

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL

MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at Wrestlingworth Memorial Hall on 6th March 2025 at 7.30pm

Present: Chair Cllr J Kirkpatrick, Vice-Chair Cllr J Dix, Cllr A Ewens, Cllr M Wilson, CBC Cllr A Zerny, C Dear (clerk), & 7 members of the public

Apologies: CBC Cllr T Wye, Cllr T Nicholson & Cllr L Chapman

River Ivel Community Energy (RICE)

The community energy company gave a 15-minute presentation to the Council and parishioners. They are a cooperative dedicated to helping local communities cut their heating bills and transition to renewable energy. River Ivel Community Energy is a new group supported by Central Bedfordshire Council and Community Energy South. They are actively working to reduce energy costs and build a sustainable energy future for the Ivel Valley. Through local partnerships and hands-on initiatives, they provide expert guidance on energy-saving practices, lead projects to install renewable energy technologies, and collaborate on energy planning tailored to the community's unique needs. By doing this, they help local residents, businesses, and organisations transition to affordable and sustainable energy solutions that benefit everyone.

They aim to empower individuals, groups, and organisations in the Ivel Valley by providing trusted advice on energy savings, implementing renewable energy projects, and coordinating local energy planning. Their goal is to make energy affordable, sustainable, and accessible for everyone. They do it by:

Powering down - Their network of community energy champions offers trusted, impartial advice on energy and cost savings. River Ivel Community Energy supports households struggling with their energy bills and provides guidance on reducing energy consumption.

Powering up – RICE develop and manage energy projects in the Ivel Valley that help save money and reduce carbon emissions. These projects include renewable energy installations and low-carbon transport solutions. Funding comes from grants, community finance, and other sources.

Energy planning - RICE bring communities together to create and execute local energy and decarbonisation plans. Their aim is to encourage participation and ownership, helping communities achieve their Net Zero goals through initiatives.

Two posters for the group were given to the clerk for the parish noticeboards. **ACTION CD**

Open Forum: A parishioner queried the yellow road markings on the High Street. The Council had not been informed as to the nature of the road markings so could not give advice.

Cllr Zerny informed the meeting that

1. The speed camera at the crossroads will be replaced shortly
2. The installation of the raised platform at the T-Junction would happen during the school summer holidays
3. He would investigate the delay with the allotment land in Wrestlingworth

4. He would check on the status of the chevrons at the z-bend, later informing the Council that there are no chevron signs missing from the location, but work is coming forward to better highlight the bend.

Ethics and Standards Code: None, though the Councillors were reminded to update their declaration of interest on the CBC website.

Minutes of Previous Meeting & Matters Arising

The minutes of the Parish Council meeting held on 9th January 2025, having been previously circulated, were approved and signed by the Chairman. The Constitution and Equal Opportunity Policy documents, previously circulated to Councillors were formally adopted. Cllr Wilson asked to include these documents on Parish Website. **ACTION MW**

Chairman's Report

Actions since last meeting:

1. Liaised allotment lease via email and phone with CBC and solicitors
2. Assisted with door drop of village clear-up/thermal camera leaflets
3. Attended village clear-up on Sunday 2nd March
4. Drafted new Constitution and Equal Opportunity Policy, to assist with grant application for allotment set-up
5. Visited proposed site for water supply installation to discuss with Anglian Water. Had several phone calls also with Anglian Water to discuss the proposal
6. Emailed Richard Whitlock regarding damage to wall on old Co-op building perimeter
7. Contacted CBC regarding persistent parking issue at 1 Hatley Rd
8. Requested feedback from would-be allotment holders on their continued interest if we are unable to provide water supply and/or vehicular access

