

## **Draft 13.01.2020**

### **Minutes of MEETING of RENHOLD PARISH COUNCIL held on Monday 13<sup>th</sup> January 2020 at 7.30pm at Renhold Village Hall**

**PRESENT:-** Parish Councillors: Mr. Polhill, Mrs. Quince (Chair), Mr. Cook (Vice Chair), Mrs. Dean, Mr. McIver, Mr. Warwicker, Mrs. Brunsdon, Borough Councillors Stephen Moon, Chris MgHugh, the Clerk Mrs. Barnicoat and ten members of the public.

**1. WELCOME AND APOLOGIES FOR ABSENCE TO BE RECEIVED: -** Borough Councillors Phillipa Martin Moran Bryant and Tim Creswell, Parish Councillors Mr. Rayner and Mrs. Gribble, had sent apologies, which were accepted.

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

The Chair adjourned the meeting for the next item.

**3. OPEN FORUM: -**

Enquiry made regarding Village Hall Management Committee representation and VE celebrations.

The Chair reconvened the meeting for the next item.

**4. PLANNING AND DEVELOPMENT: -**

a) 18/02496/MAF demolition of one dwelling and erection of 14 dwellings at 27 Hookhams Lane and Land Adjacent – the application had recently been refused by the Planning Committee, the Council expressed grateful thanks to the high number of resident responses to the application, those that attended during the site visit and in person at Borough Hall during the Committee meetings as it illustrates the strong opposition felt in the village.

b) Local Plan Inspectors letter to local authority, suggested modifications to Local Plan – Clerk had forwarded Inspectors feedback to all Councillors, updates also sent to village circulation list and placed in village magazine. The Plan is considered sound and agrees there should be a zero allocation of housing development to the parish. The Borough Council elected members still to meet to determine if they accept the Inspector's report. It was noted if they do that this will mean the Planning Officers will have to determine applications based on the Local Plan.

c) Update on 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 – Ravensden Parish Council had confirmed they agree in principle to provide assistance with costs towards engaging with a planning professional to help ensure a robust case for objection is made. A quotation from a planning consultant had been received, the fee covered reviewing the application, advising on how to respond, and representing the Parish Council at a meeting.

The Officer had confirmed that awaiting further highways information for this application.

Councillors resolved that up to £750 be spent between meetings on specialist planning consultant advice for looking through the application and advising on objections, if the planning decision making process meant a consultant needed to be engaged promptly. Given the need for further technical reports associated with the application to be received, the Clerk to seek further quotations from planning specialists.

d) Amended plans issued for 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

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Hookhams Lane - Peter Norris was thanked for recent support during site visit with Councillors. Peter Norris was thanked for recent support during site visit with Councillors. There would be further edits to the Parish Council response to this application to further highlight the need for refusal.

The Officer had confirmed that awaiting an archaeology report for the application.

Councillors resolved that up to £750 be spent between meetings on specialist planning consultant advice for looking through this application as well and advising on objections, if the planning decision making process meant a consultant needed to be engaged promptly. Given the need for further technical reports associated with the application to be received, the Clerk to seek further quotations from planning specialists.

Councillors were encouraged to attend Planning Committee meetings to see the process in action.

e) 19/02683/LBC and 19/02684/FUL single storey side extension following demolition of existing conservatory and repainting existing exposed woodwork at The Thatched Cottage 58 Top End – no objection.

f) 19/02842/FUL Two storey rear extension with solar panels to existing and new roofs at Limbers End 61 Wilden Road – awaiting documents, Clerk to ask for extension.

g) 20/00011/TPO T1 Oak tree- Reduce lateral tree growth on garage side approximately 3-4 meters. T2 Ash tree- Fell to ground level at 12 Becher Close – awaiting documents, Clerk to ask for an extension.

h) Other planning matters – decisions to note:

13/00526/MAF S106 Compliance Check Land North Of Norse Road Bedford - response sent

19/02419/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 - Refused

19/02407/LBC Replacement of existing timber windows and doors in modern extensions at The White House 2 Woodfield Lane - Permitted

05/03325/OUT S106 Compliance Check Land North Of Norse Road Bedford - response sent

19/02256/TPO T1) Ash - 90% dead. Fell to ground level. T2) Ash - Dead wood the whole crown. T3) Ash - 90% dead. Fell to ground level. T4) Ash - Dead wood the whole crown. T5) Oak - Raise the lower branches to 6 meters from the ground allowing more light in to the garden and away from an outbuilding at 18 Becher Close - Permitted

19/02079/FUL [Loft conversion with front and rear dormers, rooflights and new second floor windows in gable ends at](#) 36 Flamville Road - Permitted

