

## Draft 14.10.2020

### Minutes of **MEETING of RENHOLD PARISH COUNCIL** held on **Wednesday 14<sup>th</sup> October 2020 at 7.00pm**

**PRESENT:-** Parish Councillors: Mrs. Quince (Chair), Mr. Cook (Vice Chair), Mrs. Brunsdon, Mrs. Dean, Mrs Gribble, Mr McIver, Mr. Polhill Mr. Rayner, Mr. Warwicker, the Clerk Mrs. Barnicoat and six members of the public.

**1. WELCOME AND APOLOGIES FOR ABSENCE TO BE RECEIVED:** - The Chair welcomed all attendees and set the expectations for an online virtual meeting, outlining how to keep the meeting courteous and efficient. Borough Councillors Tim Creswell, Christine McHugh, Phillippa Martin-Moran-Bryant and Stephen Moon had sent apologies for absence, which were accepted.

**2. DECLARATIONS OF PERSONAL AND PREJUDICIAL INTEREST TO BE DECLARED FOR THE MEETING:** - There were declarations of interest received by Cllrs. Warwicker, Polhill and Gribble for item 4.f). There were no further declarations of interest received for the meeting.

The Chair adjourned the meeting for the next item.

**3. OPEN FORUM:** -  
No public statements received.

The Chair reconvened the meeting for the next item.

**4. PLANNING AND DEVELOPMENT:** -

**a) 19/02194/MAO up to 28 dwellings at Land East of Hookhams Lane** – This application was refused by the Local Authority prior to the Parish Council being in a position to submit their formally agreed comments to the most recent amendments. The Parish Council's previous original objection to this application was, though, taken into account when the Officers reached their conclusion to refuse the application.

Following the meeting of the Planning Committee on 6<sup>th</sup> October it is recommended to submit the following the responses to the Borough Council regarding applications 4. b), c), d), e), f)

**b) APPLICATION No 20/02132/FUL Full Planning Application: PROPOSAL: Erection of new detached garage and change of use of land to garden incorporating one additional parking space with an additional workshop. (revised scheme). LOCATION: South End Barn, The Grain Store Renhold Road Ravensden Bedford Bedfordshire** - The Committee unanimously agreed to recommend to the full Council that this application be objected to on the basis of it being ahead of the building line and impacting on the street scene. The main concern was the building materials for the proposed structure which are not clear from the supporting documents. The Parish Council feels that if the Officer is minded to approve the application, then there should be a condition applied that the structure's material matches that of the adjacent converted barn/dwelling. Parish Councillors unanimously agreed to resolve the response be submitted to the Local Authority.

**c) APPLICATION No 20/00713/S73A TYPE: Retrospective Planning Permission Application: PROPOSAL: Retention of annexe building with basement (with amendments to approved scheme). LOCATION: Greenacres 6A Green End Renhold Bedford Bedfordshire MK41 0LL** - The Committee unanimously agreed to recommend to the full Council that this

## Draft 14.10.2020

application be objected to. This application has been made in a way to seek a planning gain, given the total destruction (remodelling) of the original dwelling in such a way, to ultimately obtain a large dwelling on this site. It is unacceptable that this retrospective application has come forward-given the involvement of the Planning Enforcement Officers with this site. The proposal is out of keeping with the rural setting. It is over development of a small site and it brings an urbanisation feel to this part of the parish. It is over bearing and the ridge height has been increased, which makes it further out of keeping with the street scene. Parish Councillors unanimously agreed to resolve that the response be submitted to the Local Authority.

**d) APPLICATION NO: 20/02063/FUL Full Planning Permission Application: PROPOSAL: Single storey side and rear extension to replace garage. LOCATION : 58 Asgard Drive Bedford Bedfordshire MK41 0UT -** The Committee unanimously agreed to recommend to the full Parish Council that this application be approved. However, they do express a concern that this proposal will add to the off road parking issues in this area. Parish Councillors unanimously agreed to resolve that the response be submitted to the Local Authority.

**e) APPLICATION NO: 20/02170/S73A Retrospective Planning Permission Application: PROPOSAL: Retrospective application for Holiday Cabin to be used between 1st March and 31<sup>st</sup> October LOCATION: Red Robin Lodge Water Lane Renhold Bedfordshire -** The Committee unanimously agreed to recommend to the full Council that the use of this cabin, if granted permission, must have a condition attached that permitted development rights are not applied to this site. There is significant concern that this applicant is seeking to then turn this structure into a residential property. The structure is occupied year round which again raises concern about the nature of this application. It is well evidenced that the site is not suitable for occupancy given the lack of infrastructure and access to the site. Parish Councillors unanimously agreed to resolve that the response be submitted to the Local Authority.

