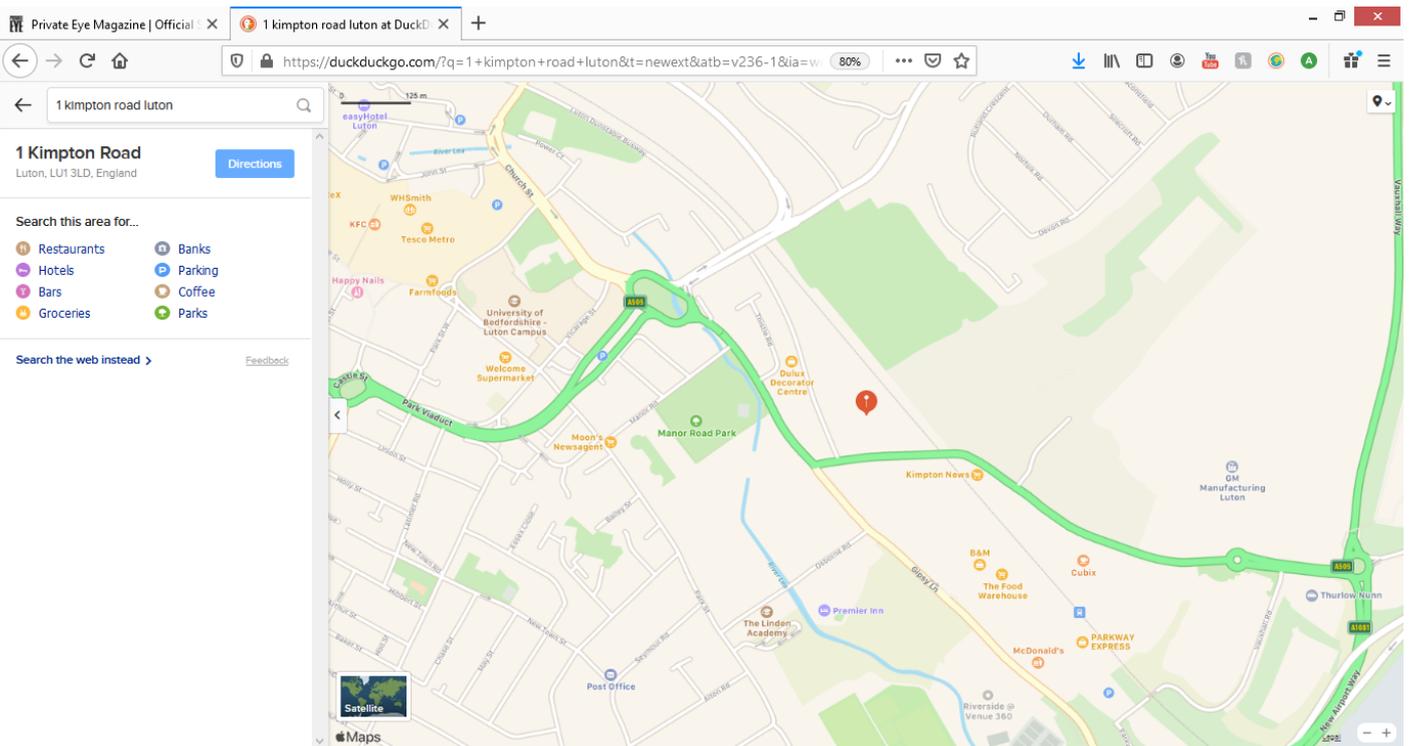
“Unit A, Kimpton Road, Luton” registered on 8 August 2007 to Proprietor KDC PROPERTIES LIMITED in Guernsey. Price Paid: £11,867,500. Title: BD 191772.

I do not know if “Unit A” and “Unit 1A” can be equated with “No. 1” on that same road though.

