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Minutes of MEETING of RENHOLD PARISH COUNCIL held on Thursday 17th October 2019 at 7.30pm at Renhold Chapel

PRESENT:- Parish Councillors: Mrs. Quince (Chair), Mr. Cook (Vice Chair), Mrs. Dean, Mr McIver, Mr. Warwicker, Mrs. Brunsden, Mr. Rayner, Mrs. Gribble, Mr. Polhill, Borough Councillor Phillipa Martin Moran Bryant, Borough Councillor Stephen Moon, the Clerk Mrs. Barnicoat and fifteen members of the public.

1. WELCOME AND APOLOGIES FOR ABSENCE TO BE RECEIVED: - Borough Councillor Tim Creswell had sent apologies, which were accepted.

2. DECLARATIONS OF PERSONAL AND PREJUDICIAL INTEREST TO BE DECLARED FOR THE MEETING: - No declarations of interest were received for the meeting.

The Chair adjourned the meeting for the next item.

3. OPEN FORUM: -

There was concern raised regarding the Parish Council comments on a planning application regarding the proposal for a new hangar at Castle Diary Farm, a resident explained that turbine fuel is very little threat as there are strict controls in place.

The Chair reconvened the meeting for the next item.

4. PLANNING AND DEVELOPMENT: -

a) 19/01974/MAO outline application with all matters reserved except access for up to 400 dwellings, land for a new primary school, open space, drainage, footpath improvements and vehicular access via 25 Hookhams Lane to include plans for resident open day on 7th November – there had been a number of actions taken since this application had been formally registered with the local authority. The Clerk issued a communication to all residents on the circulation list, as well as through the village magazine and Council website. There has been a drop in information session arranged on 7th November at the Village Hall to run from 1pm through to 7pm, which will then be followed by an extraordinary Parish Council, to enable as much awareness of this application to be raised plus to allow residents an opportunity to engage in the process. The applicant had provided the Parish Council with a full set of documents and these will be available for viewing at the open session.

The Parish Council agreed unanimously to object to this application given the significant and detrimental impact development would have on the unique and rural character of Salph End. A considerable amount of time would be needed to ensure a robust objection to this application is submitted, this would be discussed in greater depth at the November extra meeting. In the interim engagement to be made with the Planning Officer, and Ravensden Parish Council, Renhold Primary School, plus CPRE to be encouraged to engage in the consultation process as fully as possible. Work would also involve ensuring that residents are fully aware of the consultation process as well. The Village Hall were thanked for only charging the Council £10 for the hire of the room on 7th November as this is a matter of village interest.

b) 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 – the Parish Council agreed to object to the application with an over-riding comment that Renhold is not required in the adopted or the emerging local plans to identify land for additional dwellings, so any proposal for additional dwellings lies outside local plan policy. Further reasons for objection are

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the site lies outside the Renhold : Salph End Settlement Policy Area. Notwithstanding the demolition of the property at Hookhams Lane the proposal represents backland development ⌚ Salph End is characterised by being mainly bungalows, the proposal would see 2-storey dwellings so totally out of character with Salph End. The application contains very little supporting information or technical information. The site proposes an at depth development which is out of keeping with the surrounding area and street scene. The street scene is made up of linear design so this is going to set precedent for backland development. The highways access is a concern for the Council as Hookhams Lane is an unclassified rural road, that is narrow. Hookhams Lane also is a road that has a 7.5 tonnes weight restriction given it is such a small, narrow road unsuitable for large vehicles, this evidences that the road structure is not sufficient to have high volumes of vehicle movements on it. The access proposed into the site appears to be very narrow given the wish for this to be main access into the development which will have to take construction traffic if the application is granted, as well as large farm vehicles as identified by the applicant. Given this will be in the immediate vicinity of neighbouring adjacent properties there are concerns over noise and damage to these nearby houses. There are drainage concerns with the land and it is prone to being saturated, which do not appear to have been taken into account. There has been little consideration for the impact on the local environment and wildlife species. Understanding new requirements around site visits by the elected Members on the Planning Committee of Bedford Borough Council, the Parish Council therefore request that a site visit is done in advance of any consideration by the elected Members so they can see the site in its rural setting and witness first hand the

c) 18/02496/MAF demolition of one dwelling and erection of 14 dwellings at 27 Hookhams Lane And Land Adjacent – amended plans received and the Council agreed unanimously to continue to object to this application. The site continues to be a proposal at depth which is out of keeping with the surrounding area and street scene. The street scene is made up of linear design so this is going to set precedent for backland development. In addition, the highways access remains a worry as Hookhams Lane is an unclassified rural road, that is narrow. Hookhams Lane also is a road that has a 7.5 tonnes weight restriction given it is such a small, narrow road unsuitable for large vehicles, this evidences that the road structure is not sufficient to have high volumes of vehicle movements on it. The Officers need to be mindful that this site is immediately adjacent to a proposal for a very significant housing development, having two access points in such close proximity is dangerous. Understanding new requirements around site visits by the elected Members on the Planning Committee of Bedford Borough Council, the Parish Council therefore request that a site visit is done in advance of any consideration by the elected Members so they can see the site in its rural setting and witness first hand the inadequate proposed highways access.

