

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL

MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at Wrestlingworth Memorial Hall on 8th May 2025 at 7.30pm

Present: Chair Cllr J Kirkpatrick, Vice-Chair Cllr J Dix, Cllr A Ewens, Cllr L Chapman, Cllr M Wilson, CBC Cllr A Zerny, C Dear (clerk), & 4 members of the public

Apologies: CBC Cllr T Wye, PCSO Lauren Jerrom, & Cllr T Nicholson

Presentation from Bedfordshire Rural Communities Charity: Gemma from BRCC informed the Parish Council that it had been approached by Cheffins, representing a landowner in Wrestlingworth, to undertake a housing needs survey with a view to the possibility of creating a Rural Exception Site for affordable housing. The survey would be fully funded by BRCC and the survey would be sent to the Parish Council for input before being sent out to all residents in the parish.

Open Forum: A representative from the Walking and Wildlife Group said that he was pursuing the registration with Natural England of the Lousy Bush Nature Reserve. The Reserve, owned by the Parish Council, was approved for registration some years ago but that CBC needed to confirm this. The Parish Council gave the representative from the PWWG permission to pursue this.

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 6th March 2025, having been previously circulated, were approved and signed by the Chairman.

Chairman's Report

Actions since last meeting:

1. Liaised allotment lease via email and phone with CBC and solicitors
2. Met with Paul (surname ?) to discuss implementation of allotments, land preparation, water supply etc
3. Attempted, with no success, to get alternative quote for water main installation for allotments
4. Met with Richard Whitlock to discuss Brook Farm development and Call for sites by CBC
5. Discussed Millenium Garden over the phone with Charlie Gysin of Twin Pines, and via email with Alan Briggs
6. Responded to PWWG query about the status of Lousy Bush Nature Reserve
7. Responded to an email from a parishioner regarding possible website scam
8. Followed up via email to CBC on the increased number of accidents at Eyeworth to Wrestlingworth S bend
9. Discussed via email use of amenity field for parking and horse and cart

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 May's meeting.
3. Reconciled bank statement with income and expenditure and transferred £4,000 to cover May and June's outgoings.
4. SAGE – transactions added to end of April
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. Completed end of year accounts for 2024/25 and filled out Annual Governance and Accountability Return and liaised with internal auditor regarding report
11. Provided Councillor with financial documentation needed for allotment grant
12. Requested Public Liability Certificate from grass cutting contractor and informed him of code for gate to the Amenity Field
13. Sent various web email queries to the relevant parish society
14. Arranged for a representative from the BRCC to talk to attend the Parish Council meeting to discuss a potential housing needs survey
15. Reminded CBC that the Parish Council had not received the grass cutting contribution for 2024
16. Contacted Memorial Hall regarding their grant request and suggested they explore other potential sources of funds before applying to the Parish Council. If they are unsuccessful elsewhere in obtaining a grant they are asked to get back to us as we may be able to offer a small contribution.

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

Portfolio for the play area:

1. Inspecting playground and emptying bins on a regular basis;
2. Litter picking;
3. General overview of the play equipment and area;
4. Removing snapped branch which had been left at a dangerous hazardous height;
5. Acknowledgement of ROSPA play inspection notification.
6. Removal of dog poo from equipment play area.

MILLENNIUM GARDEN AND BROOK MAINTENANCE

See Chairman's report. The Chairman added that CBC have asked Dyason's permission to fix the broken culvert at the old Woodcraft's meadow site along the High Street.

HIGHWAYS – Cllr Dix informed the Council of the following:

The Speed camera at the crossroads is being replaced this summer.

The installation of the raised platform at T-junction is planned for during summer holidays

The blocked drain at the bottom of Church Lane/High Street (Telephone exchange) escalated to Highways at CBC and it is with the maintenance team and being investigated. Have chased up.

Reported old sign that is lying on grass verge on Potton Road, as yet no update from Fix My street

At the last meeting a query was raised regarding additional signage on the Cockayne Hatley Road, warning of deer in the area. I raised the query direct to CBC and the Highways team and had the following response.

The Team have confirmed that the data available doesn't support the implementation of any additional signage at this time I'm afraid. I am sorry it's not the outcome hoped for. Full response copied and pasted below, which hopefully highlights the reasons/justification for this decision.

We've checked through the personal injury data for the previous five years and there's nothing there on the roads highlighted, involving animals or not. We extended the search back to 2011 and there's nothing there involving animals. Traffic on the section to the northeast will be largely residents seeking access and done regularly by those that know the area. The accident data doesn't show a clear need for additional warning signs here. Regarding the B1042, this is a more active road with through traffic more likely to drive it without prior experience. However, with more traffic you'd also anticipate a number of incidents on the road over the period reviewed. Warning signs for the bend have been provided which may well be helping with encouraging drivers to naturally be more aware, which is leading to less incidents than anticipated, and also suggests no further action is necessary.