**f) APPLICATION NO: 20/01971/OUT Outline Application: PROPOSAL: Outline application with all matters reserved except access for the erection of single storey detached dwelling. LOCATION: Land Off St Neots Road Renhold Bedford –** The Committee unanimously agreed to recommend to the full Council that this application be objected to. The Council feels that a new dwelling in open countryside is against local and national planning policy as per the Borough Council Local Plan. The Council also feels it is not clear where the proposed dwelling is due to be located, which is a concern, as this information has not been supplied in any of the supporting documents. *Cllrs. Polhill, Warwicker and Gribble declared an interest in this item so took no part in the discussion or vote.* Parish Councillors unanimously agreed to resolve that the response be submitted to the Local Authority.

**g) Planning Committee Terms of Reference -** At the recent Planning Committee meeting it was suggested that some amendments be considered by the full Council. The revised document has been circulated to all Councillors. The Council discussed it in detail, and it was unanimously resolved that the Planning Committee be an Advisory Committee. The Terms of Reference document would be amended to reflect the Council's decision. Cllr. Cook expressed the wish to stand down as Vice Chair, and it was agreed that this would be a future agenda item.

**h) To note PLANNING APPEAL SUBMISSION made for 19/01974/MAO up to 400 dwellings at 25 Hookhams Lane following Bedford Borough Council's refusal and consideration of representation at Planning Appeal Hearing** The Inspector has been in contact with the Clerk and sought clarity on an item within the Parish Council's representation, which has been responded to.

The Parish Council discussed representation at the Planning Appeal Hearing. It was agreed that liaising with expertise available to the Parish Council to enable someone with local knowledge to

## Draft 14.10.2020

represent the Council and Community concerns who could speak passionately would be the most effective way forward. Work would be done on ensuring strong representation at the hearing.

**i) Update on East West Rail route** – Feedback detailed an initial meeting, which three of the Renhold Parish Councillors attended with other local Parish Council representatives, together with Borough Officers and the Mayor. Questions were submitted in advance. However, disappointingly the questions were not answered fully. A further meeting with local parishes had taken place recently. Actions included: engaging with the local MPs, and CPRE, and Freedom of Information requests were also to be made. The Parish Council agreed that it is important that all residents are made aware of what the potential implications are for the parish. An East West Rail focused leaflet is to be produced and delivered with the village magazine so that all residents are well informed and can therefore fully engage in the next consultation. Thanks were recorded to the Magazine Team for their help in this matter.

**j) Neighbourhood Plan Working Group update** – Feedback from Working Group received, including comments from the recent village questionnaire. The Parish Council resolved to take some of the residents' suggestions forwards. A litter pick would be arranged for January, hedges had been cut back from the footpath in response to the Parish Council's request for a visit to residents from the Highways Team and up to £200 to be spent on bulbs for planting in parish verges. It was unanimously agreed to appoint a Working Group to look at the distribution of the bulb planting, to be Cllrs. Polhill, Gribble, Dean, Rayner and Brunsden.

**5. MINUTES OF THE LAST MEETING:-** It was resolved to approve the minutes of 2<sup>nd</sup> September and 6<sup>th</sup> October. Minutes to be signed by the Chair as a true and accurate record.

**6. CONSULTATION RESPONSE FOR LOCAL GOVERNMENT WARD BOUNDARY REVIEW:-** The draft recommendations had been circulated, and it was agreed to discuss the proposals with Ravensden Parish Council and to liaise with the Borough Councillors, with a response to be agreed at the next meeting.

## 7. FINANCE

### a) Quotations to be considered

There was a discussion on considering the purchase of two additional Vehicle Activated Signs for the village, with an overview of the data extracted from the two in situ. Cllr. Warwick outlined the headlines. The data is bi-lateral. It was agreed to publish the data on the Parish Council website and in the village magazine. The detailed data to be shared with all Councillors and further signage to be reviewed at the next meeting.

### b) Invoices:

Barnicoat Ltd Clerking service September £618.92

British Legion donation £25.00

Barnicoat Ltd Clerking service August £618.92

A R Worboys Grass cutting (cut 6) £160.00 plus VAT SI1386 and re-issuing of cheques to cover SI1335 and SI1336 that had not arrived in post.

Unanimously agreed and resolution passed for the payments to be made. It was agreed to expend up to £100 on printing costs for a village East West Rail leaflet, and the War Memorial contractors to be asked to do a cut before Remembrance Day Service.

**c) Review of Council expenditure to date for financial year 2020/21 including budget review of budget plan for 2020/21** - Transaction report and budget analysis for 2020/21 financial year had been circulated to all Parish Councillors. No items of concern noted.