This is the Googlemap for Unit A Kimpton Road:



This is Googlemap for 1 Kimpton Road – and they do look like the same landsite:



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Property acquired by overseas companies 2005 - July 2014

Map by [Private Eye Magazine](#)

Visible layers 2 1a kimpton road

unit 1a kimpton road luton

ADDRESS	Unit A, Kimpton Road, Luton
PROPRIETOR	KDC PROPERTIES LIMITED
COUNTRY	GUERNSEY
DATE REGISTERED	08/08/2007
PRICE PAID	£11,867,500
TITLE	BD191772
HAVE ANY MORE INFO?	Get in touch

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Property acquired by overseas companies 2005 - July 2014

Map by [Private Eye Magazine](#)

Visible layers 2 unit a kimpton rc

unit a kimpton road luton

ADDRESS	Unit A, Kimpton Road, Luton
PROPRIETOR	KDC PROPERTIES LIMITED
COUNTRY	GUERNSEY
DATE REGISTERED	08/08/2007
PRICE PAID	£11,867,500
TITLE	BD191772
HAVE ANY MORE INFO?	Get in touch

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MATTERS-29,21,22-ADDENDUM-EvidenceAppendix-Commercial-properties-with-a-rateable-value-over-10k-(including-reliefs)-v.12Feb2020	
propref	201039210001092
account holder1	Hayward Tyler
account holder2	
holder addr1	1 Kimpton Road
holder addr2	Luton
holder addr3	Beds
holder addr4	
holder postcode	LU1 3LD
addr1	Systems Scaffold
addr2	Crawley Green Road
addr3	Luton
addr4	
postcode	LU1 3LP
empty from	07/01/2013
rateable value	12500
vo propdescrip	LAND USED FOR STORAGE AND PREMISES
liable from	07/01/2013
disc relief	No
mand relief	No
small relief	No
epr nond debit	Yes
void nond debit	No
s44a nond debit	No
sbrn relief	No
net local disc	No

APPENDIX 12

Here is more land that is not in the Adopted Local Plan currently being sold for £10,000,000.

LAND FOR SALE:

Source: <https://www.realla.co.uk/details/20552920>

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Station Pl, Luton

Land for sale in Luton
£10,000,000 / 2.34 acres
6 days ago by Allied Property Investments (London) Ltd



Contact agent

020 *** **** [Click to reveal](#)

Full name*

Email address*

Phone number* +44

I would like To view a property More details

Company name

Contract* 1 month

Message

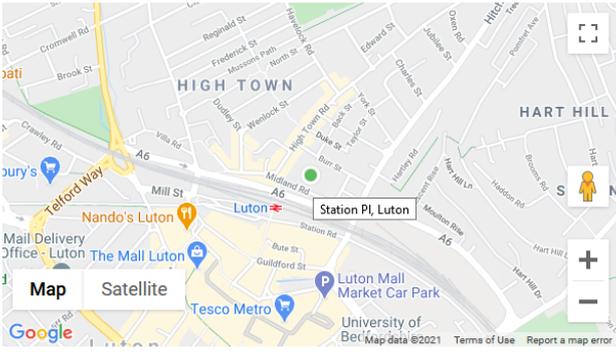
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Station Pl, Luton
£10,000,000 2.34 acres [Make an enquiry](#)