Clerk's Report

1. Forwarded relevant emails including parish crime statistics to Parish Councillors and dealt with general queries.
2. Completed agenda, budget and financial statement for March's meeting.
3. Reconciled bank statement with income and expenditure and transferred £3,500 to cover March and April's outgoings.
4. SAGE – transactions added to end of February
5. Updated parish website with copy of draft minutes and agenda
6. Completed weekly checks of defibrillator/housing in Wrestlingworth with no issues to date
7. Updated PC's copy of the electoral register
8. Sent planning applications to Councillors.
9. Collected requests from parishioners regarding allotments – currently 8 to date – along with additional information regarding vehicular access and access to water
10. Drafted budget for discussion at next meeting
11. Received grant request from Memorial Hall and forwarded this with accompanying documents to councillors for observation
12. Updated details of parish defibrillators with British Heart Foundation (The Circuit)
13. Wrote to Clare Wardle at CBC regarding trees overhanging resident's garden from Play Area (CBC land)
14. Completed precept spreadsheet and bank form and sent to CBC

15. Confirmed with Zurich insurance claim for £295 for repairs to churchyard wall (- excess)
16. Liaised with member of Cockayne Hatley regarding potential use of defibrillator
17. Spoke to PC D Lace regarding drug paraphernalia in Millennium Garden & possible deliberate damage to tree in Church Lane
18. Distributed leaflets for Parish Tidy Up Day and helped with litter picking on the day
19. Provided Councillor with financial documentation needed for allotment grant
20. Informed grass cutting contractor of acceptance of quote for forthcoming season
21. Reported faulty streetlamp W2 (Alexander Road) to contractor for fixing
22. Requested induction course training for new councillor for 23 April (BATPC)
23. Replied to web query regarding the History Society
24. Requested Councillors update their declaration of interests on the CBC website

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

1. Inspecting playground and emptying bins on a regular basis;
2. Litter picking;
3. Overview of the play equipment and area;
4. Clearing debris (broken branches/twigs/broken storage unit)
5. Meeting with Chair and considering ROSPA report;
6. Meeting with Chair and residents to inspect damage to tree in play area where holes have been drilled around the base and filled with a fluid, such as fuel.
7. Village tidy up clearing alleyway between High Street and Butchers Lane.

MILLENNIUM GARDEN AND BROOK MAINTENANCE

- Millennium Garden – after careful consideration of quotes, it was agreed that Twin Pines (Charlie) would be asked to carry out maintenance at the Millennium Garden. **ACTION JK**
- Brook Maintenance – It was agreed that Cllr Kirkpatrick would contact CBC regarding the damage to the culvert caused by a tree in the field owned by Dyason Ltd. **ACTION JK**

HIGHWAYS – Cllr Dix informed the Council of the following:

1. There is still no update on the reduction in speed, nor the parking issues on the High Street.
2. Awaiting traffic calming on the Potton Road/High Street and will pursue further once completed.
3. The blocked drain at the bottom of Church Lane/High Street (Telephone exchange) was again reported to Fix My street. I explained, along with photo evidence that the verge has overgrown, encroaching over the drain. I removed leaf debris and photographed this too. I have explained that with the cold weather the road is hazardous to both cars and pedestrians. This has been escalated to Highways at CBC, and Adam Zerny copied in.
4. Reported to Fix My Street about the road markings at the crossroads, along with the non-existent ones at the end of Church Lane. This also included a report about overgrown vegetation obscuring the give way signs. Also reported were the missing chevrons at the double bend towards Eyeworth. The outcome of these is that they are part of planned work. However, the chevrons at the double bend were deemed as all correct and no action to be taken.
5. Met with James Kirkpatrick and a potential gardener, to look at the millennium garden and its maintenance.
6. Enquired to BT, regarding their policy on trees, as to who is responsible for maintenance

when they are growing into overhead Open reach lines. I have since updated the parishioners who raised the query. The contact at Open Reach for damaged lines is 0800-0232023, option 1, option 1.

