

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 17th August 2017 at 7.30pm

Present: Chairman Cllr Barratt, Cllr N Dodgson, Cllr A Dagless, Cllr J Kirkpatrick, Cllr G Whale, Central Bedfordshire Cllr D Gurney and 3 members of the public.

Apologies: Vice-Chairman Cllr S Williams, Cllr J Kirkpatrick & Central Bedfordshire Cllr A Zerny.

Open Forum

CBC Cllr Doreen Gurney expressed concern about the inclusion of a proposal for some 20,000 housing within a site located in a rural area at Tempsford. She stressed that development in this location is unsustainable without the infrastructure needed. Cllr Barratt indicated he was not really able to comment on the suitability of this specific site but had sympathy with the dilemma CBC faced in identifying suitable development sites in order to avoid sites being imposed by Central Government. The issue was that wherever the development occurred, sufficient infrastructure/facilities for the new community needed to be provided as part of the development. This view was supported by the councillors present and agreed that RB should respond accordingly on behalf of the PC by the deadline of 28 August, having consulted Cllr Williams **ACTION RB**

Ethics and Standards Code

None

Minutes of Previous Meeting

The minutes of the Parish Council meeting held on 19th June 2017, having been previously circulated, were taken as read and signed as a true and accurate record.

Matters arising & Chairman's report

- The Councillors agreed that the application form for grant aid should not exclude any parish organisations but should be fully-inclusive. These documents are to be circulated towards the end of 2017 in preparation for the new financial year 2018/19.
- Councillors also agreed that the Carbon Smart Grant application should be brought to the attention of the Wrestlingworth Memorial Hall committee as it was felt this charity better met the criteria set.
- The Lower School agreed to send out a note to parents regarding not using the bins at the play area for dirty nappies and signs have been installed.
- Councillors agreed to reject the offer of a Flood Risk Reduction Toolkit due to its difficulty to deploy. Cllr Barratt added that the parish council could not resource this from a manpower point of view.

Chairman's Report

In what seems to be a very quiet period whilst we await the results of the NP consultation and examination by the inspector I have:-

- 1) Arranged for the removal of the bench by the bus stop
- 2) Unblocked the road drain cover at the junction of Potton Road and the High Street

- 3) Met with the Planning Consultant working for CBC on the RES and Allotment initiative to discuss site plan and lease.
- 4) Reviewed CBC Local Plan development proposals and concerns raised by Gamlingay PC
- 5) Reviewed planning application re 94 High St.
- 6) Reported pothole at junction of Potton Rd and High St Wrestlingworth.

Portfolios

Cllr Dodgson's report

Road safety – High Street (RMF) & crossroads

Construction traffic orders have been issued for both projects, construction dates are now awaited from Ringway Jacobs. Cllr Dodgson informed the meeting that he had not had replies from either Nick Carafalo or Nick Shaw despite numerous attempts. Speedwatch is continuing with activities in the parish once a month. The Church Lane weight restriction issue was agreed to be dropped.

Cllr Williams's Report on Green Infrastructure Plan & Neighbourhood Plan

The Submission Draft Neighbourhood Plan was sent to Central Bedfordshire Council at the end of March 2017. They undertook a six week period of statutory consultation on the Plan which ended on 26th June.

At the end of July the Steering Group was asked to choose between two potential Independent Examiners working for Trevor Roberts Associates. It was decided to go with David Kaiserman, a chartered town planner who has recently examined Fairfield's Neighbourhood Plan so is familiar with the area and with CBC.

The Plan has now been submitted for examination. The purpose of the examination is to consider whether the draft Plan meets the "basic conditions" and other relevant legal requirements as set out in Paragraph 8 of Schedule 4B to the 1990 Act and should therefore proceed to referendum.

The Examiner will recommend one of the following:

- that the Plan should proceed to referendum;
- that the Plan should be modified, as per their suggestions, and then proceed to referendum; or
- that the Plan should be refused.

If progress to a referendum is recommended, the Examiner will also recommend whether the proposed area for the referendum should be extended.