Car

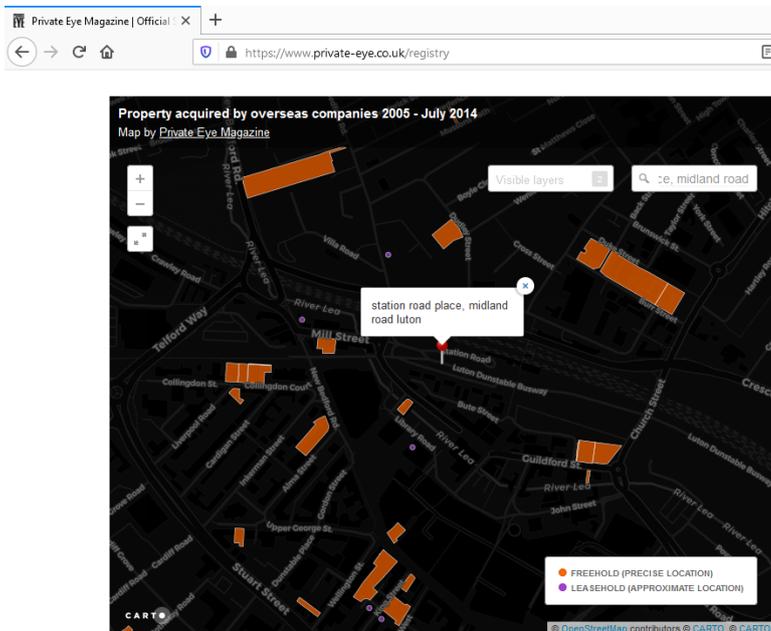
Transport score ★★★★★

Roundabout	3 min walk	0.14 miles
St Marys Roundabout	7 min walk	0.38 miles

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This Station Place is not registered offshore:



APPENDIX 13

I received a letter from Mr Steven Sparshott within the Luton Council’s own Legal Department. It was from the Council-owned address – APEX HOUSE. Apex House is a property owned by Luton Borough Council. That is common knowledge.

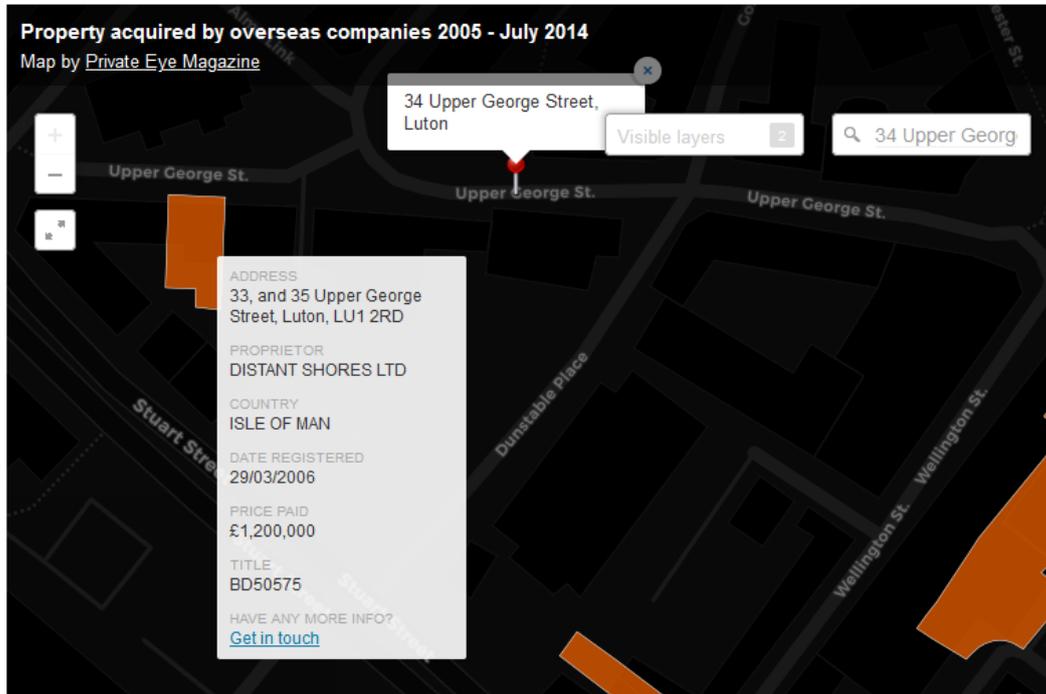
The letter with the Luton Council legal Department’s address is below.

Below see the offshore information for “33, and 35 Upper George Street, Luton, LU1 2RD” registered on 29 March 2006. Proprietor: DISTANT SHORES LTD in Isle of Man. Price Paid: £1,200,000. Title: BD50575.

