

**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 25<sup>th</sup> September 2023 at 7.30pm**

**Present:** Chair Cllr J Kirkpatrick, Vice-Chair Cllr J Dix, Cllr L Chapman, CBC Cllr T Wye, Cllr A Ewens, Cllr M Wilson, C Dear (clerk) & 7 members of the public

**Apologies:** CBC Cllr A Zerny & PC David Lace

**Open Forum:**

An elector asked if there could be a bench installed in the parish. It was agreed that although this was a nice idea, it would involve gaining land-owners permission along with some considerable expense.

An elector thanked the Parish Council for conducting the Cockayne Hatley bus survey. The chairman thanked them for the additional summary sent to the Council. The survey results will be sent to CBC.

Since the meeting and as a result of discussions at this meeting, along with numerous emails with different interpretations and requests based on the survey, the decision has been made to send no summaries or interpretations of the results to CBC.

By definition any summary by an individual or group of individuals can carry bias, and the conclusion therefore is that the survey results only are the best way to convey feedback to CBC. The parish council wish to thank all those who took part, and to the organiser of the survey also. We remain committed to representing all residents of the parish, and we recognise that residents are not always in agreement. We have asked that CBC consider the results and let us now their thoughts going forward, and we will pass on any feedback as soon as we receive it.

Aircraft noise from Luton Airport was discussed. MP Richard Fuller is aware of our situation in the parish and while the re-routing of aircraft is still in a trial period, it is advisable to write and complain about the noise to Luton Rising.

CBC Cllr Wye informed the meeting that there was ideas being drawn up for reducing speed in Wrestlingworth with the possibility of a raised table and/or speed humps.

**Ethics and Standards Code:** None

**GDPR**

An issue of GDPR has been raised by an elector is the ICO. The Parish Council will be publishing a new policy on GDPR in the near future. Electors names will not be published in the minutes unless the elector wishes to be named. **ACTION MW**

**Minutes of Previous Meeting**

The minutes of the Parish Council meeting held on 10<sup>th</sup> July 2023, having been previously circulated, were approved and signed by the Chairman.

### **Chairman's Report**

Actions since last meeting:

- Emailed Lee Newton of CBC and regarding allotment lease and Helen Konstantinidi also of CBC regarding allotment access. Also followed up with Tracey Wye to discuss CBC position now of not providing access
- Liaised with various people, including Adam Zerny and Robin Thomas of Beds Association of Town & Parish Councils (BATPC) regarding the complaint to ICO by an elector of an alleged data/privacy breach
- Responded to elector and ICO over said alleged breach
- Liaised with Bob Thomas regarding CH Bus Survey – hope to meet before PC meeting to discuss results
- Liaised with CBC planning enforcement team regarding high wall built adjacent to public highway
- Agreed verbally with Reynolds that we would not be needing their services next year

### **Clerk's Report**

- Forwarded relevant emails including parish crime statistics to Parish Councillors and dealt with general queries
- Completed agenda, budget and financial statement for September's meeting
- Reconciled bank statement with income and expenditure and transferred £6,000 to cover August & September's outgoings
- SAGE – transactions added to end of August
- Updated parish website with copy of draft minutes and agenda
- Completed weekly checks of defibrillator/housing in Wrestlingworth with no issues to date
- Updated PC's copy of the electoral register
- Sent planning applications to Councillors
- Asked resident in Potton Road to keep the entrance clear to the bridleway for grass cutting contractors
- Arranged for tree surgeon to visit chestnut tree at St Peter's Church and discussed remedial work
- Sent quotes to Councillors for new picnic bench, ordered bench and was on site for delivery
- Arranged for grass cutting contractor to meet me at St John's to discuss grass cutting areas
- Met with representatives from St John's Church to discuss grass cutting and condition of trees
- Replied to elector regarding grass cutting at St Peter's Church
- Reported bent railings to Cllr Dix
- Requested correct invoice details, an up-to-date inventory of our lamps along with their status from electrical contractors
- Spoke to resident at Hatley Road regarding grass cutting and also condition of erosion of soil which I reported to Cllr Dix
- Sent bollard replacement quote to councillors.

- Spoke to previous grass cutting contractor regarding potential contract
- Reported faulty light W3, Potton Road to electrical contractors
- Completed VAT return to end of August 2023
- Dealt with query re Goodwill fete regarding key and grass cutting
- Distributed quote for replacement old style lights to Councillors

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

- (a) Emptied/inspected bins on a regular basis
- (b) Overview of the play equipment and area for any obvious damage
- (c) Picked up additional litter/clearing branches and logs around tree area at far end of Playground
- (d) Consideration of ROSPA report
- (e) Consideration of correspondence regarding the play area from a resident for discussion.
- (f) Installation of additional picnic bench (installed by AE and MW)

Cllr Chapman added that before the next meeting she will explore times when playgrounds request closing times, or no ball games later than a certain time. **ACTION LC**

#### MILLENNIUM GARDEN AND BROOK MAINTENANCE

Details of an offer of help with the Millennium Garden has been sent to the Chairman.

