

Minutes of the **MEETING of RENHOLD PARISH COUNCIL** held on **Thursday 11th February 2021 at 7.00pm**

PRESENT:- Parish Councillors: Mrs. Quince (Chair), Mr McIver (Vice Chair), Mrs. Brunsdon, Mrs. Dean, and Mr. Warwick; Borough Councillor Christine McHugh, the Clerk Mrs. Barnicoat and five 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. Parish Councillors Mr. Cook, Mrs Gribble, Mr. Polhill; and Borough Councillors Stephen Moon (Town and Parish Council Network meeting) and Phillippa Martin-Moran-Bryant had sent apologies for absence, which were accepted.

2. DECLARATIONS OF PERSONAL AND PREJUDICIAL INTEREST TO BE DECLARED FOR THE MEETING: There were no 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) APPLICATION No: 21/00093/FUL Single storey side extension with garage conversion at 26 Home Close – the Parish Council unanimously agreed, and resolved to submit an objection to the proposal. There was concern that the creation of an additional bedroom would necessitate additional off road parking provision at the property. This has not been referenced within the application. The insufficient off road parking provision for a four bedroom property is a concern. Furthermore, the planned extension is very close to the site boundary along the roadside fence corner. This will alter the overall street scene due to the loss of the open view that is currently there. The flat roof would also have a detrimental impact on the street scene, as it would be totally out of keeping with the adjacent bungalows. The use of a felt covered flat roof is further example of the building materials being out of character with neighbouring properties. As the proposal does not have a pitched, tiled roof, the use of such building materials will be out of keeping. It should also be noted that diagram V04 shows the existing garage as separate from the main dwelling. This is incorrect as it is already attached. The Council also feels that the internal layout configuration needs to be safeguarded to ensure that this property does not become two separate dwellings, such as a semi-detached or a property with an annexe in the future.

b) APPLICATION No: 20/00672/FUL AMENDED: Erection of one detached dwelling at Land Adjoining 56 Top End - The Council unanimously resolved their wish to highlight again their objection. It remains and is reiterated, as the principle objection to the original two house proposal still stands as this proposal is outside a village envelope. This area of green space demarcates one historic END from another, so a new dwelling on this site would contribute to coalescence. The Planning Officer's original comments within the application advice makes reference to the proximity to the historic cottage having been addressed by moving the proposed property hard against the property on the other side of the site. The Council remains concerned that this is insufficient reason for what is effectively a new dwelling in open countryside and this is not a special reason to allow a building outside of the village envelope. There has been no identified need for any housing allocation for this new development and the Council is concerned regarding

the safeguarding the potential future use of the site. If permission is granted for one new dwelling, then it sets a precedent and a second dwelling will no doubt follow.

c) **APPLICATION No: 20/02212/TPO** T1 and T2 Willow trees - Remove. T3 Ash and T4 Willow - 30% crown reduction at 90 Hookhams Lane - The Council unanimously agreed, resolving that there is no objection to this application for the crown thinning. The Council would not be keen to lose the two willows beside the house, so request that they are only cut down if they really are beyond saving. The Council feels that there should be a request that both trees are replaced.

MD arrived at this point of the meeting

d) **APPLICATION No: 21/00036/FUL** New detached garage at South End Barn, The Grain Store, Renhold Road - The Committee unanimously agreed resolving to continue to object to this application. The proposed garage is still too large, disproportionate to the property and dominates the sight line from the front and roadside approach. It is also out of keeping and is completely out of character with the neighbouring pan-tiled farmhouse hard behind. The Council believes that this was a change of use with the condition that it uses only the old barn's footprint, which does not mean there is a right to develop next door to it. It is felt that if the Officer is minded to approve, then there must be conditions applied; namely that there is tree and shrub planting to assist screening of the stark contrast between this proposal and nearby existing pan-tiled roofed structures.

