

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL

MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council

Meeting held at St John's Church, Cockayne Hatley, on 24th August 2015 at 7.30pm

Present: Chairman Cllr R Barratt, Vice-Chairman Cllr S Williams, Cllr C Turner, Cllr G Whale, Cllr N Dodgson, Cllr A Dagless, Cllr J Kirkpatrick, Central Bedfordshire Cllr's D Gurney and A Zerny, and 1 member of the public.

Apologies: Police Representative PCSO M Didonato.

Police Report

PCSO M Didonato emailed the crime figures to the Council. See appendix C. The Clerk informed the meeting that she had noticed an error in the figures and has reported this back to Michela. When new figures are issued she will circulate these to the Councillors for their comments. **ACTION CD**

Open Forum

Alan Gunn expressed concern over the Wrestlingworth Lower School sign and its validity. He was informed that the school still has vacancies for the coming term and so will remain for the time being.

Solar Park Proposal

The Chairman informed the meeting that he has asked for a reponse from the CEO (Sebastian S) of the Solar Park provider on the status of the proposal and has as yet not received a reply. The protest group has also contacted the CEO and again has not received a reply. The Chairman questioned that at the time of the Public consultation, indications were given that responses to the comments would be provided before a planning application was made and as yet, no response has been offered. Central Bedfordshire Councillor Gurney added that Central Bedfordshire Council has received hundreds of letters of opposition to the proposed solar farm at Wrestlingworth. She added that the Officers at the Council were overwhelmed by the high quality detail received. The Chairman suggested to the Councillors that they declare their position based on the current proposal, information and evidence received thus far and strength of feeling within the community. On this basis the Parish Council objects to the proposal to build a solar farm in Wrestlingworth. The Chairman then agreed to write a letter to Central Bedfordshire Council to confirm the Parish Council's position. A copy of this letter is to be sent to the protest group adding that the Parish Council will be holding a public meeting if and when a formal planning application is received. **ACTION RB**

Ethics and Standards Code

None declared.

Minutes of Previous Meeting

The minutes of the Parish Council meeting held on 22nd June, having been previously circulated, were taken as read and signed as a true and accurate record.

Matters arising & Chairman's report

Cllr Dodgson informed the meeting that he had discussed the Theatre group grant request with the Goodwill Committee and that there was no interest taken. He also said that he had spoken with Dave at the Chequers Pub to reconfirm the guidelines on the use of the amenity field. The Clerk said that she would chase the request for a new street light on High Street, Wrestlingworth. **ACTION CD**

Chairman's Report -24th August 2015

Since we last met I have:-

- 1) Cleared gravel washed from Church Lane during a downpour that covered the High Street as it was dangerous for traffic, particularly motorbikes and cycles.
- 2) Following concerns raised by a resident, I visited the Home Farm site to clarify with the developer how the asbestos covering the grain store was to be removed. Received assurances that it would be removed properly.
- 3) Dealt with a residents complaint about smoke from a local bonfire and the request for the Parish Council to take action on this. Clarified that there are no formal restrictions and action will only be taken by Central Beds if the behaviour is considered 'unreasonable'
- 4) Visited the crossroads with a resident to review the degree of grass cutting currently undertaken by Central Beds and confirms that the scrub area needs to be reduced to conform with the agreed 'line of sight' regulations. Further meeting with Central Beds Officer responsible arranged for early September to progress.
- 5) Arranged for a missing chevron from the plantation bends on the Wrestlingworth to Potton road to be replaced.
- 6) Cleared the gully at the bottom of Butchers Lane and reinstated the drainage channel by the notice board after this was filled in by the contractors who replaced the railings.
- 7) Met with a tree surgeon to discuss the options regarding the Horse Chestnut tree in St Peters churchyard, which has a considerable amount of deadwood and recently shed one of the dead branches into the neighbouring garden. Requested the Central Beds Tree Officer to inspect site and ratify the proposal to just remove the deadwood, rather than fell the complete tree.
- 8) Cleared a fallen tree that was blocking the Green Lane footpath.
- 9) Emailed the CEO of UK Solar Provider group requesting an update on the proposal they sought consultation on.