19/00066/FUL - Condition 15 - Car Parking/Turning (Erection of three detached houses all with detached garages and parking) Land At Former Site Of The Three Horseshoes Top End - Permitted

19/01375/S73A [Retrospective application for Holiday cabin to be used between 1st March and 31st October](#) Plot D Water Lane - Refused

19/01307/FUL [Demolition of existing garage and erection of single storey side and rear extension](#) at 16 Hookhams Lane - Permitted

19/00200/FUL [Erection of a single storey front extension, raising of bungalow roof and installation of dormer windows and roof lights to facilitate loft conversion and associated works at](#) Elmleigh 18 Wilden Road - Permitted

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18/02496/MAF [Demolition of one dwelling and erection of 14 dwellings at 27 Hookhams Lane](#) And Land Adjacent - Refused

Planning appeal for 18/03201/S73A Change of use from holiday home/recreational chalet to a permanent residential dwelling (Development already carried out) at Plot B Water Lane Renhold Councillors received material planning considerations information. CPRE Neighbourhood Plan meeting 4<sup>th</sup> March, IM and JP agreed to attend, Council resolved to pay £29 per individual to attend, Clerk to arrange.

Council discussed ways to have meaningful presentation of planning applications more conducive to a wider audience, MW to liaise with IM regarding projector options, and a test run to take place at the next Council meeting due to be held at Renhold Chapel.

**5. MINUTES OF THE LAST MEETING:-**It was resolved to approve the minutes of 4<sup>th</sup> December, signed by the Chair as a true and accurate record.

### **MATTERS ARISING:-**

- Contractor update regarding accepted quote for repairs to village assets (benches), Council resolved to withdraw offer of work if they do not carry this work out promptly
- Power of competency work has commenced
- Water End anti social behaviour communications and feedback continue to be progressed
- Gardening Club, Village Magazine and Renhold Sports Club financial assistance requests feedback sent
- Wild flower pockets in the parish update
- Traveller encampment preventative measures feedback
- DR confirmed as school governor
- Overflowing pipe into drain at Church End which is causing a safety issue reported
- Bin installed by bridleway near Polhill Arms by Borough Council confirmed
- Planning comments submitted
- Requested Ravensden Road and Hookhams Lane Speed Data
- Cranbourne Gardens 'children playing' signs reminder has been sent to local authority
- Wilden Road communications with local authority regarding danger at Pinchcut Hill

All other items will be covered during the meeting.

### **6. BOROUGH COUNCILLOR REPORT: -**

Report received and circulated, Local Plan, Neighbourhood Plan, budget, Water End and Norse Road bus stop updates. Noted Orbit homes have agreed to take forwards preventative measures for traveller encampments.

Clerk to ask interested individuals to come forward and express an interest in neighbourhood planning.

### **7. HIGHWAYS MATTERS WITHIN THE VILLAGE: -**

Ongoing traffic policy as a way to alert residents and planning applications to the specific Renhold highways issues. Ways to do this discussed, AQ to liaise with village magazine.

Pinchcut Hill is being reviewed again by local authority, RC is liaising with Borough Councillors.

Meeting confirmed with Andy Prigmore, Borough Council, to review a range of highways issues, list of items collated, Council resolved to pay for hire of Chapter House for meeting.

Council resolved two solar powered vehicle activated signs to be negotiated, Clerk to follow up.

### **8. FEEDBACK FROM MEETINGS COUNCILLORS HAVE ATTENDED**

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Police quarterly priority setting, MW and JP attended, summary circulated, 8<sup>th</sup> April next meeting. Councillors had been present at Borough Council Planning Committee meeting.

Council resolved to move item 11. c) to this part of the agenda.

**Renhold Playgroup financial assistance** application reviewed, Council resolved to fund £10 per week, for one term for the cost of the hire of the Hall, attendance information to be tracked, Borough Council Ward Fund information provide, Clerk to notify accordingly.

### 9. VILLAGE MATTERS: -

Asset inspection review undertaken. Identified items discussed. Items to be actioned: outdated notices to be removed from noticeboards, War Memorial nearby damage resolved that up to £100 be expended for local contractor to undertake repair. Plaque lettering quote reviewed, Council resolved up to £100 be spent on the repair, noting it is weather dependant. Clerk to follow up Conservation Officer and Church End enforcement again, enquiry to be made regarding Council noticeboard. Agreed local contractor to be asked to review board need in varnish. Cranbourne Gardens repair needed, local authority to undertake, if not done, Council resolved to spend up to £100 to safeguard from future issues. Salt bins being explored.

Parish electors meeting date preference to be booked with Village Hall from 6.30pm for 7pm start.

Council resolved to pay for St John Ambulance cover at VE celebration event totalling £86.40.

Sports Club communication response agreed, Clerk to action, request for signage to facility to be sent.