7. I volunteered my time for Village Tidy up on Saturday and Sunday.

It was noted that since the clearing of vegetation at the junction of Alexander Road and the High Street, the area has been used for parking thus obscuring the view of traffic coming down from Hatley Road. Cllr Dix agreed to contact CBC for advice as a matter of safety and the possibility of installing bollards. **ACTION JD**

It was also noted that a road sign on Potton Road has fallen over and is now in the brambles on the side of the road. Cllr Dix to report to Highways. **ACTION JD**

SUSTAINABILITY & GREEN ISSUES –

1. Village tidy up. The PWWG Committee and I surveyed of the Village and identified 28 areas to focus on including the Millenium Gardens, clearing banks of the brook, removing grass and soil to widen footpaths and litter picking. Asking for volunteers through Village Link, a door drop and posters around the village was successful resulting in more than 25 people taking part over the two days (1st/2nd March). The weather was ideal, we completed all the predetermined tasks as well as a few more. Thanks are due to all the volunteers who worked hard throughout the day. Oscar Church, once again, used his pick-up truck and trailer to gather up the results of everyone's labour and deliver them to the skip. Charlie Gysin (Twin Pines Garden & Landscapes) came with a colleague and some machinery used to good effect, not least the mulching of the plant waste in the skips massively increasing their capacity. Overall, a successful event.
2. Potton Community Energy Project. I attended the PCEP meeting on 17 February 2025. Potton Town Council had kindly agreed to loan us two Thermal imaging cameras (compatible with iPhone and Android) for us to loan to villagers to survey their homes. We had the cameras from 30th January to 20th February and they were used by 15 households. It is recommended that the Parish Council makes a modest donate of £20 to Potton Town Council for the loan of the Cameras.
3. RICE – River Ivel Community Energy – initial contact made and invited to attend the PC meeting on 6th March.
4. EV Charging point – No update
5. 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. Garden Waste Collection Resumption
 - b. Village Tidy Up
 - c. Updates for road and footpath closures
 - d. RICE attendance at PC meeting
- 2) Provide update for Village Link communications

COMMUNITY AND CULTURE – Cllr Nicholson informed the Council that:

1. Allotment grant application through Bedfordshire and Luton Community Foundation. Application will be reviewed the week commencing the 25th of March (£10k)
2. Leaflet door drop Cockayne and Hatley
3. Due to childcare, my son and I could only motivate the village clean-up team
4. Share the quotation for the Millennium Garden from Simon in Croydon
5. <https://www.hefoundgardening.co.uk/>. (I had confirmation that he had the relevant insurance details, etc.

Lease for allotment site

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

Planning

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

Finance

1. Councillors approved the payment of invoices (**Appendix A**)
2. The Financial statement (**Appendix B**) was reviewed
3. The grant for the Memorial Hall was discussed and it was decided that further information was required and that they would be invited to the next Parish Council meeting to discuss the application.
4. A draft budget for 2025/26 was circulated by the clerk and agreed upon by all for 2025/26.

Correspondence

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

Community Governance Review 2025 from CBC – no action to be taken

Any Other Business

Cllr Dix informed the meeting that the new owners of the Chequers Public House are to put a combination lock on the fence to the Amenity field. Once this is done, they will let the Council know the combination for access into the field. **ACTION JD**

The Walking and Wildlife Group, involved in the Parish Tidy Up Day, requested that they store the traffic cones in the garage at the children's play area. The clerk agreed to give the key to the group so that the cones could be stored there. **ACTION CD**

Articles for the Village Link

Cllr Kirkpatrick to word a piece on drug paraphernalia, found around the parish, for the Village Link. **ACTION JK**

The meeting closed at 8.45 pm

Date of Next Meeting – Thursday 8th May 2025 at 7.30pm at Wrestlingworth Memorial Hall