Although we appreciate the intention behind the request, warning signs are used to alert drivers to potential danger ahead. They indicate a need for special caution by road users and may require a reduction in speed or some other manoeuvre. Over use of such signs does diminish their impact, so care has to be taken not to overuse them and to ensure that they are positioned only where evidence shows they have a positive impact.

At this point, with the data we have, there's just not a justification/need for signage of this type in the location, so it's not something we can currently support/approve.

No additional signage will therefore be provided.

SUSTAINABILITY & GREEN ISSUES –

Not a great deal to report in this period.

1. I provided articles for Village Link on the Village Tidy Up and Loan of Thermal Imaging cameras.
2. Aircraft Noise – the plan to expand Luton Airport to 32 million passengers per annum (currently 17 million) is projected to significantly impact the Potton/Huntingdon holding zone with a substantial increase in aircraft noise and overflights. CPRE Bedfordshire has objected to the proposed expansion and LADACAN are challenging the Government's approval in the Courts.
3. Nothing to report on RICE or the Potton Community Energy Project

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

1. Various posts made on Village Website & Facebook page as required, including.
 - a. Drug Paraphernalia
 - b. Online Booking for Household Recycling Centre
 - c. Updates for road and footpath closures
 - d. Easter Waste Collections
 - e. Brook Farm Update
2. Provide update for Village Link communications

COMMUNITY AND CULTURE – Cllr Nicholson informed the Council that:

- Confirmation of the allotment grant for the value of £10k from the Bedfordshire and Luton Community Foundation.

The grant is due to support the following initiatives: access, wooden raised beds, Water pipe, Anglian Water set-up costs, Gazebo, Storage, and Community tools.

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 Annual Governance and Accountability Return was reviewed and signed by the Chairman

Correspondence

None

Any Other Business

The persistent oil leak from a car parked on the High Street was discussed. It was agreed that due health and safety reasons, the Chairman would speak to the owner of the car. **ACTION JK**

Articles for the Village Link

Dog poo in the Children's play area

The meeting closed at 9 pm

Date of Next Meeting – Thursday 3rd July 2025 at 7.30pm at Wrestlingworth Memorial Hall

Appendix A

Payments for approval – May 2025

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

April	Clerk's Salary D/Debit		561.93
May	Clerk's Salary D/Debit		561.93
March & April	Clerk's expenses (Telephone, Internet, Stamps, stationery & printing)		30.00
April	SAGE – accounting software D/Debit – UK-00462642		39.60
May	SAGE – accounting software D/Debit – UK-00577349		56.40
April	Npower D/Debit – IN12850729		413.42
May	Npower D/Debit – IN1		
March	Memorial Hall Hire - 667		30.00
March	Lloyds Bank charges		4.25
April	Lloyds Bank charges		4.25
April	T & J Seymour Electrical Installations		64.50
April	Community Heartbeat Trust - Defibrillators		360.00
April	D J Granger Grass cutting – INV-025819		739.68
April	D J Granger Grass cutting – INV-025869		739.68
May	D J Granger Grass cutting – INV-025965		739.68
May	Village Link Magazine Grant		250.00
May	Zurich – PC Insurance		869.29

Appendix B

FINANCIAL STATEMENT AT 30 April 2025 with budget to March 2025

	<u>Year to 31 March 2025</u>			
	Actual to 30 April 2025	Proposed Budget for 2025/26	Expected outturn	Actual 2024/25
Income				
Precept	15,109.50	30,219.00	30,219.00	27,980.00
Interest	40.92	500.00	730.00	709.53
Grass Cutting Contribution	403.15	806.30	806.30	
Insurance Claim				295.00
VAT refund to March 2025	363.32		363.32	483.60
Total Income	15,916.89	31,525.30	32,118.62	29,468.13
Operational Expenses				
Accountants' fees & Sage	47.00	970.00	750.00	742.00
Affiliation Fees		402.00	402.00	402.00
Amenity Field lease		120.00	120.00	
Bank Charges	4.25	51.00	9.00	8.50
British Legion		20.00	20.00	20.00
Church Clock Maintenance		350.00	350.00	359.00
Churchyard Maintenance		300.00	500.00	395.00
Clerk's expenses		300.00	300.00	290.00
Clerk's salary	561.93	7,000.00	7,000.00	6,743.13
Defibrillator maintenance		300.00	300.00	300.00
Election expenses		2,000.00		
Electricity - street lighting	393.73	5,000.00	4,800.00	4,431.54
Electricity/lighting – maintenance		2,000.00	1,000.00	515.00
General Maintenance		1,200.00	1,250.00	
GDPR Data Protection		47.00	47.00	47.00
Grants (see below)		1,500.00	1,100.00	2,100.00
Normal Grass and Hedge cutting		9,000.00	9,097.50	9,713.90
Other grounds & tree work		1,000.00	1,250.00	1,310.94
Insurance		1,400.00	1,032.39	1,032.39
Memorial Hall Hire		180.00	180.00	180.00
Millennium Garden		580.00	100.00	66.20
Parish Tidy Up		600.00	600.00	540.00
Playing field Maintenance		1,500.00	264.00	264.00
Playing field lease		360.00	360.00	
Training expenses		100.00	70.00	
Web site		360.00	240.00	240.00
Vat expensed and not yet recovered	392.41			

