

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL

MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at Wrestlingworth Memorial Hall on 8 October 2018 at 7.30pm

Present: Chairman Cllr R Barratt, Vice-Chairman Cllr S Williams, Cllr A Dagless, Cllr N Dodgson, Cllr J Kirkpatrick, Cllr G Whale, Cllr F Dewey, Mrs C Dear (Clerk) and 2 members of the public.

Apologies: Central Bedfordshire Cllrs A Zerny and D Gurney.

Cllr Barratt warmly welcomed the new Councillor, Frazer Dewey to the Council.

Open Forum

No questions were asked.

Ethics and Standards Code

No new declarations of interest to report. Clerk to arrange for Cllr Dewey to complete appropriate forms.

Minutes of Previous Meeting

The minutes of the Parish Council meeting held on 13 August, having been previously circulated, were approved and signed by the Chairman. An amendment was made to delete the post meeting update regarding the Braggs Lane planning application.

Matters arising & Chairman's report

- 1) Issued various communications via email and social media to raise awareness of the proposal from CamBedRoadRail group and gain support for this to be fairly evaluated against the other proposals.
- 2) Linked up with the St Peter's PCC regarding the plan for the Remembrance service to ensure cemetery is maintained appropriately.
- 3) Issued a number of social media communications regarding the emergency closure of Wrestlingworth High Street due to a water leak and the planned closure of the Wrestlingworth Crossroads for Resurfacing.
- 4) With Cllr Williams, conducted interviews with the two candidates for the Parish Council vacancy.

The Clerk added that she had

- Asked David Granger to cut the grass and take away the overgrown vegetation along the path near to No.71 High Street
- Ordered the 2 benches for the High Street
- Had added the plastic picnic bench to the Parish Council insurance.

Cockayne Hatley Co-Op Land Update

Cllr Dagless informed the meeting that the Co-Op had said that they were sorry for the delay in dealing with the land in Cockayne Hatley and that they would phone Cllr Dagless on Tuesday 9th October to discuss further. Cllr Dagless said that Terry McAlpine (CBC Sustainable Drainage Dept) had informed him that CBC had been approached to put some form of dry pond storage

on the land in Cockayne Hatley to deal with potential flooding and that funding may be available for this over the next 18 months. Cllr Dagless has put Terry McAlpine in touch with the Co-Op as they are currently the landowner. However from the viewpoint of the parish Council we will need further details regarding the proposal and its impact on the land we hope to acquire. **ACTION AD**

RES

Cllr Barratt informed the meeting that he was unable to get an update on the situation regarding the RES from CBC. **ACTION RB**

East/West Rail Link

Cllr Dagless spoke about the Rail Link and the current proposal for the route to go just south of Wrestlingworth. It would appear that Network Rail has chosen this route due to cost without due liaison with other bodies. The Cam Bed Rail Road (CBRR) group has been set up to oppose this route as they believe that the East West Rail should serve as many people as possible along its path whilst minimising planning blight, maximising sustainability and minimising environmental damage. Their proposed route is along the A428/A421 corridor and provides 4 new stations along this route to service the growing residential developments. Cllrs Dagless and Williams had attended presentations by CBRR and now put to the Council that the Council needs to formally make a decision whether or not to support this group (<http://www.cambedrailroad.org>) as the current route has considerable disadvantages with no benefits. Cllrs Barratt and Williams informed the meeting that they were due to attend the meeting with Alistair Burt MP and would be raising this issue with him. Clerk asked to inform Mr Burt of the attendance of the Parish Councillors at the meeting and also to ask for the East West Rail Link to be added to the agenda. **ACTION CD**. Cllr Williams agreed to draft a letter to Mr Burt expressing the Council's concerns that this route is inappropriate. **ACTION SW**

Portfolios

PLAY AREA – Cllr Kirkpatrick informed the meeting that a site visit was carried out on Thursday 13th September, details are:

- 1) Bins were emptied and minor litter picking done
- 2) All equipment visually checked and no damage or other faults apparent
- 3) Rabbit spotted in the play area, and some evidence of digging although no large holes as yet
- 4) Garage has had a keyed padlock put on latch following loss of combination lock during Village Fete

Outstanding tasks:

- 1) General repairs to flooring have been approved and funding agreed, but this has yet to be carried out.

It was agreed that the broken picnic table should be placed against the fence and that a replacement would be considered at the next budget meeting in January. **ACTION JK & FD**

HIGHWAYS – Cllr Dodgson updated the Council on:

High Street speed reduction RMF

A construction order to the value of £19,148.49 has now been issued for the High Street speed reduction scheme. A date for the work has not yet been issued but it is estimated to take place from February 2019 onwards, subject to weather conditions.

B1042 Crossroads

Resurfacing work together with the possible installation of a speed camera is now planned to take place this week (8.10.18).

Randalls Close

CBC confirm that Randalls Close has been surfaced and a new gully installed, it remains a private road and would not be adopted if the flooding issue persists.

Church Lane

The overhanging tree in Church Lane has now been cut back.

The Church Lane street sign in front of the BT site is in need of repair, this has been reported and new posts will be installed by the building control department at CBC.

