

### 5.3.15

Minutes of **MEETING of RENHOLD PARISH COUNCIL** held on Thursday 5<sup>th</sup> March 2015 at 7.30pm in the Meeting Room of Renhold Chapel.

**PRESENT:-** Parish Councillors, Mr. Slater, Mrs. Brunsten, Mr. Andrews, Mr. McDougall, Mr. Gurney, Mrs. Dean, Mr. Leydon, the Clerk Mrs. Barnicoat, Borough Councillor Moon and sixteen members of the public.

**1. WELCOME AND APOLOGIES FOR ABSENCE TO BE RECEIVED:** - Cllr. Slater welcomed everyone to the meeting thanking everyone for attending. Parish Councillors Stuart Harrison and Jim Stapleton, had sent apologies which were accepted.

**2. DECLARATION OF PERSONAL AND PREJUDICIAL INTERESTS:-**  
Cllr McDougall declared an interest in a planning application relating to The Three Horseshoes due to being a committee member for the Sports Club, there were no further declarations of interest received for the meeting.

The Chairman adjourned the meeting for the next item.

**3. OPEN FORUM: -**  
Matters raised included, a question regarding the new very obvious yellow lines outside Brookside on Ravensden Road for marking a bus stop, it seems odd that this is the only stop marked like this in the village, Clerk asked to raise this with the Borough Council. There has been a sign damaged in Water Lane as well as some raised ironworks on the road it was also reported, so this to be taken forwards by the Clerk. It was suggested that the way to report highways issues is placed in the newsletter article to encourage residents to do this directly.

The Chairman re-convened the meeting.

#### **4) PLANNING AND DEVELOPMENT**

**a) 15/00111/OUT** has been submitted for the erection of a new public house / restaurant with bed and breakfast and separate staff accommodation / laundry service building – this application had been received by the Parish Council and Councillors had had an opportunity to view the documents. A response had been drafted which was read out, it was unanimously agreed to support the application in principle, however, to object to some aspects of the application. In summary the comments to be submitted were agreed as: Renhold Parish Council supports the principle of redevelopment of this site to provide a public house and an element of bed and breakfast accommodation. Subject to this, the Parish Council objects to the quantum of development in this outline planning application because the proposal is not in line with the Planning Inspector's appeal decision: it is over-development; it fails to provide an outside area for children's play; it provides inadequate car parking; and it fails to provide for off-street servicing. If the Borough Council are minded to approve this application Renhold Parish Council requests that conditions are applied to ensure compliance with the Borough's standards on these matters.

**5. MINUTES OF THE LAST MEETING: -**  
The minutes of the meeting held on 8<sup>th</sup> January had been circulated. The minutes were approved, unanimously agreed, resolution passed and signed by the Chair as a true and accurate record.

#### **6. BOROUGH COUNCILLOR REPORT**

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Cllr. Moon reported that the previously announced broadband upgrades to the area are running behind as the phased contracts have not been awarded to date, however, once these are agreed residents should see an uplift in the area.

#### 7. MATTERS ARISING: -

A Police report had been received and circulated to Councillors. There had been an update from the Borough Council regarding the Polhill Arms licensing application discussed at the last meeting, the license request for change was only applicable to New Years Eve. The Clerk had also made an application to NALC that the Parish Council Quality Status is continued with under the new Award Scheme at Foundation level, this had been submitted in the required time frame.

#### 8. HIGHWAYS MATTERS WITHIN THE VILLAGE: -

a) Update on double yellow lines at bend on Church End – following the objections the Borough Council received to these lines from members of the public this has delayed the work. The Borough has sought clarification from the Parish Council that they are still supportive of the scheme, which the Clerk has again confirmed. Once the Borough Council is satisfied that the objections have been overcome the works will be programmed to be done realistically in the Easter holidays.

b) Other highways matters to include village gates site meeting update - there had been a site meeting with Parish Councillors, and a Highways Officer to discuss the siting of a 'village gate' at the Green End entrance to the village, with the design still to be agreed. It was agreed that the design options to be circulated between Councillors for a decision to be made with the preference being a white gate.