It was added that it very important that all residents are aware of the three separate applications for this area so they engage in the process for all of them, this would be highlighted further in forthcoming communications from the Clerk.

RC left at this point of the meeting to attend the BATPC AGM

d) 19/00802/LBC replacement windows at The White House, 2 Woodfield Lane – the Parish Council reviewed this application and had no objection to the proposal.

e) 19/02021/FUL erection of front porch at 22 Maskell Drive - the Parish Council reviewed this application and had no objection to the proposal.

f) 19/02079/FUL loft conversion with front and rear dormers, rooflights and new second floor windows in gable ends at 36 Flamville Road - the Parish Council reviewed this application and had no objection to the proposal.

g) 19/00200/FUL erection of 2 storey front extension to accommodate garage with room over, raising of bungalow roof and installation of dormer windows to all elevations to facilitate loft

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conversion at Elmleigh, 18 Wilden Road – amended plans received, the Parish Council reviewed this application and had no objection to the proposal.

h) Other planning matters to include application decisions - the planning conference attendees have been booked on the session on 11th November.

19/00066/FUL - Condition 3 - Levels (Erection of three detached houses all with detached garages and parking Land At Former Site Of The Three Horseshoes, Top End - condition approved

19/01767/FUL [Single storey orangery extension to rear to replace existing conservatory](#) at 24 Church End – permitted

19/01508/FUL [Single storey rear extension, single storey extension to join annexe to house and erection of garage to side and alterations to porch](#) at 30A Church End – permitted

19/01368/FUL [Erection of storage shed on Orchard Land](#) at Land To The Rear Of Old Thatch 12 Green End – permitted
17/03351/EIAWM - Condition 4: [Archaeological Strategy for Mitigation - Written Scheme of Investigation for Phase 1 soil stripping \(Extraction of sand and gravel; installation of mineral processing plant; construction of a quarry access onto St Neots Road; installation of a temporary access road crossing the River Ouse; and restoration of extraction area partly using imported inert material\)](#) at Land Either Side Of Willington Lock, St Neots Road – approved

19/00210/LBC [Timber clad box to cover electrical services box to be in keeping with the existing building](#) at Church Farm Barn Church End - permitted

It was agreed that a Planning Committee to be appointed to meet as and when required for dealing with planning applications in a concise way that allows for more efficient full Council meeting, resolution passed. It was agreed that the following Councillors to be members of the Planning Committee, Quince, Polhill, Warwicker, Gribble Dean and Brunsden. Investigations would be made into ways to support the ease of viewing planning applications at Council meetings, such as by using a projector which would mean better public engagement. IM agreed to look into this.

Councillor Moon arrived at this point of the meeting

It was noted the Council had been alerted to planning applications that have been taken to appeal.

5. MINUTES OF THE LAST MEETING:-It was resolved to approve the minutes of 2nd and 5th September, signed by the Chair as a true and accurate record. It was great to have so much public engagement at the community meeting on 5th and there would be a further one arranged for April 2020.

MATTERS ARISING:-

- Cranbourne Gardens ‘children playing’ signs reminder has been sent to local authority
- Village Hall Management Committee nomination feedback received
- No WI history book feedback
- Hookhams Lane dual purpose bin request by roundabout update that the Borough Council will not install one at this location
- Wilden Road the local authority have confirmed they will install a dog waste bin after monitoring the area
- Anti social behavior reports continue to be logged regarding Water End with the appropriate authorities
- Power of competency clarification sought and Clerk will review this
- Cranbourne Garden bench, feedback for permission waiting from local authority, Borough Councillors offered to assist with this.
- Council documents review agenda item
- Planning comments submitted
- Speed vehicle activated signage information agenda item

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- Pocket nature reserves to be explored with Borough followed up again
 - War Memorial bench order/installation update
 - Community litter pick had been a successful event for the village
 - Pinchcut Hill feedback from local authority that it would be considered for next year capital works funding
 - No feedback on recent traveller encampment pro-active deterrent such as bollarding or bunding from local authority, DR detailed that it is part of the ongoing Orbit discussions and meeting shortly to look at this.
- All other items will be covered during the meeting.