Speed watch Report

- 18 sessions have been carried out so far in 2018, 9 on the High Street and 9 on the Potton Road
- Sessions were carried out at various times in the day from 7.00am to 6.30pm
- 237 vehicles were found to be travelling at 35mph or greater, 167 of these were on the Potton Road
- The highest speed measured was 50mph on the Potton Road heading towards the High Street junction
- The highest traffic flow recorded in one direction was 329 vehicles per hour on the High Street, traffic flow in excess of 300 vehicles per hour in one direction has been recorded 3 times so far this year which is a considerable increase over previous years.
- The number of large HGV's is also of serious concern and it was noted that on some occasions these vehicles are forced onto the pavement to pass each other. Other incidents of short-term congestion caused by HGV's has also been noted.

The Council joined Cllr Dodgson's in recording thanks to Ken Ellis for all his hard work coordinating the Speed watch project.

WEBSITE – Cllr Kirkpatrick informed the Council that the new website was set to go live. The Council expressed their thanks to Cllr Kirkpatrick for all his hard work in putting together the new website. Cllr Barratt, Cllr Kirkpatrick and Clerk agreed to have a meeting regarding future updating of the website. **ACTION RB, JK & CD.** It was agreed that all contact emails from the website should come to the Clerk. Clerk asked to check the transparency information and documents relating to the Parish Council. **ACTION CD**

PHONE MAST – Cllr Whale informed the meeting that the telecommunication at northern highways verge of Tadlow Rod, Wrestlingworth junction of Tadlow Road/High Street has been approved and is due to become operational in January 2019. Regarding the broadband issue for Cockayne Hatley, concerns were expressed regarding considering Voneus to provide superfast broadband at Cockayne Hatley. Concern expressed that this would release BT / Openreach from their obligation to provide to the whole community and Cllr Dagless reported that there had been email discussions on this matter between householders in Cockayne Hatley and CBC which he would review and update for the next meeting. **ACTION AD**

Planning

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

Cllr Dagless spoke of his concerns regarding the refusal of a retrospective application for change of use from agricultural to garden at 21 Village Road, Cockayne Hatley. The applicants were considering an appeal against the decision and were looking for the PC's support. Cllr Williams said that she had looked at the officer's report and refusal letter. The officer has used the same policies from the Core Management and Development Strategy as those in the NP to highlight and safeguard Cockayne Hatley as a rural settlement in the open countryside. The officer has also referred to the NP in the report. It appears that the issue relates to the level of permitted garden area and the siting of the shed within the local landscape. Cllr Williams said that she had been to look at the site in relation to the development of the Co-op barns and the immediately surrounding area. The policy which would be the most difficult to challenge states:

DM4 Development Within and Beyond Settlement Envelopes

"Extensions to gardens that are limited in scale will be permitted where there would be no harm to the character of the area. This would be where a garden extension is of very limited size, or creates a natural rounding off or where the original garden size is very restricted. By restricting permitted development rights, buildings would not be permitted on the extended garden area."

Contrary to the officer's report, the garden remaining on the original plot at no. 21 is very small following the latest extension to the property, and Cllr Williams thought that without the land under discussion the site would have been seriously over developed. Given the shortcomings in the application process experienced by the applicants and the views expressed above it was agreed to support them in arranging a meeting with CBC and their appeal against the decision to refuse planning permission. **ACTION AD.**

Finance

Councillors approved the payment of invoices **(Appendix A)**.

The Financial statement **(Appendix B)** was discussed. It was agreed that a donation of £250 would be made to the CamBed RailRoad Group. Cllr Barratt to action donation through his personal account and be reimbursed. The clerk had distributed a copy of the current Risk Register which had been reviewed by Councillors with no further amendments being considered necessary.

Correspondence – Emails distributed between meetings – in view of the increase in email communications between councillors between meetings, it was agreed that this would be a standing agenda item going forward.

Any Other Business – It was agreed that grass cutting at the cemetery should be put back on to the schedule with immediate effect and an additional tidy-up requested before the 20th October. **ACTION CD.** Meeting with Clerk, Chairman and Mr Reeves to be arranged before the end of the year. **ACTION RB.** Clerk informed of 2 faulty lights in Wrestlingworth.
ACTION CD

The meeting closed at 9.25pm

Date of Next Meeting – Monday 19th November 2018 at 7.30pm.