## Draft 14.10.2020

**d) Grant applications** – All items received for the applications had been circulated to all Councillors in advance.

**All Saints Churchyard** - The Parish Councillors discussed the information received and it was unanimously resolved to award a grant of £1,600 towards the churchyard maintenance. The additional grant level awarded this year by the Parish Council was agreed was in order to ensure that the maintenance would continue given the challenges during this recent time and the detrimental impact on income the Church has suffered. The Clerk to reflect in the response to the group that it is not to be assumed that future grants will remain at this level.

**Neighbourhood Plan Working Group** – It was noted a Locality Grant had been applied for totalling £7,798. It was agreed that this would be held by the Parish Council. *Cllrs. Quince, Gribble and McIver declared an interest in this item and took no part in the discussion or vote on this item.* It was unanimously agreed to allocate up to £1,000 of Parish Council funds to pay for associated administrative expenses not covered by the Locality Grant.

**Village Magazine stapling costs** – *Cllr. McIver declared an interest in this item and took no part in the discussion or vote.* It was unanimously resolved to pay £50 towards the stapling costs of the magazine's next edition. It was noted that this would be the last donation to the Magazine. Any further payment for stapling costs, or other financial assistance required, must be included in a full Grant Application to the Parish Council for them to consider.

### **8. CORRESPONDENCE AND INFORMATION RECEIVED: -**

NALC Events Bulletin emails

Age Partnership email promoting services

BBC Planning weekly list email

Village newsletter copy

Online playgrounds promotional information

BRCC e-bulletin newsletter

CPRE update emails

Bank statements

Crime statistics - forwarded to all

ERTA Voluntary Transport email

Beds Police newsletter

BBC Weekly Licensing list

BBC letter acknowledging receipt of planning comments

Village magazine article communications

Continued communications from NALC and BATPC information and updates on the coronavirus situation and how this impacts local councils

Beds Police crime statistics – circulated

Borough Officer Communication regarding dual purpose bin by Pegasus crossing

Village Magazine communications regarding stapling

CPRE magazine

Latest Bedford Borough Coronavirus information – placed on noticeboards

Speedwatch communications regarding Vehicle Activated Signs

Bedford Borough Council Playing pitch and outdoor sport study survey -

Resident communication regarding Hookhams Lane appeal – responded to

Resident communication regarding work taking place in field relating to Hookhams Lane appeal – responded to

Resident communication regarding Ravensden Road Vehicle Activated Sign installation – responded to

Parish Council website communications uploading documents

## Draft 14.10.2020

NFP Workshops bid writing information  
BATPC Bugle – circulated  
BATPC Government's White Paper 'Planning for the Future'  
Communications regarding the Local Plan call for sites being published – circulated  
Bedford Borough Council update on Bedford Town Investment Plan ready for review – circulated  
Parish and Town Council £200 Grant for a defibrillator  
Letter from the Chief Executive of Bedford Borough Council – forwarded  
Police community priority setting meeting communication – circulated  
BBC information on local track and trace – forwarded to village facilities  
Police update regarding new Inspector – circulated  
BBC update regarding orange recycling sacks – forwarded  
BBC Parish & Town Council Network - next meeting – circulated  
BATPC AGM information – circulated, IM and AQ to attend  
BATPC Transforming Journeys and Passenger Rail Study – circulated  
Resident communication regarding Green End speeding – responded to  
Resident communication regarding sign on Green End triangle – responded to  
Communications regarding children playing signs in Cranbourne Gardens  
Copied into resident complaint to Local Authority regarding the planning application relating to the installation of the telecommunications box at Hookhams Lane roundabout – responded to  
Resident communication regarding Parish Council response to a planning application – responded to  
Confirmation Parish Council Local Plan consultation response received  
BBC confirmation of the parish being a designated area  
BBC communications regarding Emergency Notice Bridleway 1 and 24 Renhold  
Booking confirmed for Effective Comms and Engagement in a Post-Lockdown World Confirmation  
BBC Second half of parish precept received  
Resident communication regarding lack of safety net behind the goal at Renhold Football Club – responded to  
BBC free tulip bulbs for community groups - actioned  
BBC The Spires Estate, Bedford-Renhold - Proposed 20mph – circulated  
Acknowledgement response submitted to planning appeal for APP/K0235/W/20/3256134  
Various Neighbourhood Plan Steering Group communication  
Resident clarity sought on Neighbourhood Plan questionnaire – responded to  
Resident clarity sought on Neighbourhood Plan – responded to  
Highways England notification of roadworks - A421 Marsh Leys to A4280 – circulated  
Office of the Police and Crime Commissioners Annual Survey 2020 – circulated  
BATPC Transforming Journeys and Passenger Rail Study  
BRCC AGM meeting invite  
Bedford Borough selected for High Streets Heritage Action Zones  
Lorry breaking Hookhams Lane weight limit communications  
Resident feedback on Neighbourhood Plan and Parish Council engagement – AQ responded to  
Borough Councillors apologies for October meeting  
BBC Officer speed data for Green End - circulated  
Resident thank you for Hookhams Lane planning statement submission by Parish Council – responded to