e) **APPLICATION No: 20/03040/FUL** Two storey rear/side extension and side dormer to existing garage to form annexe at first floor level at Tudor House, 1 Church Hill Ravensden – It was unanimously agreed, resolving that the Council have no comment on this application.

f) **APPLICATION No: 21/00200/FUL** Erection of detached annexe to replace existing garage at The Laurels, 2 Ravensden Road - the Committee unanimously agreed resolving to object to this application. There is no need for a separate new access for the annexe. However, the Council did not object to the principle of an annexe as long as it does not become a standalone new property. There is concern over a new road access which is not needed, and that it is proposed at a dangerous location off Hookhams Lane close to a right-angle bend with Ravensden Road joining at the apex of that bend. It is the busiest and most dangerous junction in Renhold which is why the Parish Council have invested in Vehicle Activated Signs at nearby locations on Hookhams Lane and Ravensden Road. The Council is worried about the safety and visibility of a new access so close to the junction. It was also noted that the 'living area' shown has no kitchen.

g) **APPEAL CONSULTATION: INSPECTORATE No: APP/K0235/W/20/3264516 FOR PLANNING APPLICATION No: 18/01390/FUL taken to appeal following local authority refusal of application for proposed log cabin for recreational use at Plot C, Water Lane** - The Council unanimously agreed to resolve that the following comments be submitted. There continues to be an objection to this application and the Council asks for it to be raised with the Inspector because, in addition to all the previously submitted comments made by the Parish Council to this application, concern remains about the distance for emergency service and refuse collection vehicles to access this plot. The Planning Officer's reasons for rejection on policy grounds are comprehensive and there are no material changes. There should also be a reference within the submission to the Inspector that there has been a recent planning appeal regarding a log cabin, which was dismissed in Bletsoe. Further concern is raised that there continues to be no evidence that this cabin has been built to current British Standards BS3632.

Applications that were received after the agenda was published were noted:

20/00713/S73A Retrospective planning permission for retention of annexe building with basement (with amendments to approved scheme and further additional information) at Greenacres 6A Green End – amended plans received. Planning Officer has confirmed that comments made after the March Parish Council meeting are acceptable. It was confirmed this application has been called in to Planning Committee if the Officer is minded to recommend the application for approval.

21/00342/TPO Tree Preservation Order Application - T1 - Horse Chestnut - Reduce branches back from BT cables at Hill Farm 1 Church End - time extension request has been submitted.

h) Update on Borough Council Officer planning policy and highways communications regarding safeguarding Salph End – The collated questions have been shared with Borough Councillors, the appropriate Borough Council Officers have been identified, and a meeting is to be arranged. Borough Councillor Moon is supporting the Parish Council at these meetings.

i) Update on East West Rail route consultation, to include consideration of engaging with professional consultants to advise the Parish Council on the consultation documents and to agree how parishioners will be advised of Public Consultation – The Council has continued to engage widely. Meetings have taken place with Jon Shortland, the Borough Council liaison for East West Rail, and engagement with the local parish network continues to coordinate a campaign. Social media information has been circulated to Renhold residents on how to support the challenge of Route E, and a petition has been collated. Direct communications with East West Rail have also taken place, and currently a Renhold representative is at the Town and Parish Council network event run by the Borough Council where the lead sponsor, Will Gallagher, from East West Rail is addressing Borough parishes. Work has been done on planning a thorough approach to ensure that there is meaningful engagement for the Renhold community and a robust, knowledgeable response collated by this Parish Council. It was unanimously resolved that the Parish Council will fund up to £2,000 towards communication, raising awareness of the consultation and encouraging Renhold residents to engage in the process. This will include signage, posters, boards as well as leaflet distributions to every household to notify residents of the consultation time line and key issues for Renhold, then inform residents of the Parish Council's response and finally, towards the later stage of the consultation, a village communication to remind residents of the deadline. The Parish Council has also explored engaging with appropriate specialist expertise who can review the lengthy and very technical documents that will be within the consultation, focusing on highly skilled areas such as Engineering, Noise and Environmental Landscape impact to challenge the East West Rail conclusions if needed. There is an Environmental Specialist within the parish who has offered support. Quotations are being sought for other specialist areas. Renhold will also be represented at forthcoming meetings planned with Richard Fuller MP, and the Minister of State for transport Chris Heaton-Harris, Jon Shortland from Bedford Borough Council and Will Gallagher from East west Rail.