HIGHWAYS – Cllr Dix informed the Council of the following:

- Reported barriers outside Amber Lodge 24-7-23, since then the fallen tree has been removed.
- From the previous meeting I had reported the Warning Bend sign as you head out of the village to Potton. As yet this has still not been fixed. This has been emailed to Tracey Wye who has advised she will report to the relevant team at CBC
- Mr McConkey of High Street Wrestlingworth kindly cleared some overgrown hedge and brambles that was overgrown and reclaiming a foot of the pavement.
- Spoke to residents regarding over hanging brambles on the pavement (High Street) These were cut back straight away.
- Emailed Chris Dorow, the Rights of Way officer for Sandy, at CBC about the rotting footbridge on the fields. This has been added to a list for a site visit. I have chased Christopher up but have not had an update yet.

“Update” I visited the site on 3/7/23 and looked at two sleeper bridges as highlighted in the map below and have requested these to be replaced with kit bridges. Unfortunately, I cannot give a timeframe for when the work is scheduled as we have a large number of bridge replacement queued.

- Spoke with Anglian Water and raised a case with them about the broken branch in the brook near to the pub. Unfortunately, unless the brook floods and then the road they won't come out.
- Emailed Adam Zerny to see if there is anything further on the 20mph speed limit and the report that was being done. As yet no update available.

- Spoke with Drainage clearing operators when they were on the High Street, asked about the co-op track/High Street Drain and whether it had been cleared as always flooding. I was informed that this was broken, hence why it doesn't drain. They have reported to the relevant department.

#### SUSTAINABILITY & GREEN ISSUES – Cllr Ewens informed the Council of the following

- Village tidy up – I have been in touch with PWWG, and they discussed at their last meeting. They were undecided about what still needed doing and whether it would wait until next March. If we can let them know what needs doing, they will consider at their next meeting.
- EV Charging – we were unable to offer a suitable location however it may be possible to place one in Tree Nursery Gardens without disrupting the residents. AE to contact CBC.
- Street lighting. I've been in touch with nPower and UK Power Networks again, as an unmetered supply our bills are based on the data held by UK Power Networks. The last update UK Power Networks have from us is dated 2005. I have done a survey of our streetlights; we have 16 with low energy fittings whereas UK Power Networks list has only 1. So, we clearly have the opportunity to reduce the amount we are charged. They have asked for "contractor paperwork" to validate the change. I will extract the data received today from Terry Seymour and see if they will change their records on the basis of this. They have said that changes can be backdated for 13 months so we may be able to get some money back. I will update when I get a response from them.
- No update from Luton Rising
- No update on proposed Solar Farm between Wrestlingworth and Sutton
- Community Energy Project
  - I attended a Teams call hosted by Community Energy South to maintain contact.
  - Potton Community Energy Working Group met on 14 Sept, and I attended as an observer. A few points to note:
    - Community Energy South recommend setting up an incorporated body – a Community Benefit Society. The WG have made no decision but are not enthusiastic.
    - No current projects but a few possibilities and I will continue to attend meetings.
    - It was mentioned that current payments from electricity suppliers for export to them are 15-20p/kWh. This may make small projects for example on village halls viable. I will report to the Memorial Hall Committee at the next available opportunity.
    - Longer term community heating through a shared ground source heat pump may be viable.

Street lighting – the quote for new street lighting was discussed. It was agreed that faulty lights would be replaced as and when necessary and not to replace all the old lights in one go.

#### WEBSITE AND COMMUNICATIONS - Cllr Wilson informed the Council of the following:

- Various posts made on Village Website & Facebook page as required, including;
  - Provided updates to local road closures.
  - Shared post from St Peter's church on moving of side altar.

- Shared post on Luton Aircraft noise meeting held in Gamlingay on 17<sup>th</sup> July.
- Village link ad for Parish councillors shared with the editor. Future Village link post to be confirmed at meeting.

### **Lease for allotment area**

The council is disappointed to note that following updates to the plans for the RES site build there is now no vehicular access to the proposed allotment area. These plan updates were not notified to the Parish Council at the time, and it would appear they were not sent out for wider consideration. The Parish Council plans to re-assess the demand for allotments in the parish, and if there is sufficient demand will then press CBC to enter discussions on how best to provide proper vehicular access to the site.

### **Planning**

The current Planning applications were discussed.