6. BOROUGH COUNCILLOR REPORT: -

Report received and circulated.

7. HIGHWAYS MATTERS WITHIN THE VILLAGE: -

- a) Feedback from meeting with Bedford Borough Council Engineer to discuss feasibility study of Hookhams Lane undertaken to look at traffic calming options – notes from the meeting had been circulated, Borough Councillors confirmed approval from the Ward Fund of £500 towards a future project. The Clerk to chase the Highways Officer for feedback they offered to forward on, but to date have not. The Clerk had provided information on further options regarding a vehicle activated sign and different options available for purchase. It was asked to seek data from the Norse Road sign to see how successful that had been and ask if an existing pole can be used for mounting a device.
- b) Update on proposed consultation for a safe pedestrian crossing at Church End – this had been covered during the meeting with Officers, no further update on this.
- c) Consideration of forming a dark skies policy for parts of the parish – NG detailed that drafted policy sent to CPRE for comments, awaiting response. Discussion on what weight having a policy would bring or not unless it was part of a formal document such as a neighbourhood plan. It was asked for the document to be circulated again to Councillors, and it was noted that lighting is not a standard planning consideration.
- d) Further information on additional vehicle activated signage in the parish – this had been covered, a range of clarification had been received.

8. FEEDBACK FROM MEETINGS COUNCILLORS HAVE ATTENDED

Parish Electors September meeting, this had been covered.

Community litter pick, this had been covered. It was felt sensible to arrange for the next community litter pick to be ahead of the VE Day celebrations being planned in early May.

Police quarterly review, SB and RC attended, summary report circulated. Police holding a village surgery on 13th November from 3-4pm by the school, this information had been circulated as widely as possible given the short notice.

Police Crime Commissioner Annual Conference, RC attended, summary report circulated.

Town and Parish Network meeting, RC and IM attended, summary report circulated.

Bedfordshire Association of Town and Parish Councils Annual General Meeting, RC currently attending.

BATPC Councillor training, DR attended new Councillor induction training and AQ had attended the final Chair course.

9. VILLAGE MATTERS: -

Asset inspection review undertaken, identified items discussed, quote to be obtained for Polhill fountain root through the wall and refurbishment of dedication plaque. AG and NG to visit Church

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End bus shelter to cut back brambles. War Memorial slab in need of review, up to £100 expenditure authorised for this to be remedied. IM thanked for coordinating this.

Updated quote received for some village asset repairs, it was unanimously agreed to accept the quote from Mr Chambers, Clerk to feed back.

It was agreed that wreath donation for remembrance service to be £25, AQ to arrange and RC to lay the wreath.

There had been a suggestion of having a village Christmas tree festival, discussion on having window displays in the church from different village groups, SB and AQ to follow this up.

The wild flower pockets and verges feedback from the local authority was circulated, this is not something they encourage. Plantlife to be explored as a potential resource with the idea to trial some short lengths of verge to see how it goes.

Pursuit of a village defibrillator at the bus shelter in Green End, latest was information needs to be forwarded by AQ so this can be checked in greater depth.

There had been SSFA communication regarding the VE Day celebrations planned and progress has been made on a number of items for this event.

10. GDPR CONSIDERATION OF OPTIONS RELATING TO COUNCIL EMAILS AND UPDATE ON WEBSITE OPTIONS: -

IM is working on making a Parish Council website that would include having a facility for Councillors to have their own individual Council email addresses. IM had been in liaison with a collective group looking at a wider solution for the county, however, it had been felt more economical to go with a stand alone option for Renhold. To be discussed further at the next meeting.

11. POWER OF COMPETENCY, FUTURE WORKINGS OF THE PARISH COUNCIL:-

Power of competency had been discussed and Planning Committee appointed.

Councillor profiles being collated.

12. FINANCE MATTERS TO INCLUDE: -

The latest transaction report was circulated.

a) External audit – report circulated, conclusion of audit notice published. Feedback reviewed and discussed, agreed to seek clarity from a local parish regarding the matter arising

b) Financial review for 2019/20 – circulated. No matters arising.

c) Invoices:

Barnicoat Ltd Clerking service September £618.92

A R Worboys grass cutting £190.80

A R Worboys grass cutting £712.80

Anglian Water water charges £14.48

Renhold Chapel donation for use of facility £25.00

Mazaars external audit fee £240.00

British Legion remembrance donation £25.00

Renhold Village Hall hire £10.00

Chapter House donation for use of facility £50.00

Renhold Churchyard maintenance donation £1000.00

It was resolved to pay the above cheques.

d) Financial assistance application to be reviewed – Renhold Churchyard application reviewed, considered, unanimously agreed to award £1000 towards the maintenance, with an increase noted to enable the hedge to be cut more regularly over the year including the brambles further down the highways boundary verge. Clerk to feedback.