j) Neighbourhood Plan Working Group update - Keith Herkes, a member of the Group, reported on the recent work, with a number of items continuing to be progressed such as the Green Infrastructure Plan and the group is looking to work collaboratively with the Parish Council to have a vibrant online presence.

k) To consider request from Colmworth Parish Council to object in principle to the Wyboston Garden Village proposal – The Parish Councillors agreed to resolve, one abstention in the vote, that following a review of the information from Colmworth Parish Council that the Parish Council would submit an objection in principle to the proposed Wyboston Garden Village given the detrimental impact on the local road network that it will have.

5. MINUTES OF THE LAST MEETING:- It was resolved to approve the minutes of 6th January full Council Meeting and the Planning Committee held on 3rd February. Minutes to be signed by the Chair as a true and accurate record.

6. STANDING ORDERS REVIEW:- This to be an item for the March meeting.

7. ANNUAL PARISH ELECTORS MEETING:- The Council wishes to continue to ensure that they engage with the Parish Electors and the Village Organisations, who, more so than ever over the last twelve months, have been through a great deal. It was unanimously agreed, and a

resolution passed that the Annual Parish Electors' meeting be held on 22nd April as a remote meeting. Meeting invites to be issued to all village organisations.

8. FINANCE

a) Quotations to be considered:

New parish website – Councillors had reviewed the different website provider options including costings. Questions were welcomed and discussed. It was unanimously resolved to engage the services of Bays Media to set up a new website including new emails at a cost of £1,900. It was also unanimously agreed to engage their services for website and social media external management and updates for a period of one year at a cost of £1,140. Cllr. McIver to action.

Appointment of internal auditor – Costings and provider options explored for 2020/21 had been circulated. It was unanimously agreed for Michelle Riches to be appointed as internal auditor, fee of £135, resolution passed.

Installation of new bin at Cranbourne Gardens – The Borough Council is presently undertaking a review of whether to install a bin by the crossing, followed up from the previous meeting. They are currently reviewing the area over a period of time which has not yet passed. Quoted costs considered. Parish Council unanimously agreed to fund the installation of the bin if the Borough Council reject the request. Resolution passed for Plaza Dog / Litter bin £550.00 to include concrete base. Resolution also passed to fund the cost of emptying the bin weekly (£8.74) so annual cost £454.48 to include new bin liner and disposal of rubbish. Clerk to take forward.

Purchase of two additional solar panel units for Vehicle Activated Signs – Quotation of two solar panel units as previously agreed. Councillors unanimously resolved that the quotation be accepted at a cost of £300 per unit, including VAT and delivery - totalling £774.00. Feedback given on installation of the two new posts. April installation expected by Borough Council.

b) Invoices to be paid

Barnicoat Ltd Clerking service January £618.92

Mazars external audit fee £360.00 – invoice will be raised with Borough Council for £100.00

JCB Printing Village Magazine stapling January (February issue) £50.00

JCB Printing Village Magazine NPWG Green Infrastructure insert £189.00

Morelock Additional solar panel units £774.00

Unanimously agreed and resolution passed for the payments to be made.

Unanimously agreed and resolution passed for moving to online banking to enable electronic payments of items, keeping aligned to the dual authorisation mandate, Clerk to action.

c) Review of Council expenditure to date for financial year 2020/21 including 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.

d) External audit financial review of risk assessment – Supporting document circulated incorporating auditor's feedback. Unanimously agreed and resolution passed for the document to be approved.

e) Contracts for review – Administration – Unanimously agreed to appointment a Working Group to review this contract, resolution passed. It was agreed Councillors Qunice, McIver and Dean to feedback recommendations to the next meeting.

