

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL

MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at Wrestlingworth Memorial Hall on 3rd July 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, Cllr T Nicholson, C Dear (clerk), & 4 members of the public

Apologies: CBC Cllr T Wye,

Open Forum: A resident asked if it was possible to get a 'Unsuitable for HGV's' sign for the High Street. CBC Cllr Zerny replied that this was not possible though he did add that he was pushing for the village to be included in an HGV-free zone. A final decision would be made later in the year. A resident also asked if it was possible to make the one-way part of Church Lane 2-ways during the summer roadworks. The Chairman responded with the fact that it was not safe and that this would not be possible.

Ethics and Standards Code: None

Minutes of Previous Meeting & Matters Arising

The minutes of the Parish Council meeting held on 8th May 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 solicitors
- 2) Met with Francine Rainbow of CBC at the proposed allotment site to discuss options and our rights as lessees, fence maintenance and removal of gate
- 3) Arranged to meet with Lorna and Billy of CPM playgrounds on 14th July to discuss repairs needed at play area
- 4) Liaised at some length with Jemma Mclean of BRCC regarding the proposed Housing Needs Survey
- 5) Spoke to the owner of the car which was leaking oil on the High Street

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 July's meeting.
3. Reconciled bank statement with income and expenditure and transferred £6,500 to cover July & August's outgoings.
4. SAGE – transactions added to end of June
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. Sent planning applications to Councillors.
8. Updated details of parish defibrillators with British Heart Foundation (The Circuit)
9. Replied to Parishioner regarding electric fences and walkways

10. Replied to CBC regarding burials informing them that this was under diocesan jurisdiction and not the Parish Council
11. Uploaded annual return files and supporting documentation to website and reported error in their formula
12. Forwarded all documentation to external auditors for annual return
13. Requested approval for payments between meetings – Insurance and Grant
14. Arranged Induction Training for Cllr Nicholson
15. VAT return completed for February, March & April

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

- (a) Inspecting playground and emptying bins on a regular basis
- (b) Litter picking
- (c) General overview of the play equipment and area
- (d) Visited parishioner regarding overhanging branches from trees in the playground area
- (e) Considering email from parishioner regarding tree works and forwarding to committee
- (f) Overview of ROSPA report
- (g) Correspondence regarding ROSPA report
- (h) Arranging visit from CPM for repairs (confirmation awaited for 14/07/2025 at 9.00am)

MILLENNIUM GARDEN AND BROOK MAINTENANCE

The Millennium Garden has recently had some maintenance work done. There has not been an update regarding the crumbling brickwork in the brook from CBC and Dyason who own the adjacent land to the brook.

HIGHWAYS – Cllr Dix informed the Council of the following

No update on reduction to speed in the village.

The blocked drain at the bottom of Church Lane/High Street (Telephone exchange) Is still with CBC and Mathew Simkus. Awaiting confirmation of when work will begin.

Reported the missing reflective strip on a bollard at the crossroads junction (houses side) Fix my street have responded that *After inspecting the reported issue, our engineers have determined that this doesn't currently feature as a priority for repair. Rest assured, we'll continue to monitor the defect during future inspections.*

Cllr Zerny informed the meeting that the speed camera at the crossroads would be re-installed next month.

SUSTAINABILITY & GREEN ISSUES –

Cllr Ewens informed the meeting that there is no update from his report from the previous meeting.

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 Warmth Agents
 - b. Reminder on PC meeting
- 2) Provide update for Village Link communications
- 3) Contacted CH parishioner about local building works & plans

COMMUNITY AND CULTURE – Cllr Nicholson informed the Council that:

- Following the confirmation of the allotment grant for the value of £10k from the Bedfordshire and Luton Community Foundation, there have been several requests to provide evidence.
 - Finances approved – Catherine, thank you for your support
 - Review of the contract around the safeguarding policy – Approved

Following steps/discussion points:

- Awaiting confirmation if we need to sign a new contract (Foundation)
- Email to be sent to the local school to inform them of the allotment (Tom)
- Safeguarding statement to include:
- Your procedure for reporting any concerns (including key contact details).
- Confirmation that direct safeguarding responsibility remains with the school.
- Your commitment to cooperate with any investigations if needed.

Lease for allotment site

Cllr Kirkpatrick informed the meeting that the lease is currently with solicitors, Bonallack & Bishop for review and update. **ACTION JK** The Chairman asked CBC Cllr Zerny to press the legal team, Pathfinder, to reply to our solicitor regarding the lease of the allotment land. Cllr Zerny suggested contacting Cllr Wye for assistance. **ACTION TW**

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 Risk Register, previously circulated by the clerk, was agreed on

Correspondence

None

Any Other Business

Concern was expressed over emergency vehicular access to the fields (fire engines have attended the field in the past when there have been hay-stack fires) during the work on the old Co-Op land when the track is due to be closed. The Chairman said that he would speak to the landowner.