Portfolios

Highways – Cllr Dodgson informed the meeting that he has received a Guidance and Registration Pack for the Speedwatch Survey. Two volunteers are required to do the survey and they will be supplied with equipment (reflective jackets, speed-gun, speed indicators, etc) by the Police. If a driver is caught speeding 3 times then the Police may take action. The Chairman said that he would check his emails for volunteer offers for Speedwatch. Regarding the installation of a new bus shelter, Cllr Dodgson said that following enquiries made to residents there was little interest from the parish in this issue. This was confirmed by Cllr Williams who said that no comments on this had been received in regard to the

Neighbourhood Plan consultations to date. It was agreed that no further action would be taken on this matter. **ACTION RB**

Play Equipment – Cllr Kirkpatrick gave an update on the progress on replacing/adding to equipment at the Children’s play area in Wrestlingworth.

Groundwork: Whilst only one formal written quote had been received for fencing and groundwork, from Martin Davenport at Countrywide it was recommend we accept this and allow work to start in September, which is agreeable by Countrywide. Clive Bird has tried to chase down a further written quote from a previously interested supplier, but that has not been successful. No further quotes have been sought or are forthcoming.

It had previously been reported that Countryside had carried out work on behalf of the Sandye Place Academy which had been to a good standard. The Councillors then agreed that Countrywide would be asked to carry out the work for fencing and groundwork after the school holidays had ended. Cllr Kirkpatrick was asked to keep the Lower School informed as they required access across the site. **ACTION JK**

Moles: Moles are back and traps had been ordered and delivered, ready to pass on to Kevin Millard who has ‘volunteered’ to undertake this work.

New Equipment- Playdale have quoted in detail on an item by item basis, including installation, albeit that it covers items we may not want and cannot afford. Proludic quote is on an ‘item’ basis, but installation and delivery needs to be broken down on the same basis to enable comparison with Playdale.

Cllr Kirkpatrick will be meeting with Peter Faulkner of Sutcliffe Play to discuss their quotation for the items we are proposing. It was further reported that a survey had been carried out amongst the school children (through the School) and identified the following as the main attractions the children were hoping for:

- 1) Aerial Zipway
- 2) Goal with Backing and side boards with various play features
- 3) Cantilevered/Group swing type play item

Summary

It was noted that once we have three quotes in hand we can look at grants/schedule 106 requests to help with new equipment though it may be unlikely that we will be able to afford more than one item this year. It was agreed that we proceed with the groundwork and put grants etc towards new equipment.

Parish Website/Broadband – Cllr Whale informed the meeting that broadband in Wrestlingworth was still due in October. It was also agreed to remove the weekly services bulletin from the website given that he had now been informed that each bulletin would need redacting to remove names and addresses. **ACTION GW**

Clerk's report

- Forwarded relevant emails to Parish Councillors and updated noticeboards
- Completed minutes, agenda, budget and financial statement for August's meeting
- Reconciled bank statement with cheques written and transferred £6K to cover today's cheques
- Forwarded planning applications to Planning Committee
- Sent email to Mr Fraser regarding attendance of 2 Cllr's at workshop
- Attended Neighbourhood Planning meeting 11th August
- Attended Management meeting
- Emailed grass cutting contractor with details are areas to be cut at St John's Church
- Sent letter to Dave at Chequers Pub regarding amenity field useage
- Emailed Olly Martins requesting his attendance at next Parish Council meeting in September
- Reported faulty light W2 to Terry Seymour for his attention

Neighbourhood Development Plan- Steering group report

Cllr Williams reported on progress:-

The Steering Group has met twice since the last Parish Council Meeting.

A draft vision and objectives statement for the Neighbourhood Plan, drawing on responses to the questionnaire, have been agreed (see below P.334).

The following policy topics have been agreed as a starting point:

- Economy – small business (discussed at our last meeting)
- Housing – affordable, open market
- Natural environment – with reference to the GI Plan when completed
- Protection and enhancement of community assets

Topics from the questionnaire which do not lend themselves to policies will be included in an appendix "for non- land use guidance":

- Public transport
- Road safety measures – volume and speed of traffic
- Broadband
- Mobile signal

Focus groups will be set up to comment on draft policies as they emerge.

Elizabeth Wilson has produced a first draft of the Evidence Base Report and Steering Group members are currently working on feed- back. The Parish Plan, which runs until 2016, formed the basis for questionnaire topics; it was therefore agreed that the document should be reviewed, both for the benefit of the Neighbourhood Plan and to inform the Parish Council. This has been done and is an agenda item for today's meeting.

Useful support is being given by Sian Farrier of CBC who has met with Elizabeth Wilson recently. We need to produce a Basic Conditions Statement, showing that the

Neighbourhood Plan complies with national and local planning policy. This is complicated by the fact that the Development Strategy published by CBC was rejected at the inspection stage and is currently the subject of a judicial review. This means that we will need to refer to several older documents which currently form the Local Development Framework for the district. This work has begun.