The Council also considered the Borough Council's Capital Highways Works Programme for 2015/16 and Councillors fed back on the priorities within the parish, which it was agreed are to be increasing the safety of Pinchcut Hill and the footways along Green End (with no kurbings). The Clerk to submit the comments.

The Ravensden Road damaged road signage detailed at the last meeting had been reported to the highways helpdesk by the Clerk.

A Cranbourne Gardens resident had raised concern with the local authority regarding the lack of gritting in the estate especially given the gradient on the slope near the entrance, now the road is adopted the Borough Council have agreed that this be added to the gritting route for safety.

The Highways Officer had been notified by the Clerk with the feedback from the last meeting that the Parish Council wish to pursue these in Ravensden Road and have agreed a financial contribution to this. The Clerk to seek clarification if these works are programmed in, as they are not in the recently circulated capital works programme.

#### 9. PLANNING AND DEVELOPMENT: -

a) 15/00163/TPO ash fell at 25 Becher Close – the Clerk to circulate this application to Councillors.

b) Feedback from meeting with some Parish Councilors and Borough Planning Policy Officers regarding the Local Plan 2032 selection of sites process - the Parish Councillors who had met with Planning Policy Officers to discuss the sites put forward as part of the initial consultation for the Local Plan 2032 document provided feedback. The local plan process is delayed at present it was noted due to Central Bedfordshire Council's development strategy document recently being deemed by an Inspector not to have met the criteria for 'duty to co-operate' in terms of discussion development with neighbouring local authorities. The next stage of the Borough Council's

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consultation is expected at the end of this year and would not be on specific sites in would more likely be on the areas where development could go across the borough.

c) Bedford Borough Council Local Green Spaces public consultation document – this document is part of the planning policy that will form the new Local Plan 2032, some areas had been put forward in the village, mainly key green gaps between the different end which the Parish Council feel are important to protect. The Clerk to submit the items.

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d) Other planning matters of interest such as notice of any decisions between meetings and applications received between meetings – the application for 63 Wilden Road had gone to committee and been approved at the meeting. There had been a large number of applications received between meetings, these included: 14/03088/FUL : Fairfield, 72 Hookhams Lane, Renhold : Single storey rear extension. The proposed extension replaces a the existing larger conservatory and 2 new roof-lights to the existing lounge area. It will not impact on the street scene or on neighbouring properties, and therefore no objection is raised. 15/00024/FUL : 3 Becher Close, Renhold : Single storey side extension and front porch, including conversion of existing garage. The proposal will not affect neighbouring properties, the single side window being obscured glazed, and will improve on the existing flat-roofed garage. No objection is raised. 14/03109/FUL : Land south of 11 Woodfield Lane, Renhold : Erection of new dwelling with attached garage. The principle of residential development on this site has been established previously. Councillors do not understand the significance of the red outlines on Dwg.No. 11-085-205 that appear to show an alternative height for the proposed dwelling. However, no objection is raised. 14/03115/FUL : Land adjoining Castle Dairy Farm, St Neots Road, Renhold : Redevelopment of warehouses to two detached dwellings. The proposal will have a minimal effect on views from St Neots Road and might represent an improvement when viewed from the adjoining bridleway. However, Councillors are concerned [a] at the absence of an overall development scheme for Castle Dairy Farm to provide a context for this application which extends residential development into what is really open countryside, [b] at the precedent approval of this application will set, and [c] at the visual bulk of the proposed dwellings

## 10. VILLAGE MATTERS

Under village matters it was discussed the Council had received £1,000 contribution towards the cost of a village sign through the Borough Councillor Ward Fund, it was felt given the forthcoming elections that it should be for the new Council to take this matter forward as they may have specific ideas on location for example.