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WI application circulated, reviewed, Council resolved to agree supporting the restoration of the village history book into a digital format, in principle.

Council resolved to pursue some options and costings for some high visibility vests, Clerk to pursue.

e) Financial Regulations review – this to be carried forward.

Councillor expenses form circulated, to be discussed next meeting.

13. 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

BBC letter acknowledging receipt of planning comments

BRCC e-bulletin newsletter

CPRE update emails

Bank statements

Crime statistics - forwarded to all

ERTA Voluntary Transport email

Beds Police newsletter

BATPC Training Courses communications

Officer communications regarding Hookhams Lane commissioned highways work

BBC Weekly Licensing list

BBC letter acknowledging receipt of planning comments

External audit communications

Continued communications regarding the school crossing

VH Management Committee communications regarding the PC's nomination to the Trustees

Renhold Village Hall bookings communications regarding PC date

Traveller encampment communications with Borough Officers and Borough Councillors

Communications regarding asset inspection of Parish Council items

Project Involve, BBC and BATPC communications regarding the changes to the website hosting going forwards

Financial assistance sought from Renhold Churchyard

Quote being sought for repairs needed at war memorial and to bench by church

Communications regarding concern raised regarding Pinchcut Hill condition of road

Quotation for dual purpose bin at Hookhams Lane communications

Cranbourne Gardens bench location communications

Borough Officer communications regarding wild flower pockets in the parish

Communications regarding Cranbourne Gardens highways signage request for children playing

BBC Councillor Information review

Beds Police annual conference invite

BATPC AGM information

BBC Meeting cancelled - 08/10/2019, 18:30, Rural Affairs Committee

Speedwatch communications regarding TRO breaches and follow up liaison with the Police

RC apologies for October meeting

Communications regarding vehicle activated signage for traffic calming considerations

BBC Town and Parish Network meeting communication

Communications linking IM to another PC about Councillor email options

Communication from a parish about how average speed cameras were secured for the parish

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BATPC Transparency and Audit training
Police communications regarding Renhold Community Surgery - publicised
Resident copied PC into comments submitted to large Salph End proposals
BATPC Policy Consultation E-Briefing 12-19 Independent Review Into Local Government Audit
Call For Evidence
BATPC Policy Consultation E-Briefing 10-19 - 5G Mobile Coverage In Rural Areas
Contractor communications to bring forward grass cut ahead of community litter pick
Report to BBC of dog waste bin in need of repair on Cranbourne Gardens
Resident communication regarding proposed development at Saplh End clarification sought
Resident communication regarding proposed development at Salph End clarification sought
Resident communication regarding proposed development at Salph End clarification sought
BBC notification of Odell designated neighbourhood plan area
Renhold Village fayre communications
Communications regarding Norse Road solar powered sign – has been looked into
Resident communication regarding proposed development at Salph End clarification sought
Resident communication regarding housing accommodation in the parish – responded to
BATPC Parish and Town Councils in Bedfordshire who look after recreation space information
BBC precept payment notification
BBC School admission poster
Clerks and Council Direct magazine
Renhold Chapel thank you letter for donation for facility hire
BATPC London Luton airport information on consultation
BBC notification of amendment to off street parking places
BBC email on neighbourhood area changes
Renhold Village Hall Committee declining PC nominated representative
Copied into resident communication regarding Cranbroune Gardens move to different police area
BBC Monitoring Officer collecting information
BATPC power of competency communication
Salph End proposed development developer communications
Litter pick request for Water End logged with BBC
Bedfordshire Day In Renhold
Renhold Village Hall payment communications
Ward Fund communications
Copied into communication from resident requesting consideration of a Christmas Tree Festival
Intra-group reorganisation affecting Came & Company
Communications with Willington regarding use of planning consultant
Access road at Cuckoo Brook communications
BATPC Policy E-Briefing PC11-19 - NAO Audit Code of Practice Part Two

14. DATE OF NEXT MEETING: - To be held on 7th November 2019 starting 7pm to be held at Renhold Village Hall. Meeting closed at 9.45pm

Signed

Dated