Total Operational Expenses	1,399.32	36,640.00	31,141.89	29,700.60
Operating surplus/deficit	14,517.57	-5,114.70	976.73	-232.47

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**

	6,000.00		
	960.00		
	4,680.00		
0.00	11,640.00	0.00	0.00
14,517.57	-16,754.70	976.73	-232.47

RESERVES

Bank brought forward

(Deficit)/Surplus for period

Bank carried forward

VAT refund due

Total

27,609.75		29,932.83
14,517.57	976.73	-232.47
42,127.32	976.73	29,700.36
		458.65
42,127.32	976.73	30,159.01

GRANTS PAID IN YEAR

Village Link

Magpas

St John's church

St Peter's Church

PWWG

250.00	250.00
	200.00
	150.00
250.00	600.00

Bank balances

Current account - 30/04/2025

32-day notice a/c - 30/04/2025

Deposit accounts - 30/04/2025

636.14	31/03/2023	1,880.09
20,783.08		
20,708.10	31/03/2023	26,325.45
42,127.32		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/24/03269/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	Granted	11/03/2025
CB/TRE/25/00113	04/03/2025	Lansbury, Potton Road, Wrestlingworth, SG19 2EY	Works to a tree protected by a Tree Preservation Order MB/3/1981: Fell, process and remove Horse Chestnut Tree, the tree is in very poor condition with several rotting cavities.		25/03/2025	Consultation Period	
CB/TRE/25/00110		Freesia, Potton Road, Wrestlingworth, Sandy, SG19 2EY	Works to a tree protected by a Tree Preservation Order MB/03/1981: Remove large, front Horse Chestnut Tree T1. The tree has out grown its location, covered in Ivy and a risk of branches falling on the road or damaging electrical wires. A more appropriate tree to be planted in a more suited location.		25/03/2025	Consultation Period	
CB/TCA/25/00147	26/03/2025	12 Church Lane, Wrestlingworth, Sandy, SG19 2EU	Works to trees within a Conservation Area: Fell Wild Plum (T1). Fell Cherry (T2). Reduce crown height and spread by 1.5m to Apple Tree (T3).		16/04/2025	Consultation Period	
CB/25/01011/FULL	02/04/2025	91 High Street, Wrestlingworth, Sandy, SG19 2EJ	First Floor rear extension		30/04/2025	Consultation Period	
CB/25/00698/FULL	12/03/2025	25 Braggs Lane, Wrestlingworth, Sandy, SG19 2ER	Single storey rear orangery extension with roof lantern		09/04/2025	Consultation Period	
CB/25/01291/LDCP	25/04/2025	Wrestlingworth Lower School, Church Lane, Wrestlingworth, Sandy, SG19 2EU	Single storey rear extension to provide an additional reception classroom and a new canopy		20/06/2025	Consultation Period	

CB/25/01426/DOC	25/04/2025	Brook Farm, 94 High Street, Wrestlingworth, Sandy, SG19 2EJ	Discharge of Conditions 8, 18, 23 and 26 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)	20/06/2025	Consultation Period
CB/25/01019/FULL	04/04/2025	Land and Buildings to the Rear of 51, High Street, Wrestlingworth, Sandy, SG19 2EP	Demolition of redundant outbuildings and construction of new dwelling with carport and garden store	30/05/2025	Consultation Period
CB/25/01075/FULL	03/04/2025	11 Braggs Lane, Wrestlingworth, Sandy, SG19 2ER	Two storey side and front extensions, replacement of monopitch roof with dual pitched roof, addition of solar panels to the garage roof and EV charging point to the side of the garage. Addition of two velux windows to existing rear elevation. New driveway with electric gated access.	29/05/2025	Consultation Period