There was a short presentation on the possibilities of a having a village website and how this may work, including approximate costings, again due to the elections; Councillors welcomed further information to be sent to the Clerk for the new Council to consider.

## 11. FINANCE MATTERS: -

The following outstanding invoices were presented (it was noted that all contained within budget):

Barnicoat Ltd clerking service January and February £990.48

A R Worboys grass cutting £732.00

Renhold Churchyard Donation for maintenance £500.00 (as agreed previously)

It was unanimously agreed by all those present to pay the invoices presented, resolution passed.

The Council also agreed to make a donation to the following organisations in memory of Carole Ellis who had done so much for the village, £50 to Headway, and £50 to the Bedford and District Handicapped Riders Association, resolution passed.

The Council also asked the Clerk to obtain further grass cutting quotes from other local business for the coming season as well as possible fixed price contracts, all information to be circulated to Councillors between meetings for a decision to be made ahead of the start of the season.

The Clerk had submitted the precept request for 15/16 within the required timescale.

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#### **12. FEEDBACK FROM MEETINGS COUNCILORS HAVE ATTENDED: TOWN AND PARISH COUNCIL NETWORK MEETING:-**

There was feedback from the recent Town and Parish Network meeting which PCC Olly Martins had spoken at.

#### **13. INFORMATION REGARDING FORTHCOMING MAY PARISH COUNCIL ELECTIONS**

It was outlined the process for interested individuals who wish to stand at the May Parish Council elections with a timeline of events given. It was agreed to raise awareness of this as soon as the supporting papers were available from the Borough Council that an email to be sent on the village circulation list to give as many people as possible access to the information.

The Chair thanked all the Councillors for their hard work and support during the last five years.

#### **14. CORRESPONDANCE AND INFORMATION RECEIVED: -**

NALC Events Bulletin emails

Age Partnership email promoting services

BBC Rural Affairs meeting information

Lloyds bank statements

BBC Planning weekly list email

Major Roadwork's bulletin list

Village newsletter copy

Online playgrounds promotional information

Crime stats data

Letter from Bedford and District Neighbourhood Watch Association regarding asking parishes to get involved in it

Borough Council News in Brief poster

BBC Town and Parish network meeting in February

BBC Scrutiny's Committee welcoming the PC's in put on forthcoming work programme

Village Gates site meeting communication

BBC Bulky Waste service notices

Highways Maintenance Scheme for 2015/16

Police Commissioner letter regarding referendum and posters

BBC confirmation of parish precepts and support grant

Communications relating to the application at The Three Horseshoes site

Communications with Ward Fund team regarding village sign grant, in need of some information from local resident

Communications from Planning Officer, and planning consultant regarding application at 63 Wilden Road

Resident email regarding parking problem on Church End corner with photo evidence

Resident asking for update on the installation of the yellow lines

Resident enquiry for January meeting minutes

Resident email regarding road gritting in Thor Drive

Local Awards Scheme Foundation Level membership till January 2016

To note planning applications received and discussed between meetings

Temporary Closure extension of order for Footpath 23

Highways dot matrix signs update

Meeting held with Planning Policy Officers

Resident enquiry regarding Council's comments on a specific planning application

Communications regarding alternative site to Polhill Arms for the recycling while works carried out

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Confirmation received from Borough Officer regarding Polhill Arms public notice in paper and license changes

Rights Of Way parish survey

S31 Great Early Grove

BBC enquiry regarding ownership of a tree outside 47 Green End

Letter from Renhold Sports Club Trustees regarding Three Horseshoes planning application

Letter from Alistair Burt MP inviting Councillors to meeting on 21<sup>st</sup> March at Great Barford 10.30 till midday

A R Worboys figures for this years grass cutting

Resident request to join village circulation list

**15. FUTURE AGENDA ITEMS: -**

Matters that arose during meeting.

**16. DATE OF NEXT MEETING: - on 13<sup>th</sup> May 2015 at 7.30pm**

Meeting closed at 9.30pm

Signed .....

Dated .....