In view of the volume of work that needs to be done it has been agreed that we will look to recruiting another member able to take an active part in examining policies, report writing and policy drafting.

The steering group will meet again on 2nd September when housing will be discussed.

Draft Vision

Our vision for the parish of Wrestlingworth and Cockayne Hatley is for it to be a pleasant, tranquil and hospitable place to live and thrive, with a sense of community and where people support one another. Over the Plan period it will retain its distinctive rural character, with emphasis on protecting the quality of its built settlements, its surrounding landscape quality and enhancing its green spaces whilst encouraging the growth of social, community and home-based working.

Draft Objectives

- To protect the rural character of the Parish, conserving and enhancing the attractiveness of the countryside and landscape.
- To recognise and protect the distinctive identity of each community within the Parish.
- To support and encourage a range of social, leisure and community activities, including safeguarding community assets/facilities.
- To ensure that any housing development meets our wider objectives and allows for a small number of affordable homes to meet identified housing need.
- To protect existing green spaces in the Parish and encourage the provision of more green spaces.
- To improve the connectivity within the Parish and to other local places through the provision of footpaths, cycleways and bus services and the development of better mobile and broadband services.
- To safeguard the character and integrity of the built settlements of Wrestlingworth and Cockayne Hatley including open spaces and green areas.
- To support proposals for reducing the speed and volume of traffic through each village.
- To preserve the special historic character of the Parish, including its heritage.

The Chairman asked Cllr Williams to pass on the Parish Council's sincere thanks to Elizabeth Wilson for all her hard work on the Neighbourhood Plan. **ACTION SW**

Review of Parish Plan

The Parish Plan document circulated by Councillor Williams was discussed. The Plan formally ends in March 2016 and this was a preliminary review. It was noted that most matters had been actioned or superseded by events. Two matters were specifically discussed. In relation to **Proposal 4** – To explore requirements for networking among the self-employed and people who work at home, although outstanding was deemed unnecessary now following initial discussions with such workers. **Proposal 5** - Improve road conditions by identifying problems and passing details to CBC Highways. Make sure residents know how to report problems. It was noted that parish residents are informing CBC Highways of issues either by email or by using the CBC website.

Planning

Section 106 monies from the Home Farm Development was discussed. Cllr Turner informed the meeting that the amount of 106 money available to the parish would be approximately £100,000. The 106 allocation Team within the Planning Group at Central Bedfordshire Council would contact the Parish Council to inform us of the exact amount, when this would be available and what for near the end of the development. The Chairman said that he would keep in contact with Siobhan Vincent at CBC to discuss 106 funds available to the parish and to try to influence what uses would be permitted. Central Bedfordshire Councillors Zerny and Gurney said that they would keep an eye on 106 allocation funds for this development. Councillor Zerny pointed out that there was a link from his newsletter to the outstanding 106 monies available from earlier developments.

Due to the location of the Home Farm Development, the speed limit from the development up to the crossroads was discussed and agreed that a 30 mph speed limit for this whole section would be appropriate.

See appendix B – details on current planning applications received to include reducing 4 trees in the school yard area. Cllr Whale to provide details of current status of planning applications to clerk for inclusion in minutes. **ACTION GW**

Finance

Payments Approved - See appendix A. Section 137 and 19 grant allocations were discussed. Section 19 of the 1976 Miscellaneous Provisions Act grants are for Public buildings (ie the Memorial Hall) and Section 137 of the Local Government Act 1972 enables local councils to spend a limited amount of money (number of electorate x £7.36) for purposes for which they have no other specific statutory expenditure. The financial statement and budget were then discussed. see Appendix D & E.

It was noted that the cost of hiring a skip in future will increase and therefore needs including in the 2016 budget.

Equality Issues

No issues to report

Correspondence

- Magazines and journals passed on to Councillors.
- Grant request from St John's Church, Cockayne Hatley. A request for £2,000 has been received to ensure important repairs can be carried out to the Church. All Councillors other than Cllr Dodgson agreed that this was a reasonable request and that they would issue the grant for £2,000. This would be paid in 2 halves - £1,000 at the next meeting in October and £1,000 at the meeting in May 2016. **ACTION CD**

Parish Facilities

- Troughs in High Street, Wrestlingworth – no formal request has been received for this and Councillors agreed that they would not support the idea due to maintenance issues

Date of Next Meeting – 5th October 2015 (Clerk to ask for availability for Memorial Hall and then re-arrange Olly Martin's visit) **ACTION CD**

There being no further business, the meeting closed at 9.20pm

Appendix A

Financial Report – August 2015

The following accounts are to be paid and I need to request the council's endorsement.

July & August	E-on Electricity supply D/Debit		230.46
July	Clerk's Salary D/Debit		352.17
July & August	D J Granger – Grass cutting Contractors		2,552.4 0
July	Brown & Ralph - War Memorial Restoration		510.00
June & July	Memorial Hall Hire		44.00
June	Terry C Seymour – electrical maintenance		214.50
May	Alan Walden – Internal Auditor		100.00
July	BATPC – New Councillor induction training		20.00
June	HMRC – VAT refund	494.86	
August	C Dear – Salary Neighbourhood Plan Minute taking 11 August 2015 (3 hours @ £8.83)		26.49
August	Wrestlingworth Memorial Hall Grant		1,635.0 0
August	The Marais Ensemble Grant		100.00
August	The Village Link Grant		150.00

Appendix B

Wrestlingworth and Cockayne Hatley Parish Council				Planning Applications 2014-2015	
File no	CBC No	TYP E	Application	Response date	Decision W&CHP C
	CB/15/01129	FULL	Cockayne Hatley Hall, Village Road, Cockayne Hatley, Sandy, SG19 2EA. Erection of a three bay car port and workshop/mower store		
	CB/15/01760	FULL	Church of St John the Baptist, Hatley Road, Cockayne Hatley Storage shed, painted steel with internal wooden floor.		
	CB/15/00186	TCA	3 Church Lane, Wrestlingworth, Sandy, SG19 2EU Works to trees within a Conservation Area: Fell two Ash trees located on the northern garden boundary adjacent to the property named Keston, Church Path, Church Lane. The trees are numbered T1 & T6 on the map provided.		
	CB/15/00191	TCA	Tempsford House 1 Potton Road, Wrestlingworth, Sandy, SG19 2EY Works to a tree within a Conservation Area: Prune one Yew tree overhanging the roof of the cellar of the Chequers Public House		
	CB/15/00310	TCA	Wrestlingworth Lower School, Church Lane, Wrestlingworth, Sandy, SG19 2EU Works to Trees within a Conservation Area: Prune 1 Oak, 1 Maple, 1 Whitebeam & 1 Cherry tree. The trees are located adjacent to Church Lane to the front of the school building /car park opposite 12 Church Lane.		Agreed with reservations
	CB/15/00322	TCA	Walnut Cottage, 14 Church Lane, Wrestlingworth, Sandy, SG19 2EU Notification of works to trees in a Conservation Area: Prune 2 No. Walnut trees listed as T1 & T17 on the map provided. T1 is located close to No. 12 Church Lane, T17 is located at the south eastern garden boundary.		Agreed

Appendix C

Crime Type Breakdown in last 12 months

Financial Year	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Avg
Current Financial Year: 2015/2016	2	1	1	0									4	1.00
Financial Year: 2014/2015	6	2	1	1	0	0	1	1	1	1	1	2	17	1.42
Financial Year: 2013/2014	1	2	2	2	2	0	1	0	0	0	1	0	11	0.92
Financial Year: 2012/2013	1	0	1	2	0	1	0	1	0	3	0	2	11	0.92
Financial Year: 2011/2012	3	1	2	3	3	2	4	4	4	2	2	0	30	2.50
Financial Year: 2010/2011	2	3	3	2	0	3	1	0	0	1	1	1	17	1.42
Financial Year: 2009/2010	3	0	2	1	1	2	1	5	2	6	1	0	24	2.00
Financial Year: 2008/2009	2	2	1	1	1	2	3	1	1	0	0	1	15	1.25
Financial Year: 2007/2008	2	4	1	1	2	4	4	1	3	0	0	1	23	1.92
Financial Year: 2006/2007	2	1	1	0	0	1	1	1	2	0	1	4	14	1.17
Financial Year: 2005/2006	0	1	1	3	1	3	2	0	4	1	2	0	18	1.5