We have also been given sight of the comments received by CBC during their consultation. In summary these are:

1. DLA Town Planning on behalf of the Woodcraft Family

A reiteration of the comments made at the previous consultation: the lack of any meaningful housing provision in the parish over the 15-year plan period, procedural concerns about a Neighbourhood Plan that precedes a Local Plan and the inappropriate proposals for Local Green Space at land known as Woodcraft's Meadow on the High Street.

2. Gladman Holdings

Their comments were on WrestlingTON & Cockayne Hatley NP. They do not believe that the Plan meets the basic conditions as it restricts housing development. It should demonstrate flexibility on housing site allocations as it could conflict with the emerging Local Plan.

3. **Co-op**

The Parish Council could best achieve its future housing need and community aspirations (e.g. allotments) through use of redundant agricultural land at Brook Farm within Co-op's demise. We would welcome its allocation in part or in full as a 'proposed addition' to the settlement envelope.

The Submission Draft NP still makes no site specific reference to an alternative deliverable Exception Site(s). There is also no evidence on the Council's website that such an application has been submitted.

The Co-op would like the Neighbourhood Plan to recognise no.94 High Street as an infill site with the potential to deliver up to four new homes. In particular, it has potential to deliver smaller market units which are encouraged by Housing Mix Policy H1. The existing plot is uncharacteristically large for the village and it has the potential to accommodate a collection of new smaller units which could better complement the character of the street scene with a replacement access to the existing field access further north. An application for development will be submitted shortly.

4. **DLP on behalf of the executors of Mr DH Walker and Mrs F Walker**

The Executors have an interest in Charles Square, Braggs Lane, Wrestlingworth. The Plan seeks to define this as a non-designated heritage asset and the Executors object strongly to the property being included as such. A planning application has been submitted to demolish the house and build a five bedroom house on the footprint.

5. **CBC Local Plan Team**

Central Bedfordshire Council are currently preparing a new Local Plan for the period 2015-2035. The Regulation 18 Plan (draft Local Plan) is due to be published on 4 July 2017 for an 8 week period of consultation. This draft version of the Plan will include future housing and employment requirements, strategic options for future growth and initial Development Management policies against which future planning applications will be determined.

The Council have reviewed the Neighbourhood Plan policies against the emerging strategic policies contained within this Local Plan and are satisfied that as drafted, there are no areas of conflict.

6. **CBC Building Control and Flood Management Team**

The team expresses concern about the potential for the disposal of surface water through the foul sewers in Wrestlingworth contributing to flood risk. So, the plan may want to consider in policy W3 encouraging small scale applications to seek alternative and more sustainable means of discharging their surface water and restricting connections to the foul unless it is proven they have no other feasible or reasonable alternative.

7. **Anglian Water**

It would helpful to clarify the wording of Policy W3 to make it clear that the expectation is that all development proposals are required to provide a surface water strategy including those located within the Brook Corridor.

The full text of the above comments has been sent to the Steering Group and copied to the Chairman of the Parish Council. The Steering Group has no further influence over the content of the NP.

Planning

Cllr Whale informed the meeting of the status of the following planning applications

8 Braggs Lane – no comment

25 Braggs Lane – no comment made proposal has been approved by CBC

Brook farm – this application was discussed amongst the Councillors. Cllr Turner agreed to write to CBC regarding concerns over flooding and the village envelope.

Home Farm, 2 High Street – minor amendments (retrospective) - awaiting decision

35 High Street – single storey garage with loft space, retrospective – approved.

Finance

See appendix A – Councillors approved the payment of invoices.

The Financial statement including budget was also discussed – **see Appendix B.**

Correspondence

The Parish Council agreed to award a grant of £150 to The Village Link Magazine. Martin Campbell agreed to forward bank details to the clerk.

Cllr Barratt informed the meeting that a representative from the Council has been invited to attend the Civic Service on 15th October and the Police Crime Commissioner’s meeting on 20th September. He asked members of the Council to let him know if they wished to attend either or both events.

Any Other Business

Cllr Dagless informed the meeting that he had a quote for signwriting for the Cockayne Hatley sign of between £250 & £450. The Council agreed to go ahead with the renovations. **ACTION AD**

Date of Next Meeting – Monday 16th October at Memorial Hall, Wrestlingworth at 7.30pm.

