

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL

MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at Wrestlingworth Memorial Hall on 9th January 2025 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, CBC Cllr Cllr T Wye, C Dear (clerk), & 6 members of the public

Apologies: CBC Cllr A Zerny

Open Forum:

A member of the parish informed the council that he was aware that the traffic calming measures, scheduled for this month, had been postponed. CBC Cllr Wye said that she would look into this along with the installation of a STOP sign at the junction. **ACTION TW**

A member of the parish also asked about the future of the public phone box in the village. They were informed that the phone box will remain for emergency use only.

Cllr Wye was asked if there was an update on the damaged speed camera at the crossroads. Cllr Wye said there was no update and that she thought the matter was still with the insurance company of the car owner who caused the damaged.

It was pointed out that the chevrons at the Z-bend towards Eyeworth have been damaged by numerous accidents and need to be replaced. Cllr Wye asked to investigate. **ACTION TW**

Ethics and Standards Code: None

Minutes of Previous Meeting

The minutes of the Parish Council meeting held on 7th November 2024, having been previously circulated, were approved and signed by the Chairman.

Chairman's Report

Actions since last meeting:

- 1) Sent email to Jack Bowers (CBC Highways) regarding land ownership – Dyason Developments – of area around damaged culvert at Church Lane/High St location
- 2) Sent email to Charlie (Twin Pines) again regarding Millenium Garden maintenance.
- 3) Followed up on road repair at Brook Farm that has sunk with CBC and Highways. Repair declared defective so Contractor will need to resolve
- 4) Met with PWWG to discuss village clear up. Date set for 28th February/1st March
- 5) Informed CBC of a deer carcass at roadside near Cockayne Hatley
- 6) Liaised with Tracey on the issue of bin contents being removed and left on the ground
- 7) Mentioned again to Tracey Wye the signage in or around the village that is obscured by vegetation

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 January's meeting.
- Reconciled bank statement with income and expenditure and transferred £2,000 to cover January and February's outgoings.
- SAGE – transactions added to end of December

- Updated parish website with copy of draft minutes and agenda
- Completed weekly checks of defibrillator/housing in Wrestlingworth 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
- Drafted budget for discussion at next meeting
- Sent grant request email and attached form to parish groups
- Sent claim form for damage to churchyard wall to insurance company
- Registered parish defibrillators with British Heart Foundation (The Circuit)

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

- (a) Inspected 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/broken storage unit)
- (e) Ordered and taking delivery of tree for bottom of Braggs Lane;

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**

Trees at play area interfering with BT cables – owners of the property affected by the trees asked the Council if there was an update on the trees. Clerk said that she had written in the first instance in September and then followed up with a reminder towards the end of October and has as yet not received a reply. Clerk asked to remind CBC of the situation. **ACTION CD**

MILLENNIUM GARDEN AND BROOK MAINTENANCE

See Chairman's report for brook maintenance. The maintenance of the Millennium Garden was discussed along with the quote from Twin Pines for £580 to include 19 hours per annum. Two further quotes will be sought and then discussed at the meeting in March. **ACTION JD & TN**

HIGHWAYS – Cllr Dix informed the Council of the following:

- Reported to 'Fix My Street' large pothole on High Street near to Water End. Fix my street, response.
- Thank you for submitting your Highways report. We already have maintenance work planned in for this area and the issue will be resolved as part of this work. We are, unfortunately, unable to provide you with a timescale for this to be completed, however, all repairs are prioritised using an assessment matrix in line with our Network Maintenance Management Plan (NMMP).
- There is no update on the reduction in speed, nor the parking issues on the High Street, but I am hoping once the raised traffic calming platform is complete, I can pursue further.
- The blocked drain at the bottom of Church Lane has improved but still flooded when we had heavy rain/snow last time. It was agreed we would keep an eye on it and re-report if necessary.
- The dead trees on the corner of Church Lane and The High Street (Telephone Exchange) have also been removed.

- Notified fellow councillors that the "sunken" road where the drain had been fixed has now been repaired, High Street/ Co-op track.