Village maintenance – Supporting information circulated. Unanimously agreed and resolved to award the contract to Bill Peet and Son for 2021, Clerk to feedback.

Grass cutting - Supporting information circulated. Unanimously agreed and resolved to award the contract to A R Worboys Ltd for three years. Agreed to reiterate the increase in village cuts. Clerk to feedback.

f) Councillor training opportunities – Circulation of attached BATPC Finance programme. Cllr. McIver to attend, payment of £30 to be issued to BATPC. Resolution passed. Cllr. Brunsdon to give feedback from BATPC training at next meeting.

9. 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
Parish Council website communications uploading documents
NFP Workshops bid writing information
Neighbourhood Plan Working Group communications
Communications with Bedford Borough regarding application PNEW/504/20 – Great Water Meadow, St Neots Road
Applicant communications regarding PNEW/504/20 – Great Water Meadow, St Neots Road
Renhold Parish VAS data summary for Dec 2020 and Jan 2021
Great Barford Neighbourhood Development Plan - Pre-submission consultation acknowledgement of response
Resident communication regarding circulation list
BATPC Councillor Finance Training – circulated
BBC Bedford Borough Local Plan - Call for sites and Issues and options information – circulated
BATPC London Luton Airport – Arrival flightpaths consultation – Two weeks to go
BBC Planning Officer communications regarding extension for Parish Council comments submission – Planning Committee notified
BATPC HM Land Registry communication
Parish & Town Council Network - Thursday 11th February, 7.00pm - circulated
Changes to the flight path at Luton airport CPRE Bedfordshire briefing
BBC Parish Clerks - Changes to contact details
BATPC update on LGA 1972 s 137, 2021-22
Press Release - Milton Keynes Community Boat has been named
Letter from BATPC Chairman
BATPC information on Annual Council Meeting (May 2021) & Annual Parish Meeting (1st March-1st June 2021)
BBC Officer communication reporting the Church End barn utility box and downpipe issues
BBC Officer communications regarding Odin Close replacement dog bin lid and request for new bin by the crossing at Cranbourne Gardens
BBC Officer communication regarding children playing signs
Colmworth Parish Council communications regarding Wyboston Garden Village
BATPC Training booking communications
Village Magazine delivery update communications
BBC Highways Heldesk vehicle activated signs in Hookhams Lane and Ravensden Road not working reported

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Morelock communications regarding additional solar panel units
ERTA Voluntary Transport email communications – forwarded relevant ones on to Councillors
BBC Officer communications regarding East West Rail
Christmas flooding communications from Borough Councillor
New PCSO covering the local area information from Bedfordshire Police – forwarded
Communications to Renhold Neighbourhood Plan regarding land at Hookhams Lane, Salph End from planning consultant
Resident concern with drug dealing at Church End bus stop communications
Borough Council communications regarding precept overpayment 2019/20 impacting on external audit fee
BBC Officer feedback communications from PC comments regarding 20/02758/TPO – forwarded
A R Worboys quotation received - circulated
Bill Peet & Son quotations received – circulated
Resident communications regarding EWR Co - Peloton Spotlight EWR Conference Event – responded to
Councillor concern over lighting of cemetery extension – followed up
Communications regarding new website provider options for consideration
East West Rail | £760m commitment to support next phase email
Member of the public communication regarding East West Rail response from Renhold Parish Council – circulated and responded to
Resident request to join the February Parish Council meeting – responded and arranged
BBC Tree Officer communications regarding tree planting
Information on a new Covid-19 bench design
Request for double yellow lines in Cranbourne Gardens – responded to and assessment of issue being undertaken, ahead of being a future consideration
Councillor communication following contact from a representative of the Renhold PCC regarding churchyard capacity – followed up
Communications to Renhold Parish Council regarding land at Wilden Road from planning consultant wishing to put site forward - circulated
High Sheriff Messages and Articles for Newsletters in Parish Councils
Resident communication regarding flood issues and local planning – responded to and forwarded to Planning Committee
Information regarding Petition to Bedford Borough Council re the East-West Rail Decision – circulated
Potential internal auditor communications – agenda item