Appendix A

Financial Report – October 2018

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

Sept	E-on Electricity supply D/Debit		169.07
Sept	Clerk's Salary D/Debit		403.13
Sept/Oct	Clerk's expenses (Telephone, Internet, Stamps, stationery)		30.00
Sept	SAGE – accounting software D/Debit		18.00
Aug/Sept	D J Granger – Grounds maintenance		1,218.82
Oct	CPRE Affiliation fee		36.00
Sept	NBB Ltd – plastic picnic bench		768.60
Sept	Terry Seymour – Parish Lights Maintenance		450.00
Nov	Royal British Legion		25.00
Oct	Robin Barratt – donation to CBRR		250.00

Appendix B

WRESTLINGWORTH & COCKAYNE HATLEY PARISH COUNCIL**FINANCIAL STATEMENT AT 30 SEPTEMBER 2018**

	<u>Year to 31 March 19</u>		<u>Year to</u>
	<u>Actual</u> <u>Period to 30 Sept 18</u>	<u>Budget</u> <u>for year</u>	<u>March 18</u> <u>Actual</u>
Income			
Precept	20,984.00	20,984.00	20,030.00
Interest	10.17	15.00	17.88
CH land grant	258.78		
Grass Cutting Contribution		380.00	380.33
VAT refund to March 18	275.92		122.43
Tree cutting contribution			
Total Income	21,528.87	21,379.00	20,550.64
Operational Expenses			
Accountants fees & Sage	190.00	500.00	510.00
Affiliation Fees	172.00	300.00	294.00
Amenity Field lease		120.00	
British Legion		25.00	25.00
Church Clock Maintenance		325.00	250.00
Churchyard Maintenance		1,000.00	
Clerk's expenses	172.28	350.00	303.18
Clerk's salary	2,418.78	4,692.00	4,616.54
Election expenses		375.00	
Electricity - street lighting	931.39	1,800.00	1,656.02
Electricity/lighting - maint	428.75	400.00	268.75
General Maintenance		500.00	0.00
Grants (see below)	800.00	1,500.00	2,300.00
Normal Grass and Hedge cutting	4,062.73	8,000.00	6,404.90
Other grounds & tree work		1,000.00	
Insurance	810.70	850.00	795.11
Memorial Hall Hire	42.00	150.00	79.00
Millenium Garden		100.00	0.00
Lousey Bush sign			
Cockayne Hatley sign		0.00	590.00

Parish Tidy Up		500.00	235.00
Playing field Maintenance	105.00	1,000.00	538.00
Playing field lease		360.00	
Training expenses		200.00	83.00
Web site		500.00	69.90
Vat expensed and not yet recovered	256.99	0.00	275.92
	10,390.62	24,547.00	19,294.32
Operating surplus/deficit	11,138.25	-3,168.00	1,256.32
Projects			
Allotment lease and set up		2,500.00	
Speed reduction measures		10,000.00	
Neighbourhood Plan	10.00	0.00	76.95
Cockayne Hatley land & set up	30.00	3,000.00	1,000.00
Project Grants received			
Neighbourhood Plan		0.00	0.00
Net Project costs	40.00	15,500.00	1,076.95
Overall surplus/deficit	11,098.25	-18,668.00	179.37
RESERVES			
Bank brought forward	29,180.75	29,180.75	
(Deficit)/Surplus for period	11,098.25	-18,668.00	
Bank carried forward	40,279.00	10,512.75	
VAT refund due	256.99		
Total	40,535.99		
GRANTS PAID IN YEAR			
Youth Club		400.00	800.00
Village Link	150.00	150.00	150.00
Wrestlingworth Memorial Hall			1,000.00
St Johns Church			
Parish Walking & Wildlife	150.00	150.00	
Lower School	500.00	500.00	350.00
TBA		300.00	
	800.00	1,500.00	2,300.00

IMPORTANT NOTES

- 1 Grass cutting varies according to number of cuts required and amount of hedge cutting
- 2 Current account - 30/09/18 713.06
Deposit account - 30/09/18 39,565.94

40,279.00 0.00

- 3 The £590 spend on the sign at CH was included in original budget for 2018/19. Now adjusted as spent in 2018

Appendix C

Planning Applications as at 5th October 2018

Application No. and Date	Location	Works Proposed	PC Comment	Status
CB/18/01509/FULL 03.05.18	Land adjacent to 21 Village Road C/Hat	Retrospective change of use to garden following purchase June 2017	No comment	Refused 02.08.18 Possible appeal Cllr Dagless will report at the meeting
CB/TRE/18/00185 07.06.18	3 The Slade, Wrestlingworth	Works to tree protected by TPO: prune 1 lime situated in back garden	No comment	Approved 09.07.18
CB/18/02359/FULL 29.06.18	2 Walnut Tree Close, Wrestlingworth	Construction of two storey extension to the rear	No comment	Approved 07.08.18
CB/18/02775/FULL 06.08.18	25 Braggs Lane, Wrestlingworth	Demolition of existing dwelling, garages, workshops and outbuildings and erection of two replacement dwellings with garages	PC were minded to object. Cllr Barratt agreed to discuss with Cllr Williams. See Note 1	Awaiting decision
CB/TRE/18/00340 13.09.18	3 The Slade, Wrestlingworth	Removal of TPO lime tree	No comment	Awaiting decision

Note 1

Cllr Williams, who was not present at the August meeting, was asked for her views on the application. Her considered advice was that the PC should not object to the application. This was due to the following –

- 1) the application complied with pre-planning advice from CBC
- 2) the designs are in-keeping with the rest of Braggs Lane
- 3) the distance between the two properties is similar to others in the lane and is not a material consideration, and
- 4) whilst drawing up the Neighbourhood Plan, 25 Braggs Lane was considered appropriate for demolition and the erection of two houses to replace it. On this basis the PC has made no comment.