Appendix A

Payments for approval – March 2025

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

February	Clerk's Salary D/Debit		561.93
March	Clerk's Salary D/Debit		561.93
January & February	Clerk's expenses (Telephone, Internet, Stamps, stationery & printing)		30.00
February	SAGE – accounting software D/Debit – UK-00236805		39.60
March	SAGE – accounting software D/Debit – UK-00345576		56.40
February	Npower – IN12459718		498.36
March	Npower – IN12650896		430.65
January	Memorial Hall Hire - 647		30.00
February	Lloyds Bank charges		4.25
February	Smith of Derby – Church clock maintenance		430.80
January	Alan Briggs – Millennium Garden maintenance		66.20
January	Zurick - Claim for Church yard wall (minus £100 excess)	295.00	
March	F D Odell & Sons Ltd skip hire - 145475		324.00
March	F D Odell & Sons Ltd skip hire- 145509		324.00
March	D J Granger – grass cutting - INV-025750		739.68
March	Potton Town Council (thermal imaging cameras)		20.00
March	Information Commissioner's Office – Data protection fee		47.00

Appendix B

FINANCIAL STATEMENT AT 28 February 2025 with budget to March 2025

	<u>Year to 31 March 2025</u>			Actual 2023/24	Proposed Budget for 2025/26
	Actual to 28 February 2025	Budget 24/25	Expected outturn		
Income					
Precept	27,980.00	27,980.00	27,980.00	26,577.00	30,219.00
Interest	665.65	700.00	730.00	531.69	500.00
Grass Cutting Contribution		403.15	403.15	403.15	403.15
Insurance Claim	295.00				
VAT refund to March 2024	483.60		483.60	458.65	
Total Income	29,424.25	29,083.15	29,596.75	27,970.49	31,122.15
Operational Expenses					
Accountants fees & Sage	695.00	714.00	750.00	666.00	970.00
Affiliation Fees	402.00	350.00	402.00	440.00	402.00
Amenity Field lease		120.00	120.00		120.00
Bank Charges	4.25	9.00	9.00		51.00
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	395.00	300.00	500.00		300.00
Clerk's expenses	260.00	300.00	300.00	295.00	300.00
Clerk's salary	6,181.20	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	4,021.40	5,000.00	4,800.00	2,905.55	5,000.00
Electricity/lighting - maint	515.00	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		47.00	47.00	35.00	47.00
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	1,310.94	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	150.00	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	30.33			391.97	
Total Operational Expenses	27,019.01	32,879.99	30,921.89	28,004.48	36,640.00
Operating surplus/deficit	2,405.24	-3,796.84	-1,325.14	-33.99	-5,517.85

Projects & rent arrears

Allotment lease and set up		4,500.00			6,000.00
Amenity lease arrears		720.00			960.00
Play Area maintenance					
Playing field lease arrears		3,960.00			4,680.00
Bus shelter					
Picnic bench				775.00	
Net Project costs	0.00	9,180.00	0.00	775.00	11,640.00
Overall surplus/deficit	2,405.24	-12,976.84	-1,325.14	-808.99	-17,157.85

RESERVES

Bank brought forward	28,205.54		29,812.55
(Deficit)/Surplus for period	2,405.24	-1,325.14	-808.99
Bank carried forward	30,610.78	-1,325.14	29,003.56
VAT refund due			458.65
Total	30,610.78	-1,325.14	29,462.21

GRANTS PAID IN YEAR

Village Link	100.00	250.00	250.00
Magpas		200.00	
St John's church	1,000.00		
St Peter's Church	1,000.00		
PWWG		150.00	
	2,100.00	600.00	250.00

Bank balances

Current account - 28/02/2025	1,217.05	31/03/2023	1,880.09
32-day notice a/c - 28/02/2025	20,708.60		
Deposit accounts - 28/02/2025	8,685.13	31/03/2023	26,325.45
	30,610.78		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	Appeal Refused	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	Objected	26/09/2024	Refused	
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	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	<u>Decided</u>	
CB/24/03548/FULL	09/12/2024	29 High Street, Wrestlingworth, Sandy, SG19 2EP	Single storey rear extension and internal alterations		04/02/2025	Granted	28/01/2025
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	