It is directly opposite the Luton Borough Council’s own Legal Department – (so I presume they are aware of this large quantity of land being held within the borough in the form of offshore land deeds and yet not being disclosed in the Adopted Luton Local Plan):

“Steven Sparshott
Senior Solicitor (Planning)
Luton Borough Council
Apex House
30-34 Upper George Street
Luton
Bedfordshire
LU1 2RD
DX 5926 Luton
Tel: 01582 546024”

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- Download the FREE Tax Haven Special Report here » (PDF)



Below: The letter I received from Steven Sparshott from his office, opposite one of the many offshore land-sites.

----- Forwarded message -----

From: Sparshott, Steven <steven.sparshott@luton.gov.uk>

To: Carolyn Cottier

Cc: Claridge, Angela <Angela.Claridge@luton.gov.uk>; Frost, Sue <Sue.Frost@luton.gov.uk>; Gurtler, David <David.Gurtler@luton.gov.uk>

Sent: Thursday, 16 January 2020, 13:51:03 GMT

Subject: CPAR - Planning Act 2008 - NSIP

Dear Ms Cottier

Re: Planning Act 2008 - Criteria for qualifying as a Highways NSIP – Promotion by the Secretary of State or a Strategic Highway Company

I refer to your email of 13th January 2020 to Mr Gurtler which has been passed to me to consider and respond to in which you conclude:

“...CPAR’s two proposed roads and improvements to existing roads are upon highways managed or to be managed by, Volkerhighways which is the strategic highway company who do have authority over Luton highways and hold their local depot here.”

and so dispute Mr Gurtler's claim that a strategic highway company is not the highway authority for the proposed development.

A strategic highway company is defined in section 22(9) of the Planning Act 2008, by way of a cross reference to a company appointed under Part 1 of the Infrastructure Act 2015. Section 1 of the 2015 Act refers to the appointment by order of such companies by the Secretary of State, which act on its behalf in relation to motorways and trunk roads. As a result, Highways England has been appointed by order to the role of strategic highways company in respect of all of the motorways and trunk roads in England for which the Secretary of State was highway authority.

The highways authority for all roads in Luton which are not motorways or trunk roads is Luton Borough Council for which Volkerhighways may indeed have a contract to manage etc.. but it is not the strategic highways company for the reasons set out above.

I recall this matter being raised by you as part of your public address to the Planning Committee during its determination of the application. As a result, David and I checked the position during the meeting and I am satisfied with the stance taken by Mr Gurtler on this issue in his correspondence with you since the meeting was held. Therefore, although you may continue to dispute this point of view, the Council has nothing further to add.

Yours Sincerely

Steven Sparshott

Senior Solicitor (Planning)

Luton Borough Council

Apex House

30-34 Upper George Street

Luton

Bedfordshire

LU1 2RD

DX 5926 Luton

Tel: 01582 546024

Steven.Sparshott@luton.gov.uk

APPENDIX 14

NHDC was warned during its Full Council Local Plan Cabinet Meeting, of this offshore activity in relation to Luton's claimed and unjustified "unmet need" - on 11 April 2017:

Source of Meeting Minutes: https://www.north-herts.gov.uk/sites/northherts-cms/files/ORD1%20Compiled%20Council%20and%20Cabinet%20reports%20and%20minutes_0_0.pdf

CAROLYN COTTIER COMET C... ORD1 Compiled Council and Cabin X +

https://www.north-herts.gov.uk/sites/northherts-cms/files/ORD1 Compiled Council and Cabinet ... ☆

1 of 92 Automatic Zoom

1 NHDC page number

Compiled North Hertfordshire Full Council and Cabinet reports and minutes

Enclosed are the covering reports (excluding appendices) and minutes of the following Council meetings relating to the Proposed Submission consultation and the submission of the Local Plan for examination:

Date	Decision-making body	Principle purpose
20 July 2016	Full Council	To endorse the sites and strategic policies to be included in the Proposed Submission Plan.
26 September 2016	Cabinet	Approval of the Proposed Submission Plan for public consultation.
11 April 2017	Full Council	To approve the submission of the Plan for examination.

iled Council and Cabin X +

ps://www.north-herts.gov.uk/sites/northherts-cms/files/ORD1 Compiled Council and Cabinet ... ☆

Automatic Zoom

The Chairman thanked Mr Burrows for his presentation.