Appendix D

WRESTLINGWORTH & COCKAYNE HATLEY PARISH COUNCIL
FINANCIAL STATEMENT AT 31 JULY 2015

	<u>2015/16</u>			<u>2014/15</u>	<u>2013/14</u>
	<u>Year to date</u>	<u>Variance</u>	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>
Income					
Precept	18944	56	19000	19000	21122
Interest	11	9	20	28	26
Grass Cutting Contribution	0	352	352	353	352
VAT refund	495	505	1000	1889	581
Total Income	19450	922	20372	21270	22081
Expenses					
Grass and Hedge cutting	3703	1797	5500	5354	3468
Grants (see below)		2000	2000	750	3350
Clerk's salary	1280	2950	4230	3151	2463
Clerk's expenses	174	151	325	312	288
Lighting - electricity	401	1019	1420	1023	1023
Lighting - maintenance	64	336	400	269	258
General Maintenance	181	-81	100	42	
Churchyard Maintenance	181	1819	2000	1063	
Church Clock Maintenance		280	280	266	259
Playground Maintenance	114	9886	10000	114	114
Brook Maintenance Fund		10000	10000		
Notice Board		0	0	2283	
War Memorial		425	425		
Insurance	719	-19	700	697	1430
Playing field lease		360	360		1080
Amenity Field lease		120	120	240	
Allotment lease and set up		2500	2500		
Accountants fees	120	150	270	281	120
Affiliation Fees	159	141	300	270	258
British Legion		25	25	25	30
Memorial Hall Hire	46	74	120	114	122
Millenium Garden		100	100	18	
Parish Tidy Up	456	-144	312	312	312
Neighbourhood Plan	52	1948	2000	246	
Defibrillator set up & maint.		1500	1500		

Election expenses	65	310	375		
Training expenses		500	500	90	
Web site	500	0	500	100	130
Total Expenses	8215	38147	46362	17020	14705
Surplus	11235	-37225	-25990	4250	7376
RESERVES					
Bank brought forward	52541		52541	48291	40915
(Deficit)/Surplus for period	11235		-25990	4250	7376
Bank carried forward	63776		26551	52541	48291
GRANTS PAID IN YEAR					
Village Link			150	150	600
Wrestlingworth Pre School/PTA			500	500	500
Wrestlingworth Memorial Hall					1000
St Johns Church					1000
St Peters Church					
Potton Town Council re Gypsy site					150
Marias Ensemble				100	100
TBA			1350		
	<u>0</u>		<u>2000</u>	<u>750</u>	<u>3350</u>

IMPORTANT NOTES

- It is not anticipated that the provision for the Brook will be spent this year but we need to put monies
- 1 aside
 - 2 The Playground budget is very provisional and grants will be available
 - 3 Grass cutting varies according to number of cuts and amount of hedgecutting

Appendix E

WRESTLINGWORTH & COCKAYNE HATLEY PARISH COUNCIL**2015/2016 BUDGET**

	<u>2015/16</u>	<u>2014/15</u>	<u>2013/14</u>
	-		
	-	-	-
Income			
Precept	19000	19000	21122
Interest	20	20	26
Grass Cutting Contribution	352	352	352
VAT refund	1000	1500	581
Total Income	20372	20872	22081
Expenses			
Grass and Hedge cutting	5500	4500	3468
Grants (see below)	2000	2100	3350
Clerk's salary	4230	2500	2463
Clerk's expenses	325	300	288
Lighting - electricity	1420	1200	1023
Lighting - maintenance	400	280	258
General Maintenance	100	100	
Churchyard Maintenance	2000	2000	
Church Clock Maintenance	280	280	259
Playground Maintenance	10000	114	114
Brook Maintenance Fund	10000	0	
Notice Board	0	2283	
War Memorial	425	0	
Insurance	700	697	1430
Playing field lease	360	0	1080
Amenity Field lease	120	0	
Allotment lease and set up	2500	0	
Accountants fees	270	281	120
Affiliation Fees	300	300	258
British Legion	25	25	30
Memorial Hall Hire	120	120	122
Millenium Garden	100	100	
Parish Tidy Up	312	312	312
Neighbourhood Plan	2000	150	
Defibrillator set up & maintenance	1500	0	
Election expenses	375	0	

Training expenses	500	180	
Web site	500	250	130
Total Expenses	46362	18072	14705
Surplu s	-25990	2800	7376
RESERVES			
Bank brought forward	52541	48291	40915
(Deficit)/Surplus for period	-25990	2800	7376
Bank carried forward	26551	51091	48291
GRANTS PAID IN YEAR			
Village Link	150	150	600
Wrestlingworth Pre School/PTA	500	500	500
Wrestlingworth Memorial Hall			1000
St Johns Church			1000
St Peters Church			
Potton Town Council re Gypsy site			150
Marias Ensemble		100	100
TBA	1350	1350	
	<u>2000</u>	<u>2100</u>	<u>3350</u>