Cllr Dix asked to report lack of white lines at the x-roads. **ACTION JD & JK**

SUSTAINABILITY & GREEN ISSUES –

1. Village tidy up – The Chair met with PWWG and agreed as 1st-2nd March 25. Actions now:
 - a. Request volunteers - Advertising in Village link; door drop etc
 - b. AE to book skip(s)
 - c. AE to arrange walk around with PWWG to agree scope.
2. Potton Community Energy Project. I attended the PCEP meeting on 18 November 2024. Key takeaways:
 - a. Thermal imaging cameras to survey building insulation. PCEP have 2 cameras (compatible with iPhone and Android) which they will loan to us for a nominal fee. A £200 fully refundable deposit will be required for each camera. These would then be made available to villagers to survey their homes. If the PC is minded to support this I will sort arrangements with PCEP and advertise through VL etc. It needs to be done in the winter for maximum effect. After discussing the cameras, it was decided that Cllr Ewens would go ahead and arrange for the loan of 2 cameras. **ACTION AE**
 - b. RICE – River Ivel Community Energy - <https://riverivelcommunityenergy.com/> a new cooperative group dedicated to helping our local communities cut their heating bills and transition to renewable energy supported by Central Bedfordshire Council and Community Energy South. PCEP have joined RICE. They wrote to us on 11 Nov 24 offering a meeting/presentation. I discussed with PCEP who encourage us to take up the offer and consider joining RICE. We could invite them to our next meeting or arrange for a dedicated presentation, either way it needs advertising etc. What is the PC preference. RICE funding is linked to community engagement, so they are keen to visit/present to us. This invitation was discussed, and it was decided to advertise this in the Village Link magazine for a brief presentation before the next Parish Council meeting in March.
 - c. Next meeting is 17th February 25
3. EV Charging point – No update
4. 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. Winter Garden Waste Collection
 - b. Free Bus Driver Training
 - c. Dog Walker reminders
 - d. Festive Bin Collections
 - e. Update to upcoming Road closures in 2025
- 2) Provide update for Village Link communications

COMMUNITY AND CULTURE – Cllr Nicholson informed the Council that:

Requested Allotment grant support from CBC Cllrs Adam Zerny and Tracey Wye
2 potential grant options

1. Ward Councillor Grant Scheme

Additional detail required to unlock funding – Breakdown of the cost of the scheme and what additional funding has been captured.

2. UKSPF Culture Fund (Closes 09/01/2025) Emailed and awaiting feedback to complete the application.

Replacement tree planted.

Lease for allotment site

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

Clerk asked to contact all who have expressed an interest in the allotments informing them of the costs of £80-100 per annum to include insurance and water. **ACTION CD**

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 grant for the Village Link was discussed and although agreed on, it was suggested that the Editor approaches Eyeworth for a contribution. **ACTION CD**

A draft budget for 2025/26 was circulated by the clerk and discussed.

The precept request was discussed at length, and it was decided that an 8% increase was necessary which would be requested from CBC. **ACTION CD**

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

Any Other Business

- The Chairman informed the meeting that he had contacted CBC regarding the extensive amount of rubbish outside a house on the Eyeworth Road. A skip has now been added though it was difficult to see whether or not this was to clear some of the rubbish
- Bollards at the junction of High Street and Braggs Lane – the deteriorating state of the bollards was discussed along with their replacement and alternative ideas. It was decided that at some point in the future, maybe next financial year, the council would look at replacing the bollards.
- Outside 1 Hatley Road a car is parked on the pavement and pedestrians are forced into the road on a blind corner. Chairman said he would contact CBC regarding this issue. **ACTION JK**
- The Council was informed that a new padlock to the Amenity Field was being sought by the new owners of the pub and that a key would be given to the Parish Council.

The meeting closed at 9 pm

Date of Next Meeting – Thursday 6th March 2025 at 7.30pm at Wrestlingworth Memorial Hall

Appendix A

Payments for approval – January 2025

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

December	Clerk's Salary D/Debit		561.93
January	Clerk's Salary D/Debit		561.93
November & December	Clerk's expenses (Telephone, Internet, Stamps, stationery & printing)		30.00
December	SAGE – accounting software D/Debit – UK-00020494		39.60
January	SAGE – accounting software D/Debit – UK-00132669		39.60
December	Npower – IN11630380		441.34
January	Npower – IN12255813		467.26
November	Memorial Hall Hire - 641		30.00
January	Cllr Lorna Chapman – reimbursement for Tree from RHS		60.94
January	S D Brown – Churchyard wall repairs		474.00
January	T C Seymour – streetlight maintenance – S12844		64.50

