

WRESTLINGWORTH AND COCKAYNE HATLEY PARISH COUNCIL**DRAFT MINUTES of the Wrestlingworth and Cockayne Hatley Parish Council Meeting held at Wrestlingworth Memorial Hall on 14 January 2019 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, Central Bedfordshire Cllr A Zerny, Mrs C Dear (Clerk) and 5 members of the public.

Absent: CBC Cllr D Gurney

Open Forum

Colin Dale expressed concern over the number of affordable houses being planned for the site on Potton Road. He was disappointed to hear that Central Bedfordshire Council (CBC) are planning to develop 8 units on the Rural Exception Site (RES) Old Tree Nursery and that the Parish Council is intending to support this application. He thought that this was twice the amount recommended in the latest Housing Needs Survey Report (HNSR) as commissioned by CBC. Colin was also dismayed to learn that the draft proposed plan does not include any provision for retirement bungalows for the elderly. He added that this is identified as a need both in the HNSR and the Neighbourhood Plan and that if the proposed plan goes ahead unchanged then this will most likely result in people being allocated to social housing from outside the village while at the same time elderly residents who have lived in the village most of their lives being forced out of the village due to no suitable housing. Colin asked that the council reconsiders its intention to support the proposed development in its current form. Cllr Barratt acknowledged Colin Dale's views and confirmed that these would be considered as part of the council's formal review when the planning application is submitted by CBC.

Ethics and Standards Code

Cllr Williams declared an interest in the grant application from the PCC.

Minutes of Previous Meeting

The minutes of the Parish Council meeting held on 19 November 2018, having been previously circulated, were approved and signed by the Chairman.

Matters arising

None

Chairman's report

1) RES - attended one and provided input into a follow up Stakeholders meeting with CBC personnel regarding the progress with the RES and the formal planning application for affordable housing.

Obtained agreement that the on-site roadway was to be extended to the edge of the site to provide access to the proposed allotment site. Also requested that the design of the properties be critically reviewed to 'soften' design and make less boxy. Formal application is planned to be submitted in January.

2) Allotments - chased CBC for HoTs for allotments lease. Update at meeting.

- 3) Lease Arrears - communicated with CBC Legal team in regard to lease arrears on the Parish Council arrears - unfortunately these discussions were unsuccessful - to be discussed further at meeting.
- 4) 2019/20 Precept - spent time reviewing the outcomes of various scenarios on the precept model to establish the level of precept for 2019/20.
- 5) Grant Application - discussed finances of Lower School PTA with the Treasurer of the group to gain better understanding- result of discussion has been circulated separately.
- 6) School Governance - attended School Governors meeting as Local Authority representative to replace Cllr Doreen Gurney.
- 7) Foul Water Contamination - dealt with contamination of brook by escalating to both Anglian Water and Environment Agency as previously notified.

The Clerk added that she had

- Asked Zurich Insurance to add 2 plastic benches to the insurance policy
- Updated website with expenditure for 2018 in relation to transparency regulations
- Written a letter of thanks to Peter Lenk for his work at the Millennium Garden
- Sent grant request letters out to organisations in the parish
- Enquired with E-on as to metered supplies rather than unmetered. Metered is not available to a Parish Council though revised rates may be available after survey of street lights completed. **ACTION CD**

New Village Green

No further developments to report following on from the last PC meeting in November.

Cockayne Hatley Co-Op Land Village Green CIC

Cllr Dagless informed the Council that there were no updates on the Village Green CIC from either the Co-Op or the lawyers.

Rural Exception Site

CBC had intended to submit the Planning application on the 21st of December if the Feasibility Proposal report is positive. No planning application has been received so far. Tender is due to commence on 19th February. Start on site is planned for 24th April and completion due for 23rd December 2019. Cllr Barratt added that he had expressed concerns to CBC over drainage provision at the site but had been re-assured that this had been taken care of. He had also asked that the design of the properties porch coverings be reviewed as they currently made the properties look rather 'boxy'.

The Heads of Terms for allotments land was discussed. Cllr Barratt said he would email a draft copy for Councillors to review and comment on. **ACTION RB**

East/West Rail Link

No further updates to report but Cllr Zerny said that decisions were due on options.

Portfolios

PLAY AREA – Cllr Kirkpatrick informed the meeting that the missing items for the bench had been found and passed to Cllr Barratt and were being kept for future maintenance needs.

Outstanding tasks:

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

HIGHWAYS – Cllr Dodgson updated the Council on:

Speed reduction - B1042 Crossroads

The speed camera has now been installed so this part of the speed reduction scheme is essentially complete.