Cllr Wilson informed the Council that he would investigate the application for 16 dwellings on Potton Road and report back on progress at the next meeting. **ACTION MW**

**(Appendix C)**

### **Finance**

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

The Financial statement **(Appendix B)** was reviewed along with the draft budget for 2023/24 previously circulated to all councillors by the clerk.

**Correspondence** – None, other than periodicals which were handed out for distribution.

### **Any Other Business**

**Overgrown brook** – this will be tackled by the Village Tidy Up Day.

**Cockayne Hatley sign** – metal circular emblem missing – Kevin Puddephatt kindly offered to investigate this issue and try to get a replacement.

**Grass cutting** – to discuss contracts at the next meeting in November.

**New Tree at junction of Braggs Lane and the High Street** – Cllr Ewens to find out if a grant could be available. **ACTION AE**

The meeting closed at 8.55pm

**Date of Next Meeting** – Monday 13 November at 7.30pm at Wrestlingworth Memorial Hall

## Appendix A

### Payments for approval – September 2023

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

August	Npower supply D/Debit – IN07922825		278.78
September	Npower supply D/Debit – IN07		273.03
August	Clerk's Salary D/Debit		476.78
September	Clerk's Salary D/Debit		476.78
July & August	Clerk's expenses (Telephone, Internet, Stamps, stationery)		30.00
August	SAGE – accounting software D/Debit – UK-03538804		31.20
September	SAGE – accounting software D/Debit – UK-03643357		31.20
July	ROSPA – Annual playground inspection - 72616		127.80
September	Joe Bibby – repairs to Millennium Wall, bus shelter roof and Wrestlingworth noticeboard		1200.00
July	Wrestlingworth Memorial Hall – Hall hire		18.00
August	Reynolds Landscapes – SI-1046		816.00
July	T & J Seymour – electrical maintenance – S12410		64.50
July	T & J Seymour – electrical maintenance – S12304 – W8 repairs High Street		540.00
August	T & J Seymour – electrical maintenance – S12459		77.40
August	Central Bedfordshire Council – election charges		64.82
August	NBB – picnic bench for play area - 3647430		930.00
August	CPRE affiliation fee		36.00
August	Wilkinson Tree Specialist Ltd – removal of Cherry tree		480.00
August	Mazars – External auditors fee		252.00

## Appendix B

### FINANCIAL STATEMENT AT 31 August 2023 with budget to March 2024

	<u>Year to 31 March 2024</u>			<u>2022/2023</u>	Notes
	Actual to 31 August 2023	Budget for year	Expected outturn	Actual 2022/23	
<b>Income</b>					
Precept	26,577.00	26,577.00	25,300.00	25,300.00	1
Interest	144.14	150.00	150.00	62.72	
Grass Cutting Contribution		403.15	403.15	403.15	
Insurance Claim				6,642.67	
CBC Grant				1,200.00	
VAT refund to March 2023	458.65	458.65	458.65	88.52	
<b>Total Income</b>	<b>27,179.79</b>	<b>27,588.80</b>	<b>26,311.80</b>	<b>33,697.06</b>	
<b>Operational Expenses</b>					
Accountants fees & Sage	274.00	650.00	608.00	608.00	
Affiliation Fees	180.00	350.00	330.00	207.00	
Amenity Field lease		120.00	120.00		2
British Legion		19.00	19.00	19.00	
Church Clock Maintenance		350.00	300.00	296.00	
Churchyard Maintenance		300.00	100.00	100.00	
Clerk's expenses	170.00	330.00	320.00	290.00	
Clerk's salary	2,383.90	5,760.00	5,627.00	5,721.33	
Defibrillator maintenance		300.00		300.00	
Election expenses		2,000.00			
Electricity - street lighting	1,204.21	<b>6,000.00</b>	4,800.00	3,914.88	
Electricity/lighting - maint		2,000.00	1,600.00	1,907.50	
General Maintenance		500.00	365.39	715.39	
GDPR Data Protection		35.00	35.00	35.00	
Grants (see below)	600.00	600.00	250.00	250.00	
Normal Grass and Hedge cutting	2,720.00	<b>7,500.00</b>	3,767.68	3,902.68	
Other grounds & tree work		500.00	315.00	1,415.00	
Insurance	1,017.28	950.00	893.66	893.66	
Memorial Hall Hire	36.00	90.00	72.00	66.00	
Millennium Garden		100.00	100.00	64.96	
Parish Tidy Up		300.00	350.00	241.67	
Playing field Maintenance	2,270.00	750.00	500.00	251.50	
Playing field lease		360.00	360.00		3
Training expenses	35.00	100.00	100.00	90.00	