Churchyard provision currently limited, future agenda item, Clerk action.

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

IM gave update, website is priority, email addresses will be secondary.

### 11. FINANCE MATTERS TO INCLUDE: -

The latest transaction report was circulated.

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

#### **b) Invoices:**

Barnicoat Ltd Clerking service December £618.92

Anglian Water water charges £14.48

Bill Peet & Son village maintenance War Memorial £575.00

The Green, Becher Close, and bus shelter £780.00

It was resolved to pay the above cheques.

**c) Financial assistance application to be reviewed** – Gardening Club letter Clerk to respond. Sports Club informal feedback received, confirmed no Trustee representatives present, Clerk to ask for clarity.

**d) Review of contracted services: grass cutting, maintenance and administrative support** – confirmation of optimum cuts requested, NG to take on liaison. Village maintenance resolved to continue unchanged, administrative support to be future item.

**e) Review, consideration and agreement of the Parish Council budget and precept for 2020/21** – supporting information considered, budget increases agreed regarding neighbourhood plan, financial assistance, maintenance, assets, Clerk to update. Vote taken on precept for 2020/21, two votes in favour of £21,667, four votes in favour £21,884, Council resolved precept of £21,884.

**f) Financial Regulations review** – revised document including information on financial assistance resolved in principle to accept. Further updates to be made, future item.

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### **12. 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  
Officer communications regarding Hookhams Lane commissioned highways work  
BBC Weekly Licensing list  
BBC letter acknowledging receipt of planning comments  
Renhold Village Hall payment communications  
Communications regarding asset inspection of Parish Council items  
Financial assistance thank you from Renhold Village Magazine  
Financial assistance feedback from Renhold Gardening Club  
Cranbourne Gardens bench location communications with local authority and contractor  
Communications regarding Cranbourne Gardens highways signage request for children playing  
Clerks and Council Direct magazine  
BATPC Bugle  
Resident concern over Parish Council processes – responded to  
BBC Officer communications regarding anti social behaviour at Water End  
Village magazine article communications  
Renhold traffic light phasing communication from resident copied into that they sent to Highways Helpdesk  
Wentworth House appeal 18/02565/FUL outcome  
Residents added to the village circulation list  
BATPC Disciplinary and grievance arrangements  
Resident communication regarding Appleby Farm Barns, Renhold - planning application change to residential – responded to  
Resident apologies for non attendance at December meeting  
Communications regarding the site visit by elected Members regarding Hookhams Lane planning application  
BBC Officer communications regarding dual purpose waste bin by Polhill Arms  
CPRE Christmas Drinks invitation  
Communications regarding meeting venue for January Parish Council meeting  
Resident communication thanking Parish Council for information relating to the Hookhams Lane site visit – responded to  
Bedfordshire & Luton Biodiversity Recording & Monitoring Centre Annual Report 2018-19  
BBC Planning Officer communications regarding Hookhams Lane applications  
BBC Councillor communication that Gt Barford A421 Over-bridge to be resurfaced in March  
Communications with resident offering Parish Council assistance – responded to  
Member of the public communication regarding poster on Parish Notice Board – responded to  
Resident communication regarding Hookhams Lane planning application viewing amended plans – responded to

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Seasons Greetings from various organisations

BBC Budget consultation – forwarded to websites

BBC notification of planning appeal regarding change of use from holiday home/recreational chalet to a permanent residential dwelling (Development already carried out) PLANNING NO: 18/03201/S73A Retrospective planning permission INSPECTORATE NO: APP/K0235/W/19/3241666 at Plot B Water Lane

Resident communication regarding Hookhams Lane amended plans – responded to

BBC Planning Officer confirmation that extension for Parish Council comments submission regarding 19/02194/MAO

Resident communication regarding Ravensden Road and Hookhams Lane Speed Data

Renhold Village Hall new hirer rates

Police Priority Setting meeting communications regarding 8<sup>th</sup> January meeting

BATPC Membership fees information

BBC email regarding Oakley Neighbourhood Plan

Renhold Playgroup financial assistance form

Resident seeking clarity on how to respond to planning application Hookhams Lane – responded to

Cranbourne Gardens bench location communications with local authority

Odin Close dog waste bin repair reported to Borough Council

Odin Close removable vehicle barrier reported to Borough Council

BBC invoice credit note issued and invoice cleared for dog waste bin

BBC Bedford Borough Local Plan 2030 – Inspectors' Report

Ravensden Parish Council development communications

BBC Overpayment of parish precept 2019-20 information

Resident request for a bus shelter at X5 stop

**13. DATE OF NEXT MEETING:** - To be held on 25<sup>th</sup> February 2020 starting 7pm, at Renhold Chapel. Meeting closed at 9.40pm

Signed .....

Dated .....