(iv) Carolyn Cottier (east Luton resident)

Ms Cottier informed members that she was part of a group of 400 residents against the proposed East of Luton development.

Ms Cottier advised that in the Conservative Party Manifesto it had stated that "we will protect/safeguard the Green Belt" no less than seven times. She considered that Local Government should be bound to follow the National Government's policies. This was reiterated in the Government's Housing White Paper which stated that "Councils must demonstrate that they have examined all other reasonable options so that the existing protection of the green Belt remained unchanged".

Ms Cottier commented that Luton's claimed unmet housing need was the basis for this proposed assault on the east of Luton Green Belt. Luton had stated that it had a housing crisis. For her, the main crisis was what Luton was actually doing with the land it had. Six months ago Luton lost 110 apartments in a five-storey building. The sold Unity House to a private developer and Milton Keynes snapped it up to house their homeless.

Ms Cottier explained that another poor decision made by Luton Borough Council in 2016 was the selling off of a large plot in Flowers Way/George Street West. Oyster bought it for £356,000 and then advertised the off-plan apartments in Malaysia, Russia and China. The brochure listed 130 one and two bedroom flats priced between £450,000 and £650,000 each. The developer was an unregulated company

87 NHDC page number

not bound by any UK laws, and the brochure was incorrect in stating that Luton was a borough in London.

Ms Cottier explained that the Ambient Air Quality Directive set out legally binding limits for air pollution, both indoors and outdoors. However, when she asked for their studies into air pollution over the last five years in the proposed development areas, both NHDC and Luton Borough Council had replied that they had not carried out any monitoring. The east of Luton site was near to the fourth largest airport in the UK, so how would it be possible to know if the air quality was acceptable now, let alone before any further development took place. She advised that, on 19 April 2017, there was to be held a London Luton Airport Public Surgery Event, and that she would be raising these concerns at that meeting.

Ms Cottier commented that the proposed East of Luton development must have a Sustainable Urban Drainage Scheme (SUDS). The Civil Aviation Authority had stated that such schemes should not be located within 13 kilometres of an aerodrome because they attracted large flocks of migratory birds, dangerously close to flight paths. She asked who would be liable legally should the safety advice on SUDS be ignored.

Ms Cottier referred to traffic and school places. Using Office of National Statistics figures, 2,105 homes would generate a minimum of 5,052 new residents, 1,800 or so being children. The Plan mentioned one small new primary school east of Luton – so where would the other 1,400 children go to school? Where would the 5,052 people shop? If a retail park was included in the development then people from outside the area would start using it, with thousands of cars clogging up one narrow country lane.

Ms Cottier concluded by stating that it was NHDC's business to know what Luton was planning with its housing. Once the Green Belt was gone it was gone forever. So much precious land was in NHDC's hands, were councillors now going to throw it

Ms Cottier concluded by stating that it was NHDC's business to know what Luton was planning with its housing. Once the Green Belt was gone it was gone forever. So much precious land was in NHDC's hands, were councillors now going to throw it away?

The Chairman thanked Ms Cottier for her presentation.

(v) Councillor Peter Chapman (Luton Borough Council – Wigmore Ward)

Councillor Chapman advised that one of his main concerns about the current Local Plan process was that joined up thinking appeared to be absent from it. It seemed to him that each Local Authority went its own way and ended up with Plans that satisfied nobody and failed to solve any existing problems.

In terms of education, Councillor Chapman stated that there were three secondary schools in his area, all of which were bursting at the seams. Children attended these schools from all parts of Luton, which contributed to the traffic congestion in the town. There were two primary schools, one of which was in the process of erecting further demountable classrooms to cope with the existing population growth. He could see no education commitment from Hertfordshire to sustain the prosed east of Luton site.

In respect of pollution, Councillor Chapman considered that Luton was turning into a traffic-gridlocked town. On two key roads (Hitchin Road and Stockingstone Road), it often took hours to travel a mile. The issue was that pollution studies had not been undertaken and developments were therefore not sustainable. Century Park, a development funded by the Government, would attract 4,000-5,000 extra cars per day on the existing road network. The airport was in the process of expanding to 20 million passengers per annum, all to be sustained on basically the same highway network. There were 4,000 units currently being built in Luton Town Centre, again with no more roads planned to deal with the increased traffic.

APPENDIX 15

Several Press Releases about Three Separate Incidences of Missing and Stolen Money from Within Luton Borough Council

Source: <https://www.lutontoday.co.uk/news/crime/sophisticated-fraud-after-ps11m-goes-missing-luton-borough-council-coffers-2889301>

'Sophisticated fraud' after £1.1m goes missing from Luton Borough Council coffers

A police investigation has been launched after a £1.1m grant destined for a school's redevelopment went missing from Luton Borough Council's coffers.

By Stewart Carr
Friday, 19th June 2020, 10:52 am
Updated Friday, 19th June 2020, 11:04 am



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Friday, 19th June 2020, 10:52 am

Updated Friday, 19th June 2020, 11:04 am

BBC Look East broke the story [yesterday](#) that Mark Rutherford School in Bedford was allocated the money by SEMLEP (South East Midlands Local Enterprise Partnership), which issues government grants for projects across the region.

Luton Borough Council acts as a banker for SEMLEP - receiving the government funding before passing it on it to the other projects.

Mark Rutherford School was due to receive its funding in February or March, but it is understood the money had already disappeared by this time.



Luton Borough Council

In April, Luton Borough Council discovered the money for the school had been misappropriated and paid to "persons unknown" - leading them to contact police.

Hilary Chipping, SEMLEP's chief executive, told the BBC: "I'm shocked, it's unprecedented. We understand from police that they are treating this as some sort of sophisticated fraud.

"You don't expect this to happen in a well-run public organisation."

SEMLEP has found an alternative source of income to pay for Mark Rutherford School's redevelopment. The school has carried on with building work but has suffered financial problems in the interim.

A Luton Borough Council spokesman said: "We believe there has been a sophisticated external criminal operation and the matter has been referred to the National Investigation Service who are investigating.

"We have not been told that any member of staff at Luton Council is under investigation. It would be inappropriate to comment further at this time."

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<https://www.bbc.co.uk/news/uk-england-beds-bucks-herts-53093701>

The screenshot shows a web browser displaying the BBC News website. The article title is "Luton council: £1.1m missing from Mark Rutherford School works fund". The author is Ben Schofield, a BBC Look East Political correspondent, and the article was published on 19 June 2020. The main image shows the exterior of Mark Rutherford School, a modern building with large windows and a blue sky. The page layout includes a navigation bar with categories like Home, News, Sport, and Weather, and a sidebar with "Top Stories" and "Features".

Luton council: £1.1m missing from Mark Rutherford School works fund

By Ben Schofield
BBC Look East Political correspondent

Published
19 June 2020



image caption A £1.1m grant intended for a Mark Rutherford School building project is missing

Police are investigating after £1.1m earmarked for a new school building vanished from a council bank account.

The grant was supposed to help pay for a new education block at Mark Rutherford School in Bedford.

Luton Borough Council, which had been holding the money, said it had been the victim of "a sophisticated external criminal operation".

The school said it had faced "significant cash flow issues" and was considering legal action.

The funding was a central government investment programme grant, allocated by the South East Midlands Local Enterprise Partnership (SEMLEP).

The council is the partnership's accountable body and holds grant money from government in its bank account, before it is directed to pay it out to investment projects.

But in April the borough's bank told the authority the £1.1m had been "misappropriated".



image captionThe school was expecting the release of £1.1m grant funding for its new building under construction

The sum was due to be paid to the academy towards the cost of its new building for teaching science, technology, engineering and maths (STEM) subjects.

A SEMLEP board report marked "highly confidential", but seen by the BBC, said the funds were paid to "persons unknown".

Luton Borough Council said: "We believe there has been a sophisticated external criminal operation and the matter has been referred to the national investigation service who are investigating.

"We have not been told that any member of staff at Luton Council is under investigation."

Bedfordshire Police said it had passed the case on to the National Investigation Service (Natis) which looks into public sector crime.

The school's acting head teacher Kelli Foster said she hoped the building would be completed by July.

"It's just making sure we can get that funding to complete the project," she said.

SEMLEP chief executive Hilary Chipping said the matter was "unprecedented" and it was working with police.

Its board will meet on Friday to consider signing off a plan to use money from a different funding pot to help pay for the building.

Natis said an investigation was ongoing and it could not comment further.

Source: <http://news.bbc.co.uk/1/hi/england/6951481.stm>

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news.bbc.co.uk/1/hi/england/6951481.stm

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Council officials stole £200,000

Two council officials who set up a bogus firm to steal £203,000 from their employer have each been jailed for two-and-a-half years for deception.



Jonathan Maddox, enforcement manager at Luton's environment department, made headlines for prosecuting a woman for throwing a snack crisp from her car.

He and Mark Joyce sent false invoices to the council.

They spent the money on luxuries, holidays and a football hospitality box, Luton Crown Court was told.

Both well paid

Maddox had been earmarked for a top job with the council, prosecutor Natalie Carter said.

He had attracted interest when one of his officials carrying out a "clean-up Luton campaign" gave a local woman a £75 fixed penalty notice when she threw a Wotsit crisp

John Maddox and Mark Joyce were jailed for deception

“ The fraud went on for over two years and would no doubt have been going on today if you had not been found out ”

Judge Richard Foster

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He had attracted interest when one of his officials carrying out a "clean-up Luton campaign" gave a local woman a £75 fixed penalty notice when she threw a Wotsit crisp out of her car.

It took a suspicious auditor two months to find evidence fraud was taking place, said the prosecutor.

That evidence came when a woman deputising for Maddox while he was on holiday in July last year noticed a VAT number was missing from one of the company's invoices.

When the two men were interviewed by police they made admissions and assisted with the investigation.

Maddox, 37, from Wake Way, Northampton, and Joyce, 43, of Edgcott Close, Luton, both pleaded guilty to 10 charges of obtaining a money transfer by deception and 10 of furnishing false information.

Both also asked for 46 similar offences to be taken into consideration.

Judge Richard Foster said: "You were public servants in well paid and secure jobs and greed took over.

“ It was an isolated case that was dealt with promptly and properly ”

"The fraud went on for over two years and would no doubt have been going on today if you had not been found out.

Hazel Simmons, council leader

"But your lives of promise and achievement have ended up today with you going down the steps into custody."

In a statement Luton Borough Council said its strict anti-fraud and corruption policy led to the employees being dismissed following an internal investigation by its internal audit team working alongside the police.

"Civil action is under way to recover the lost money and it is anticipated that most of it will be recovered."

Hazel Simmons, leader of the council, said: "We have a zero tolerance policy on fraud.

"The council and the public expect all our officers to be honest and reliable. If fraud is found, it will always be investigated and action taken.

"I would like to stress that this case is an exception to the normal excellent standards we receive from our street services management.

"It was an isolated case that was dealt with promptly and properly."