High Street (Rural Match Funding)

Work to install new signage and new speed indicator devices is still planned for February 19.

Speedwatch

CBC have made a £22,000 investment in 10 new speed detection kits, as a result the Wrestlingworth group now has its own dedicated equipment. The first monitoring exercise of 2019 took place in January.

Street Signs

CBC have been asked to replace the Church Lane and High Street signs, orders have been placed but the work is yet to be carried out.

Hatley Road Wrestlingworth Village sign

This has been reported as missing. Unfortunately, CBC are not aware of this sign existing and have asked if any photographic evidence can be provided to show the original location of the sign. If this can't be provided it would be the Parish Councils responsibility to finance a new sign. Approximate cost would be in the region of £180 for supply and installation. To be discussed with History Society

WEBSITE – It was agreed that Cllr Kirkpatrick would, with support from other Councillors, update the site with 'current news items' more frequently.

MOBILE PHONE MAST – Cllr Whale said that he thought the preliminary work for the mobile phone mast was being installed this week.

Planning

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

Finance

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

The Financial statement **(Appendix B)** was discussed along with the budget for 2019/20 and Councillors agreed on precept at £22,482. Clerk to request precept. **ACTION CD**

Lease Arrears – it was agreed that further negotiation with CBC was required for lease arrears. **ACTION RB**

Correspondence – Emails distributed between meetings include

Carolyn Driver's request for a defibrillator – Council asked Clerk to get costs for consideration. **ACTION CD**

PhD student wanting information on Cockayne Hatley Wood – Cllr Barratt put student in contact with Ian Woiod.

Grant requests received from St Peter's Church and Lower School PTA.
Buckingham Palace Garden Party – nomination approved for Cllr Barratt's application.
ACTION CD

Any Other Business - Meeting with Clerk, Chairman and Mr Reeves regarding grass cutting contract to be arranged before the end of the month. **ACTION RB.**

Removal of broken notice board at Wrestlingworth crossroads – Cllr Kirkpatrick to ask Clive Bird to help with removal. **ACTION JK**

The meeting closed at 9.15pm

Date of Next Meeting – Monday 18th March 2019 at 7.30pm.

Appendix A

Financial Report – January 2019

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

Dec & Jan	E-on Electricity supply D/Debit		332.68
Dec	Clerk's Salary D/Debit		403.13
Dec	Clerk's expenses (Telephone, Internet, Stamps, stationery)		15.00
Dec & Jan	SAGE – accounting software D/Debit		36.00
Dec	Memorial Hall Hire		14.00
Dec	Terry Seymour – Parish Lights Maintenance		64.50
Dec	Sovereign – 2 x plastic benches & installation		2,217.44

Appendix B

WRESTLINGWORTH & COCKAYNE HATLEY PARISH COUNCIL**FINANCIAL STATEMENT AT 31 Dec 2018**

	<u>Year to 31 March 19</u>		<u>Year to</u>	
	<u>Actual</u> <u>Period to 31</u> <u>Dec 18</u>	<u>Budget</u> <u>for year</u>	<u>March</u> <u>18</u>	<u>Budget</u> <u>for 2019/20</u>
			<u>Actual</u>	
Income				
Precept	20,984.00	20,984.00	20,030.00	22,482.00
Interest	14.75	15.00	17.88	15.00
CH land grant	258.78			
Grass Cutting Contribution		380.00	380.33	380.00
VAT refund to March 18	275.92		122.43	
Tree cutting contribution				
Total Income	21,533.45	21,379.00	20,550.64	22,877.00
Operational Expenses				
Accountants fees & Sage	235.00	500.00	510.00	500.00
Affiliation Fees	308.00	300.00	294.00	300.00
Amenity Field lease		120.00		120.00
British Legion	19.00	25.00	25.00	25.00
Church Clock Maintenance		325.00	250.00	325.00
Churchyard Maintenance		1,000.00		1,000.00
Clerk's expenses	217.86	350.00	303.18	350.00
Clerk's salary	3,628.17	4,692.00	4,616.54	5,128.50
Election expenses		375.00		375.00
Electricity - street lighting	1,404.05	1,800.00	1,656.02	2,000.00
Electricity/lighting - maintenance	857.50	400.00	268.75	1,000.00
General Maintenance		500.00	0.00	500.00
Grants (see below)	1,050.00	1,500.00	2,300.00	1,500.00
Normal Grass and Hedge cutting	5,756.25	8,000.00	6,404.90	8,000.00
Other grounds & tree work		1,000.00		1,000.00
Insurance	810.70	850.00	795.11	850.00
Memorial Hall Hire	58.00	150.00	79.00	150.00
Millennium Garden		100.00	0.00	100.00
Lousy Bush sign				
Cockayne Hatley sign		0.00	590.00	0.00
Parish Tidy Up		500.00	235.00	500.00