Appendix A

Financial Report – August 2017

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

July & August	E-on Electricity supply D/Debit*		292.73
July & August	Clerk's Salary D/Debit*		765.50
July & August	Clerk's expenses (Telephone, Internet, Stamps, stationery)		30.00
July	T & J Seymour Electrical Installations – Street light maintenance		64.50
July	Wrestlingworth Memorial Hall – Hall hire		14.00
June	HM Revenue & Customs – VAT refund	566.96	
June & July	SAGE – accounting software D/Debit*		36.00
July & August	D J G Grounds Maintenance – Grass cutting		1,828.2 3
August	Campaign to Protect Rural England membership		36.00
August	Village Link Grant		150.00

Appendix B

WRESTLINGWORTH & COCKAYNE HATLEY PARISH COUNCIL
FINANCIAL STATEMENT AT 31 July 2017

	April 2017/March 18			April 2016/March 17
	<u>Year to date</u>	<u>To Spend</u>	<u>- Budget</u>	<u>Actual</u>
Income				
Precept	20,030.00	0.00	20,030.00	19,120.00
Interest	6.76	8.24	15.00	20.48
Tree cutting contribution		0.00		65.00
Grass Cutting Contribution		352.00	352.00	352.51
VAT refund to March 16		0.00		3,020.30
Total Income	20,036.76	360.24	20,397.00	22,578.29
Operational Expenses				
Accountants fees & Sage	190.00	310.00	500.00	370.00
Affiliation Fees	165.00	135.00	300.00	298.00
Amenity Field lease		120.00	120.00	
British Legion		25.00	25.00	25.00
Church Clock Maintenance		325.00	325.00	236.00
Churchyard Maintenance		1,000.00	1,000.00	1,600.00
Clerk's expenses	156.59	193.41	350.00	306.57
Clerk's salary	1,554.54	3,045.46	4,600.00	4,819.62
Election expenses		375.00	375.00	
Electricity - street lighting	545.43	1,154.57	1,700.00	1,418.33
Electricity/lighting - maint	53.75	346.25	400.00	215.00
General Maintenance		500.00	500.00	1,793.33
Grants (see below)	2,150.00	-650.00	1,500.00	1,650.00
Normal Grass and Hedge cutting	3,087.86	5,912.14	9,000.00	8,619.51
Other grounds & tree work		1,200.00	1,200.00	490.00
Insurance	795.11	4.89	800.00	747.47
Memorial Hall Hire	30.00	145.00	175.00	121.00
Millenium Garden		100.00	100.00	0.00
Notice Board		0.00	0.00	
Lousey Bush sign				305.00
Parish Tidy Up		500.00	500.00	210.00
Playing field Maintenance	105.00	395.00	500.00	307.58
Playing field lease		360.00	360.00	

Training expenses	83.00	117.00	200.00	
War memorial				
Web site			250.00	
Vat expensed and not yet recovered	129.48	-129.48	0.00	122.43
	9,045.76	15,484.24	24,780.00	23,654.84
Operating surplus/deficit	10,991.00	-15,124.00	-4,383.00	-1,076.55
Project s				
Allotment lease and set up		2,500.00	2,500.00	
Speed reduction measures		10,000.00	10,000.00	2,780.23
Neighbourhood Plan		2,000.00	2,000.00	4,247.44
Project Grants received				
Neighbourhood Plan		0.00	0.00	-3,290.00
Net Project costs	0.00	14,500.00	14,500.00	3,737.67
Overall surplus/deficit	10,991.00	-29,624.00	18,883.00	-4,814.22
RESERVES				
Bank brought forward	29,001.38		29,001.38	
(Deficit)/Surplus for period	10,991.00		18,883.00	
Bank carried forward	39,992.38		10,118.38	
VAT refund due	251.91			
Total	40,244.29			
GRANTS PAID IN YEAR				
Youth Club	800.00			400.00
Village Link				150.00
Wrestlingworth Memorial Hall	1,000.00			
St Johns Church				1,000.00
Marias Ensemble				100.00
Lower School	350.00			
TBA				
	<u>2,150.00</u>			<u>1,650.00</u>

IMPORTANT NOTES

- 1 Grass cutting varies according to number of cuts required and amount of hedgecutting
- 2 Current account -
31/07/17 891.14
Deposit account -
31/07/17 39,101.24

39,992.38