ACTION JK

Housing Needs Survey

The Housing Needs Survey which is being organised by BRCC on behalf of an organisation who own land in the village has been delivered to most houses in the village. The organisation has identified that the previous housing needs survey was carried out some 5-6 years ago and thus can be considered out of date. They hope that through this survey they can point to an unmet need in the parish and thus justify their next planning application. The land they wish to build on is what has become known as Woodcraft Meadow. This is the field adjacent to Potton Road that wraps around behind the Chequers and has a border on the High Street. The land is currently designated as Local Green Space, and all previous applications to build on it have been refused by CBC, including two by the current owner. It was agreed that a full explanation regarding this survey would be agreed upon on Friday by the Council and then published on social media.

ACTION MW**Articles for the Village Link**

None

The meeting closed at 8.45 pm

Date of Next Meeting – Thursday 4th September 2025 at 7.30pm at Wrestlingworth Memorial Hall

Appendix A

Payments for approval – July 2025

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

June	Clerk's Salary D/Debit		561.93
July	Clerk's Salary D/Debit		561.93
May & June	Clerk's expenses (Telephone, Internet, Stamps, stationery & printing) & use of home as office		140.00
June	SAGE – accounting software D/Debit – UK-00686582		56.40
July	SAGE – accounting software D/Debit – UK-00798587		56.40
May	Memorial Hall Hire - 686		30.00
May	Lloyds Bank charges		4.25
June	Lloyds Bank charges		4.25
June	Playsafety – Rospa report		134.40
June	BATPC – Councillor training		35.00
May	D J Granger Grass cutting – INV-026020		739.68
May	D J Granger Grass cutting – INV-026076		739.68
June	D J Granger Grass cutting – INV-026129		739.68
June	BATPC – affiliation fee		191.00
July	D J Granger Grass cutting – INV026189		739.68

Appendix B

FINANCIAL STATEMENT - 30 June 2025 with budget to March 2025

	<u>Year to 31 March 2025</u>			-
	Actual to 30 June 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	138.21	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	16,014.18	31,525.30	32,118.62	29,468.13
Operational Expenses				
Accountants' fees & Sage	141.00	970.00	750.00	742.00
Affiliation Fees		402.00	402.00	402.00
Amenity Field lease		120.00	120.00	
Bank Charges	12.75	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	30.00	300.00	300.00	290.00
Clerk's salary	1,685.79	7,000.00	7,000.00	6,743.13
Defibrillator maintenance	300.00	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 - maint	53.75	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)	250.00	1,500.00	1,100.00	2,100.00
Normal Grass and Hedge cutting	1,849.20	9,000.00	9,097.50	9,713.90
Other grounds & tree work		1,000.00	1,250.00	1,310.94
Insurance	869.29	1,400.00	1,032.39	1,032.39
Memorial Hall Hire	30.00	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	459.39			

Appendix C

Application Ref	Date Submitted	Location	Works Proposed	PC Comment	Target Decision Date	Status	Date Granted / Refused
CB/25/01011/FULL	02/04/2025	91 High Street, Wrestlingworth, Sandy, SG19 2EJ	First Floor rear extension		30/04/2025	Granted	20/05/2025
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	Granted	21/05/2025
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	Granted	13/06/2025
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	Discharge of Condition Decision Released	13/06/2025
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	Granted	24/06/2025
CB/25/01931/FULL	18/06/2025	64 High Street, Wrestlingworth, Sandy, SG19 2EP	Erection of a two-storey side and part single, part two storey rear extensions with a front porch. Rear roof lantern		13/08/2025	Consultation Period	
CB/25/01774/VOC	10/06/2025	Brook Farm, 94 High Street, Wrestlingworth, Sandy, SG19 2EJ	Variation of condition number 27 of planning permission CB/22/02491/FULL (Erection of 6 dwellings with access road following demolition of existing house). Variation sought to replace approved sheds to Plots 3-6 with outbuildings.		05/08/2025	Consultation Period	

CB/25/01653/VOC	20/05/2025	12 Braggs Lane, Wrestlingworth, Sandy, SG19 2ER	Variation of condition numbers 4 and 5 of planning permission CB/23/02447/FULL (Erection of an outbuilding (annex) to rear garden). Variation sought to approved plans to reflect the revised development and new drawing reference numbers	15/07/2025	Consultation Period
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