Web site		360.00	360.00	310.00	
Vat expensed and not yet recovered	116.88		0.00	391.97	
<b>Total Operational Expenses</b>	<b>11,007.27</b>	<b>30,324.00</b>	<b>21,292.73</b>	<b>21,991.54</b>	
<b>Operating surplus/deficit</b>	<b>16,172.52</b>	<b>-2,735.20</b>	<b>5,019.07</b>	<b>11,705.52</b>	
<b>Projects &amp; rent arrears</b>					
Allotment lease and set up		2,500.00		2,500.00	4
Amenity lease arrears		600.00		600.00	2
Play Area maintenance				5,174.11	
Playing field lease arrears		3,600.00			3
Cockayne Hatley land & set up				23.00	4
Bus shelter				5,575.00	
Noticeboard CH				2,098.40	
<b>Net Project costs</b>	<b>0.00</b>	<b>6,700.00</b>	<b>0.00</b>	<b>15,970.51</b>	
<b>Overall surplus/deficit</b>	<b>16,172.52</b>	<b>-9,435.20</b>	<b>5,019.07</b>	<b>-4,264.99</b>	
<b>RESERVES</b>					
Bank brought forward	29,106.16			29,837.50	
(Deficit)/Surplus for period	16,172.52	-9,435.20	5,019.07	-4,264.99	
Bank carried forward	<b>45,278.68</b>	-9,435.20	5,019.07	<b>25,572.51</b>	
VAT refund due				88.52	
<b>Total</b>	<b>45,278.68</b>	<b>-9,435.20</b>	<b>5,019.07</b>	<b>25,661.03</b>	
<b>GRANTS PAID IN YEAR</b>					
Village Link	250.00	250.00		250.00	
Magpas	200.00	200.00			
History Society				120.00	
PWWG	150.00	150.00			
	600.00	600.00		370.00	
<b>Bank balances</b>					
Current account - 31/08/2023	2,254.77		31/03/2023	2,238.19	
Deposit account - 31/08/2023	43,023.91		31/03/2023	26,867.97	
	<b>45,278.68</b>			<b>29,106.16</b>	

### **NOTES TO BUDGET**

1 - 5% (band D 4.5%) increase for 2023/24

2 - Lease expired September 2016 with annual rent of £120. Yet to be renewed by CBC and no rent paid.

3 - Lease expired March 2011 with annual rent of £360. Yet to be renewed by CBC and no rent paid. The last email from CBC dated 19 Nov 2018, refusing our request for a reduction and time to pay. No invoice from CBC to date.

4 - Estimated costs



## Appendix C

### Planning Applications as at 30<sup>th</sup> August 2023 for PC Meeting 4<sup>th</sup> September 2023

Application No. and Date	Location	Works Proposed	PC Comment	Status
CB/23/01370/FULL 17/05/2023	19 Alexander Road, Wrestlingworth	Erection of a two-bedroom two-storey detached dwelling	No comment	Granted
<del>CB/23/00943/FULL</del> <del>21/03/2023</del> CB/23/01869/FULL 06/06/2023	4A Butchers Lane, Wrestlingworth	Erection of extension to create new first floor, two storey extension to front of dwelling, removal of conservatory and workshop refurbishment with solar panels	No comment	Granted 08/08/2023
CB/23/00451/FULL 13/03/2023	10 Water End, Wrestlingworth,	Demolition of existing first floor accommodation and roof structures with new 2-storey gable front extension and new first floor accommodation under gable roof extension	No comment	Granted 14/07/2023
CB/22/04445/SCN	Circa 80 Hectares of Land to the West of Wrestlingworth,	EIA Screening Opinion: Proposed solar farm.	No comment (expiry date was 07/12/22)	Pre-application Advice Released
CB/21/04834/Full 15/11/2021	Land to south of Potton Road, Wrestlingworth	Erection of 16 dwellings with access onto Potton Road, parking and landscaping	Parish council objection	Awaiting decision
CB/23/02447/FULL 21/07/2023	12 Braggs Lane, Wrestlingworth, Sandy, SG19 2ER	Erection of an outbuilding to rear garden	No comment	Target decision date 04/10/2023
CB/23/02386/VOC 17/07/2023	Brook Farm, 94 High Street, Wrestlingworth, Sandy, SG19 2EJ	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.	No comment	Granted

<p>CB/22/03752/FULL 31/10/2023</p>	<p>Land to the rear of 20 Braggs Lane, Wrestlingworth, Sandy, SG19 2ER</p>	<p>Change of Use of land to enlarge residential garden land</p>	<p>No comment</p>	<p>Refused 21/08/2023</p>
<p>CB/23/03012/FULL 13/09/2023</p>	<p>1 Hatley Road, Wrestlingworth , Sandy, SG19 2EH</p>	<p>Erection of a wall over 1m high adjacent to the public highway (retrospective)</p>	<p>Comments Provided (JK)</p>	<p>Awaiting Decision</p>