Planning application decisions to be noted:

20/02957/FUL First floor side extension over existing garage. Entrance alterations & ramp addition to create improved accessibility at 12 Thor Drive - Permitted

20/02751/CPNQ Prior Notification for Change of Use from an agricultural building to a dwellinghouse(s) (Use Class C3) including associated building operations reasonably necessary to convert the building. 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. Comments received will be considered but if notification of a decision is not made to the Applicant within 56 days of the date of registration of the proposal, it can proceed. If Officers confirm that the development can proceed, it must be completed within a period of 3 years starting with the prior approval date at Barn East Of 67 Church End – Permitted

20/02633/FUL Two storey side extension with single storey link to garage conversion at 2 Silverburn Close – Permitted

20/02630/FUL Loft conversion with dormers front and rear, windows to both gables at 50 Lady Mayor Drive – Permitted

Draft 11.02.2021

20/02471/FUL Demolition of conservatory and erection of two storey rear extension at 33 Becher Close - Permitted

20/02386/FUL Dormer extension/loft conversion with apex roofed dormer to front, box dormer to rear and hip to gable extended area, tile hanging to match existing roof surface at 14 Church End - Permitted

20/02170/S73A Retrospective application for Holiday cabin to be used between 1st March and 31st October at Red Robin Lodge Water Lane - Refused

Clerk outlined some items for information only:

- Planning responses submitted
- Borough Tree Officer communications offering tree planting opportunities near the parish
- Borough Council Officer communications regarding tree protection Renhold follow up sent
- Litter pick 9th January 2021 postponement email communication circulated
- Precept collection form submitted to local authority
- Great Barford Neighbourhood Plan consultation response submitted
- Parish Council representation made at Licensing Committee PNEW/504/20 Licensing Application at Water Meadows in the grounds of Howbury Hall by The Full Effect Ltd
- Odin Close dog waste bin replacement lid follow up with Borough Officer
- Hookhams Lane bin request follow up by Borough Officer to reject request for new bin needed by Wentworth Way roundabout and path near brook
- Landowner and Borough Council communications regarding access to field at rear of Church
- Asset inspections undertaken, future agenda item
- Replacement children playing signs for Cranbourne Gardens as the incorrect ones being installed follow up
- Follow up regarding utility box at Church End on listed building along with downpipe discharging directly onto verge was done, Officer on maternity leave, no feedback from colleague, has been chased.
- Neighbourhood Plan Working Group expenditure separated out
- Ongoing for Clerk to ask Borough Council what additional services the Parish Council could be asked to take on given the Borough Council's significant budget challenges
- Cllr Brunsdon attended BATPC training – presentation circulated to all
- BBC Highways Heldesk vehicle activated signs in Hookhams Lane and Ravensden Road not working reported, fixed
- Communications to Renhold Neighbourhood Plan/Parish Council regarding land in the parish from two planning consultants wishing to put their land forward
- Resident concern with drug dealing at Church End bus stop communications followed up with engagement with Borough Council anti-social behaviour team and local Police
- Borough Council confirmation external audit additional cost will be reimbursed by local authority, invoice to be raised
- Renhold Brook debris after flooding was followed up by Cllr. Quince
- Councillor concern over lighting of cemetery extension followed up, response circulated
- Request for double yellow lines in Cranbourne Gardens from resident, response sent
- Parking on verges Hookhams Lane concern raised, Borough Cllr. McHugh clarified

10. DATE OF NEXT MEETING: - To be held on 17th March 2021 starting at 7pm. The Meeting closed at 8.45pm

Signed:

Dated: