

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL

MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at Wrestlingworth Memorial Hall on 7th November 2024 at 7.30pm

Present: Chair Cllr J Kirkpatrick, Vice-Chair Cllr J Dix, Cllr L Chapman, Cllr A Ewens, Cllr M Wilson, Cllr T Nicholson, C Dear (clerk), & 6 members of the public

Apologies: CBC Cllrs Cllr A Zerny & T Wye & PSCO Grace Kinnar

The Chairman welcomed the new Councillor, Tom Nicholson to the Council and informed the meeting that Tom's portfolio would include 'Community'.

Open Forum:

Concerned parishioners expressed their views on the large number of fireworks that have been let off over the last few days. One of these sessions lasted nearly an hour between the hours of 10 & 11pm. After a lengthy discussion it was concluded that there was little the Parish Council could do about this though it was suggested that social media postings suggesting greater consideration could be posted in future. It was also suggested that similar postings go out around Christmas and New Year when fireworks are also used. **ACTION MW**

Ethics and Standards Code: None

Minutes of Previous Meeting

The minutes of the Parish Council meeting held on 5th September 2024, having been previously circulated, were approved and signed by the Chairman.

Chairman's Report

Actions since last meeting:

- 1) Sent follow-up email requesting update regarding culvert brickwork damage (tree growth) to Jack Bowers (CBC Highways)
- 2) Sent email to Alan and Charlie (Twin Pines) regarding Millenium Garden maintenance.
- 3) Subsequently met Alan for a chat
- 4) Emailed Charlie twice for a quote to manage aspects of the Millenium Garden
- 5) Sent email to Adam and Tracey regarding allotment site access and water supply
- 6) Engaged Bonallack & Bishop solicitors to handle legal aspects of the proposed allotment lease
- 7) Met Paul from Home Farm and Pete Cutmore (potential contractor) to discuss groundworks to prepare allotments
- 8) With Julie interviewed Thomas Nicholson for councillor vacancy
- 9) Emailed Adam and Tracey regarding BethMar roadworks on 7th September in Wrestlingworth, and the hedge cutting carried out by resident of Tree Nursery Close. Similar email conversations regarding work in High Street and overnight works at Eyeworth Road junction
- 10) Discussed grants with Jim Hawkins for help to fix the water main leak at the Memorial Hall

- 11) Liaised with Marian Bister and Andy regarding PC representative at upcoming Remembrance Day service on 10th November
- 12) Emailed Richard Whitlock for update on Brook Farm site development

Clerk's Report

- Forwarded relevant emails including parish crime statistics to Parish Councillors and dealt with general queries.
- Completed agenda, budget and financial statement for November's meeting.
- Reconciled bank statement with income and expenditure and transferred £8,500 to cover November & December's outgoings.
- SAGE – transactions added to end of October
- Updated parish website with copy of draft minutes and agenda
- Completed weekly checks of defibrillator/housing in Wrestlingworth with no issues to date
- Resident of Cockayne Hatley checked defibrillator in Cockayne Hatley with no issues to date
- Updated PC's copy of the electoral register
- Sent planning applications to Councillors.
- Collected requests from parishioners regarding allotments – currently 8 to date.
- Confirmed with tree surgeon to complete previously arranged work in Wrestlingworth – job now done
- Asked Steve Brown to go ahead with repairs to churchyard wall – work now scheduled for w/b 18 November
- Completed VAT return
- Emailed Chair of Memorial Hall regarding incorrect code for accessing hall – new code now received
- Re-arranged Memorial Hall bookings for Parish Council
- Responded to resident regarding the offer of a bench for the play area and trees interfering with telephone cables and contacted CBC representative for update – no update received to date
- Replied to representative from St John the Baptist church regarding grant request with grant form and subsequently forwarded completed form to Councillors for their consideration at the November meeting
- Reported W6 faulty lamp to electrical contractor for repair
- Reports obscured school/children safety road sign to Fix my Street – to date this has not been resolved
- Requested new councillor training date from and forwarded new date to new councillor
- Replied to web message regarding burial ground from local funeral company
- Sent new Clerk's salary notification to Councillors
- Replied to Dyason Developments regarding the land they own fronting the High Street in Wrestlingworth suggesting an initial public forum for the residents of the parish

PLAY AREA – Cllr Chapman informed the Council that she had:

- (a) Inspecting playground and emptying bins on a regular basis;
- (b) Litter picking;

- (c) Overview of the play equipment and area;
- (d) Clearing debris (broken branches/twigs etc).

Cllrs Chapman and Kirkpatrick agreed to walk around the Children's play area and discuss the issues brought to their attention by the ROSPA report. **ACTION JK & LC**

MILLENNIUM GARDEN AND BROOK MAINTENANCE

See Chairman's report

HIGHWAYS – Cllr Dix informed the Council of the following:

- Reported to Fix My Street overgrown vegetation along brook near Amber Lodge, along with trees that are rotten and covered in ivy. Explained they were a hazard should they fall, blocking the brook and potential flooding they could cause. A parishioner has reported that if they were to come down, they would also damage new fencing along their property.
- There is no update on the reduction in speed, nor the parking issues on the High Street.
- Interviewed new councillor with Chairman.
- Emailed Adam Zerny to ask if there was any update on the blocked drain at the bottom of Church Lane. I have been advised that the council cleared this back in July. I have also mentioned that whatever the council did recently, has left a large amount of muddy debris on the road opposite and that this needs to be cleared.
- To date the rain hasn't been such that we can see whether the drain is now flowing correctly.
- When we get bad weather, I will report again to Adam and CBC
- Spoke with a parishioner in October who had a stone wall on their property damaged by a work truck with trailer. The parishioner wanted to know if this was anything to do with the PC, ie maintenance workers. After a description of the vehicle, it was confirmed it was not, and I advised them to contact the police to report.

SUSTAINABILITY & GREEN ISSUES –

1. Village tidy up – time has passed and the opportunity for an Autumn tidy has passed. I will focus on getting this set up for early next year.
2. Potton Community Energy Project. I could not attend the last meeting in August and have not received the minutes. The next meeting is in November which I will try to attend.
3. EV Charging point –
 - a. I have reviewed the Central Beds review of Wrestlingworth & Cockayne Hatley EV charging needs. For those area without the possibility of off-street parking we have been classified as "Low Need".
 - b. I also attend the CBC Topic Session on EV Charging on 29 October where the process was explained and the method of selecting locations for installing EV charging available for public access. As we have no suitable sites we are unlikely to see any change CBC classification for some time.
 - c. On a more positive note, the Topic Session highlighted that CBC has participated in a trail of installing pavement cable across that would allow properties with no off-street parking to be able to install private EV charging. There are some complications, access to parking cannot be guaranteed and there will be costs.
 - d. Also, CB are looking into the addition of EV chargers in street lights but again as a low need area this is unlikely impact us in the short term.

Aircraft Noise – No update

WEBSITE AND COMMUNICATIONS - Cllr Wilson informed the Council of the following:

- 1) Various posts made on Village Website & Facebook page as required, including.
 - a. helping nature in Bedfordshire
 - b. Free Bus Driver Training
 - c. Flooding advice
 - d. Upcoming Road closures in 2025
- 2) Provide update for Village Link communications

Lease for allotment site

Cllr Kirkpatrick informed the meeting that the lease is currently with solicitors, Bonallack & Bishop for review and update. **ACTION JK**

Dyason Development

Clerk updated the council saying that she had replied to Dyason Developments regarding the land they own fronting the High Street in Wrestlingworth suggesting an initial public forum for the residents of the parish. No reply has been received to date.

Planning

The current Planning applications were discussed. **(Appendix C)**

Finance

Councillors approved the payment of invoices **(Appendix A)**

The Financial statement **(Appendix B)** was reviewed

The Clerk's updated pay increase and backpay was approved.

Lloyds bank account – the clerk informed the Council that from January a charge of £4.25 would be levied on the current account.

Grant request from St John the Baptist church was discussed and it was agreed that £1,000 would be made to go towards the cost of the recent necessary tree work.

A draft budget for 2025/26 was circulated by the clerk and discussed. The clerk informed the Council that the precept request is due to be sent to CBC shortly after the next Council meeting in January so the budget should be looked at carefully and agreed upon in January. **ACTION JK, JD, MW, AE, LC & TN**

Correspondence – Other than periodicals which were handed out for distribution and emails sent to Councillors between meetings, the following correspondence was discussed:

- Amber Lodge tree/brook concerns – Cllr Dix agreed to contact CBC. **ACTION JD**
- Road works planned for Church Lane in January – Cllr Wilson to contact Highways to see if this can be moved to half term due to the necessary road closure. **ACTION MW**

Any Other Business

- Replacement Tree – Cllr Chapman to order the replacement tree for junction of Braggs Lane and High Street when available. **ACTION LC**
- Rubbish outside a house on the Eyeworth Road was discussed. It was noted that the accumulation of building debris has been building up and is now encroaching onto the pavement. The Chairman said he would CBC to seek advice. **ACTION JK**

The meeting closed at 9 pm

Date of Next Meeting – Thursday 7th January 2025 at 7.30pm at Wrestlingworth Memorial Hall

Appendix A

Payments for approval – November 2024

The following accounts are to be paid and the clerk requested the council's endorsement.

November	St Peter's Church - Wreath		20.00
October	Town & Parish Council websites		240.00
October	Clerk's Salary D/Debit		557.70
November	Clerk's Salary D/Debit		561.93
September & October	Clerk's expenses (Telephone, Internet, Stamps, stationery)		30.00
October	SAGE – accounting software D/Debit – UK-05067214		39.60
November	SAGE – accounting software D/Debit – UK-05181327		39.60
September	D J Granger – grass cutting – INV-025365		703.80
October	D J Granger – grass cutting – INV-025430		180.00
October	D J Granger – grass cutting – INV-025442		703.80
October	Npower – IN11630380		348.27
November	Npower – IN11861881		378.47
September	Memorial Hall Hire - 617		30.00
October	SLCC affiliation fee		183.00
September	Terry Seymour electricals – replacement of faulty lanterns W17 – S12778		360.00
October	Terry Seymour electricals – Quarterly maintenance S12802		64.50
October	James Wilkinson – Tree work near to Church -		1,500.00
November	Clerk's salary - Back pay since April		29.58
November	St John the Baptist Church - grant		1,000.00
November	Mazars – external auditors - (authorised w/b 11/11 by Councillors via email)		252.00
November	D J Granger – grass cutting – INV-025558 (authorised w/b 11/11 by Councillors via email)		883.80

Appendix B

FINANCIAL STATEMENT AT 31 October 2024 with budget to March 2025

	<u>Year to 31 March 2025</u>			
	Actual to 31 October 2024	Budget 24/25	Expected outturn	Actual 2023/24
Income				
Precept	27,980.00	27,980.00	27,980.00	26,577.00
Interest	468.32	700.00	500.00	531.69
Grass Cutting Contribution		403.15	403.15	403.15
Insurance Claim				
CBC Grant				
VAT refund to March 2024	483.60		483.60	458.65
Total Income	28,931.92	29,083.15	29,366.75	27,970.49
Operational Expenses				
Accountants' fees & Sage	353.00	714.00	670.00	666.00
Affiliation Fees	219.00	350.00	350.00	440.00
Amenity Field lease		120.00	120.00	
British Legion		19.99	19.99	19.99
Church Clock Maintenance		350.00	350.00	326.00
Churchyard Maintenance		300.00	100.00	
Clerk's expenses	200.00	300.00	300.00	295.00
Clerk's salary	3,903.90	7,000.00	7,080.00	7,082.37
Defibrillator maintenance	300.00	300.00		
Election expenses		2,000.00	64.82	64.82
Electricity - street lighting	2,320.99	5,000.00	4,800.00	2,905.55
Electricity/lighting - maint	107.50	2,000.00	1,600.00	1,565.00
General Maintenance		1,200.00	1,250.00	1,249.50
GDPR Data Protection		35.00	35.00	35.00
Grants (see below)	1,100.00	1,100.00	1,100.00	600.00
Normal Grass and Hedge cutting	7,038.00	7,200.00	7,500.00	7,443.00
Other grounds & tree work		500.00	400.00	400.00
Insurance	1,032.39	1,300.00	1,017.28	1,017.28
Memorial Hall Hire	90.00	150.00	150.00	106.50
Millennium Garden		100.00	100.00	70.00
Parish Tidy Up		500.00	600.00	590.00
Playing field Maintenance	264.00	1,500.00	2,376.50	2,376.50
Playing field lease		360.00	360.00	
Training expenses		100.00	70.00	35.00
Web site		360.00	360.00	325.00

Vat expensed and not yet recovered	683.27		0.00	391.97
Total Operational Expenses	17,612.05	32,858.99	30,773.59	28,004.48
Operating surplus/deficit	11,319.87	-3,775.84	-1,406.84	-33.99
Projects & rent arrears				
Allotment lease and set up		4,500.00		
Amenity lease arrears		720.00		
Play Area maintenance				
Playing field lease arrears		3,960.00		
Bus shelter				
Picnic bench				775.00
Net Project costs	0.00	9,180.00	0.00	775.00
Overall surplus/deficit	11,319.87	-12,955.84	-1,406.84	-808.99
RESERVES				
Bank brought forward	28,205.54			29,812.55
(Deficit)/Surplus for period	11,319.87		-1,406.84	-808.99
Bank carried forward	39,525.41		-1,406.84	29,003.56
VAT refund due				458.65
Total	39,525.41		-1,406.84	29,462.21
GRANTS PAID IN YEAR				
Village Link		100.00		250.00
Magpas				200.00
History Society				
St Peter's Church		1,000.00		
PWWG				150.00
	0.00	1,100.00		600.00
Bank balances				
Current account - 31/10/2024	752.77		31/03/2023	1,880.09
Deposit accounts - 31/10/2024	38,772.64		31/03/2023	26,325.45
	39,525.41			28,205.54

NOTES TO BUDGET

1 - 5% (band D 4.5%) increase for 2024/25

2 - Lease expired September 2016 with annual rent of £120. Yet to be renewed by CBC and no rent paid.

3 - Lease expired March 2011 with annual rent of £360. Yet to be renewed by CBC and no rent paid. The last email from CBC dated 19 Nov 2018, refusing our request for a reduction and time to pay. No invoice from CBC to date.

4 - Estimated costs

Appendix C

Planning Applications

Application Ref	Date Submitted	Location	Works Proposed	PC Comment	Target Decision Date	Status	Date Granted / Refused
CB/24/01372/FULL	10/05/2024	1 Eyeworth Road, Wrestlingworth, Sandy, SG19 2HG	Single and 2-storey side and rear extensions with associated internal alterations		08/07/2024	Under Appeal	05/07/2024
CB/24/01553/LDCE	28/05/2024	Water End Farm, Water End, Wrestlingworth, Sandy, SG19 2HB	Lawful Development Certificate Existing : Use of existing buildings for agricultural purposes		24/07/2024	Consultation Period	
CB/24/02086/DOC	16/07/2024	Brook Farm, 94 High Street, Wrestlingworth, Sandy, SG19 2EJ	Discharge of Condition 12 against planning permission CB/23/02386/VOC (Variation of condition number 15 of planning permission CB/22/02491/FULL (Erection of 6 dwellings with access road following demolition of existing house.) Variation sought to the great crested license)		10/09/2024	Granted	
CB/24/02250/OUT	01/08/2024	Land at Church Farm, Potton Road, Wrestlingworth, Sandy, SG19 2EY	Outline Application: Development of up to seven serviced plots for self-build and custom-build dwellings, all matters reserved except access	Objected	26/09/2024	Consultation Period	
CB/24/02049/LB	14/08/2024	12 Church Lane, Wrestlingworth, Sandy, SG19 2EU	Listed Building: Demolition of attached garage and construction of a detached double garage with driveway and new access. Creation of a cottage garden and new boundary wall with gates		09/10/2024	Consultation Period	
CB/24/02048/FULL	14/08/2024	12 Church Lane, Wrestlingworth, Sandy, SG19 2EU	Demolition of attached garage and construction of a detached double garage with driveway and new access. Creation of a cottage garden and new boundary wall with gates		09/10/2024	Consultation Period	
CB/24/02323/FULL	13/09/2024	114 High Street, Wrestlingworth, Sandy, SG19 2EJ	Garage conversion with an infill extension connecting to dwelling, new bay windows & porch on front elevation, and external fenestration modifications		08/11/2024	Granted	30/10/2024
CB/24/02955/DOC	14/10/2024	19 Alexander Road, Wrestlingworth, Sandy, SG19 2EL	Discharge of Conditions 2, 3, 4, 5, 6, 7 and 9 against planning permission ref. CB/23/01370/FULL (Erection of a two-bedroom two-storey detached dwelling.)		01/12/2024	Consultation Period	