Appendix B

FINANCIAL STATEMENT AT 31 December 2024 with budget to March 2025

	<u>Year to 31 March 2025</u>			-	
	Actual to 31 December 2024	Budget 24/25	Expected outturn	Actual 2023/24	Proposed Budget for 2025/26
Income					
Precept	27,980.00	27,980.00	27,980.00	26,577.00	30,219.00
Interest	574.16	700.00	730.00	531.69	500.00
Grass Cutting Contribution		403.15	403.15	403.15	403.15
Insurance Claim					
VAT refund to March 2024	483.60		483.60	458.65	
Total Income	29,037.76	29,083.15	29,596.75	27,970.49	31,122.15
Operational Expenses					
Accountants' fees & Sage	629.00	714.00	750.00	666.00	800.00
Affiliation Fees	402.00	350.00	402.00	440.00	402.00
Amenity Field lease		120.00	120.00		120.00
British Legion	20.00	19.99	20.00	19.99	20.00
Church Clock Maintenance		350.00	350.00	326.00	350.00
Churchyard Maintenance		300.00	500.00		300.00
Clerk's expenses	230.00	300.00	300.00	295.00	300.00
Clerk's salary	5,057.34	7,000.00	7,080.00	7,082.37	7,000.00
Defibrillator maintenance	300.00	300.00			300.00
Election expenses		2,000.00		64.82	2,000.00
Electricity - street lighting	3,101.76	5,000.00	4,800.00	2,905.55	5,000.00
Electricity/lighting - maint	461.25	2,000.00	1,000.00	1,565.00	2,000.00
General Maintenance		1,200.00	1,250.00	1,249.50	1,200.00
GDPR Data Protection		35.00	35.00	35.00	35.00
Grants (see below)	2,100.00	1,100.00	1,100.00	600.00	1,500.00
Normal Grass and Hedge cutting	9,097.50	7,200.00	9,097.50	7,443.00	9,000.00
Other grounds & tree work	1,250.00	500.00	1,250.00	400.00	1,000.00
Insurance	1,032.39	1,300.00	1,032.39	1,017.28	1,400.00
Memorial Hall Hire	120.00	150.00	180.00	106.50	180.00
Millennium Garden		100.00	100.00	70.00	580.00
Parish Tidy Up		500.00	600.00	590.00	600.00
Playing field Maintenance	264.00	1,500.00	264.00	2,376.50	1,500.00
Playing field lease		360.00	360.00		360.00
Training expenses		100.00	70.00	35.00	100.00
Web site	240.00	360.00	240.00	325.00	360.00

Vat expensed and not yet recovered	826.89			391.97	
Total Operational Expenses	25,132.13	32,858.99	30,900.89	28,004.48	36,407.00
Operating surplus/deficit	3,905.63	-3,775.84	-1,304.14	-33.99	-5,284.85

Projects & rent arrears

Allotment lease and set up

Amenity lease arrears

Play Area maintenance

Playing field lease arrears

Bus shelter

Picnic bench

Net Project costs**Overall surplus/deficit**

	4,500.00			6,000.00
	720.00			720.00
	3,960.00			3,960.00
			775.00	
0.00	9,180.00	0.00	775.00	10,680.00
3,905.63	-12,955.84	-1,304.14	-808.99	-15,964.85

RESERVES

Bank brought forward

(Deficit)/Surplus for period

Bank carried forward

VAT refund due

Total

28,205.54		29,812.55
3,905.63	-1,304.14	-808.99
32,111.17	-1,304.14	29,003.56
		458.65
32,111.17	-1,304.14	29,462.21

GRANTS PAID IN YEAR

Village Link

Magpas

St John's church

St Peter's Church

PWWG

100.00	250.00	250.00
	200.00	
1,000.00		
1,000.00		
	150.00	
2,100.00	600.00	250.00

Bank balances

Current account - 31/12/2024

32-day notice a/c - 31/12/2024

Deposit accounts - 31/12/2024

2,049.42	31/03/2023	1,880.09
20,631.85		
9,429.90	31/03/2023	26,325.45
32,111.17		28,205.54

NOTES TO BUDGET

1 - 8% (band D 8.3%) increase for 2025/26

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

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	Refused	28/11/2024
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 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	Objected	26/09/2024	Refused	
CB/24/02049/LB	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	Granted	16/12/2024
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	Granted	16/12/2024
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	
CB/24/03548/FULL	09/12/2024	29 High Street, Wrestlingworth, Sandy, SG19 2EP	Single storey rear extension and internal alterations		04/02/2025	Consultation Period	
CB/24/03269/FULL	12/11/2024	45 High Street, Wrestlingworth, Sandy, SG19 2EP	Demolition of existing barn and erection of outbuilding for use as an annexe.		10/01/2025	Consultation Period	