Playing field Maintenance	745.50	1,000.00	538.00	1,000.00
Playing field lease		360.00		360.00
Training expenses		200.00	83.00	200.00
Web site	579.00	500.00	69.90	500.00
Vat expensed and not yet recovered	159.16	0.00	275.92	0.00
	15,828.19	24,547.00	19,294.32	25,783.50
Operating surplus/deficit	5,705.26	-3,168.00	1,256.32	-2,906.50
Projects				
Allotment lease and set up		2,500.00		2,500.00
Speed reduction measures		10,000.00		10,000.00
Neighbourhood Plan	10.00	0.00	76.95	0.00
Cockayne Hatley land & set up	30.00	3,000.00	1,000.00	3,000.00
Project Grants received				
Neighbourhood Plan		0.00	0.00	0.00
Net Project costs	40.00	15,500.00	1,076.95	15,500.00
Overall surplus/deficit	5,665.26	-18,668.00	179.37	-18,406.50
RESERVES				
Bank brought forward	29,180.75	29,180.75		
(Deficit)/Surplus for period	5,665.26	-18,668.00		
Bank carried forward	34,846.01	10,512.75		
VAT refund due	148.37			
Total	34,994.38			
GRANTS PAID IN YEAR				
Youth Club		400.00	800.00	
Village Link	150.00	150.00	150.00	150.00
Wrestlingworth Memorial Hall			1,000.00	
St Peter's Church				1,000.00
Parish Walking & Wildlife	150.00	150.00		
Lower School	500.00	500.00	350.00	350.00
TBA - (2018 CBRR)	250.00	300.00		
	1,050.00	1,500.00	2,300.00	1,500.00

IMPORTANT NOTES

- 1 Grass cutting varies according to number of cuts required and amount of hedge cutting
- 2 Current account - 31/12/18 592.47
Deposit account - 31/12/18 34,253.54

34,846.01 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 14th January 2019

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 Applicant has appealed the decision
CB/18/03021/FULL 22.10.18	1 Molehill Barns, Sutton Road, Wrestlingworth	Erection of Garden Shed	No comment	Approved 07.12.18
CB/TCA/18/00486 03.12.18	Wrestlingworth Lower School	Work to trees in Conservation Area	No comment	Approved 21.12.18
CB/18/04273/FULL 04.12.18	65 High Street, Wrestlingworth	Single storey side extension	No comment	
CB/18/04735/PAAD 19.12.18	Molehill Barns, Sutton Road, Wrestlingworth	Prior approval permitted development change of use from agricultural to two 3 bed dwellings	PC not consulted	
CB/18/04673/FULL 13.12.18	28 High Street, Wrestlingworth	Side extension, re-roofing of flat roof to pitched and internal alterations	No comment	

Application No. and Date	Location	Works Proposed	PC Comment	Status
CB/18/04693/FULL 09.01.19	4 Potton Road, Wrestlingworth	Loft conversion to provide 4 beds and internal alterations	No comment	
CB/18/04738/FULL 09.01.19	49-51 High Street, Wrestlingworth	Change of use from restaurant to residential	Object. See note below	
CB/TRE/18/00526 08.01.19	Lansbury, Potton Road, Wrestlingworth	Work to trees protected by TPO	No comment	

Agreed at PC Meeting 14.01.19

The PC objects to the partial return to residential use for the following reasons:

- In view of the planning history regarding the current permission MB/08/00412/FULL, MB/07/01927/FULL a considerable sum of money would need to be spent to bring the premises up to the required standard to enable a restaurant to trade during the restricted hours permitted. The reduced floor space applied for, in the Parish Council's view, would not be large enough to warrant such expenditure.
- Since the café/restaurant closure in 2008 there have been a couple of short term low key retail enterprises on the site. It has now been empty for at least two years. The photographs in the application show the premises when it was in use as a café in 2006/07. In the past ten years the exterior has become a dilapidated eyesore, detrimental to Wrestlingworth Conservation Area. A return to residential use for the entire premises and appropriate alteration to the façade would mitigate this dilapidation.