## Draft 14.10.2020

Resident thank you for Hookhams Lane planning statement submission by Parish Council – responded to

Resident thank you for Hookhams Lane planning statement submission by Parish Council – responded to

CPRE Bedfordshire Briefing Document: BBC Local Plan 2030 - housing numbers in Key Rural Service Centres - circulated

PC Jones communication regarding speeding in Ravensden Road

Resident concern over Borough Council planning decision notice regarding application for 28 houses at Hookhams Lane

BBC Meeting cancelled - 15/10/2020, 18:30, Standards Committee

Planning Inspectorate APP/K0235/W/20/3256134: Land off Hookhams Lane communication – responded to

BBC Street Trading (new application), outside of town centre, James Sharpe T/A Dessert Boss

Planning application decisions to be noted:

20/01294/FUL **One and two storey rear extension, single storey side extensions and erection of timber framed outbuilding with link, following the demolition of existing garage** at 32 Church End - Refused

20/01113/FUL **Demolition of existing two storey double garage at rear of existing dwelling and erection of 2 five bedroomed dwellings with integral garages and associated works** at Land To The Rear Of 35 Hookhams Lane - Withdrawn

20/01006/FUL **Erection of indoor swimming pool building** at Pilgrims Rest 2 Top End - Permitted

19/02194/MAO **Outline application for the demolition of a dwelling and the erection of up to 28 dwellings with all matters reserved except for access** at Land East Of Hookhams Lane - Refused

18/01390/FUL **Proposed log cabin for recreational use** at Plot C Water Lane - Refused

20/01711/LDP **Certificate to confirm that the details submitted do not require planning permission (Single storey rear extension)** at 14 Embla Close - Decided Certificate Issued

20/01608/FUL **Garage conversion including external alterations and repositioning of part of boundary wall to accommodate additional vehicle parking** at 50 Lady Mayor Drive - Permitted

20/01606/FUL **Removal of existing rear conservatory and erection of new single storey rear 'winter garden' extension, front porch extension and front bay** at Carlyon House Ravensden Road - Permitted

20/01588/TPO **T1 - Ash- laterally reduce the northern stem by up to 3 metres** at 10 Becher Close - Permitted

20/01589/TPO **T1 Ash Laterally reduce by removing up to 4 metres from the lineal spread. T2 - Ash Reduce the northern lateral limbs by up to 2 metres** at 11 Becher Close - Permitted

20/01581/FUL **Two storey side and rear extension following the demolition of the existing single storey side/rear projection and the erection of a detached garage and parking to front** at 83 Ravensden Road - Permitted

20/01568/HPN **Prior notification for single storey rear extension(s) between 4 and 8 metres depth. This is not a planning application because it relates to development that is permitted by Government Regulation. It will not therefore be reported to the Planning Committee but considered by officers under delegated powers. Only objections from adjoining neighbours can be considered** at 25 Pedley Way - Permitted

## Draft 14.10.2020

20/01400/FUL **Two storey side extension to incorporate garage and single storey rear/side extension** at 7 Woodfield Lane – Permitted

20/01373/TPO **T1 and T2 - 2 x Ash leaning over the pond – Remove** at The Laurels at 2 Ravensden Road - Permitted

20/01388/FUL **Erection of single storey garden room to provide recreational area, mini gym, cloakroom and office space (revised scheme)** at 19 Hookhams Lane - Permitted

Clerk outlined some items for information only:

- Planning responses submitted
- Bedford Borough Council playing pitch and outdoor sport study survey
- Borough Council officer communications regarding tree protection Renhold. Chase Officer for dates to enable meeting to take place
- Brook Lane meeting 7<sup>th</sup> September SB and AQ took place – notes from this meeting to be circulated
- Response submitted to Bedford Borough Council Local Plan consultation
- Green End speeding data collected and feedback data received from the local authority
- Continued communications regarding recently installed telecommunications mast at Hookhams Lane roundabout
- Data from Borough Council speed enforcement vehicle in Ravensden Road
- Liaison with PC Jones and accessing the Police Road Safety Fund for improving highways safety in the parish
- Landowner liaison regarding access to field behind Church
- Planning Committee meeting
- Budget amendments
- Local Policing information and priority setting
- Communications and site meeting regarding children playing signs in Cranbourne Gardens
- Flying the Red Ensign
- Tulip bulbs for community planting secured
- The Spires Estate, Bedford-Renhold - Proposed 20mph

**9. DATE OF NEXT MEETING:** - To be held on 26<sup>th</sup> November 2020 starting at 7pm.  
Meeting closed at 9.40pmm

Signed .....

Dated .....