

Draft 27.07.2020

Minutes of MEETING of RENHOLD PARISH COUNCIL held on Monday 27th July 2020 at 7.00pm

PRESENT:- Parish Councillors: Mrs. Quince (Chair), Mr. Cook (Vice Chair), Mrs. Brunsdon, Mrs. Dean, Mrs. Gribble, Mr McIver, Mr. Polhill and the Clerk Mrs. Barnicoat. Borough Councillors Christine McHugh and Stephen Moon and seven 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. Warwicker and Mr. Rayner, Borough Councillors Tim Creswell 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: - Cllr. Dean and Cllr. Polhill declared an interest in discussion relating to a potential site for development at Brook Lane. No further declarations of interest were 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) APPEAL SUBMISSION Response to be agreed for 18/02496/MAF - demolition of one dwelling and erection of 14 dwellings at 27 Hookhams Lane following Bedford Borough Council's refusal – the Parish Council has circulated a draft appeal statement to the Borough Councillors and to the relevant Borough Council Officer. Residents have been alerted to the process through the village circulation list and will have also received a copy of the Parish Council's drafted response to assist them with responding. Awaiting copy of Borough Council's response to case for appeal. Amendments to Parish Council response discussed. It was unanimously agreed that the detailed objection be submitted to the Planning Inspector.

Cllr. Moon outlined the current legal challenges being made regarding the Borough Council's 5 year land supply, which have not been successful.

b) APPEAL SUBMISSION planning for 19/01974/MAO up to 400 dwellings at 25 Hookhams Lane following Bedford Borough Council's refusal – The Parish Council is aware that the applicant has appealed this decision. However, the Planning Inspectorate's current workload means that it has been not been allocated a Review Officer so there is no date, as yet, for submissions. This situation will be monitored closely and residents will be updated when more is known.

c) Other Salph End planning applications update: 19/02194/MAO up to 28 dwellings at Land East of Hookhams Lane AND 20/00349/MAF up to 13 dwellings at 27 Hookhams Lane – the application 20/00349/MAF has been refused.

d) 20/01373/TPO Tree Preservation Order T1 and T2 - 2 x Ash leaning over the pond - Remove at The Laurels 2 Ravensden Road - The Parish Council unanimously resolved to have no objection to this application if the designated Tree Officer agrees to their removal .

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The Clerk to enquire how to get an up to date tree survey of the parish to identify new trees that should be protected.

e) 20/01400/FUL Two storey side extension to incorporate garage and single storey rear/side extension at 7 Woodfield Lane – The Council unanimously resolved to have no objection, However, it was noted this is another very large extension, this time on raised ground. The Council do wish to comment that this is not particularly in keeping with the street scene and there are some concerns regarding the loss of a double garage for parking.

f) 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 - The Council unanimously agreed no objection to this application, as it seems to be an improvement. However, they ask the Officer to take into consideration any comments from the neighbours as they are in closest proximity to this proposal.

g) 20/01294/FUL One and two storey rear extension, single storey side extension and erection of timber framed outbuilding with link, following the demolition of existing garage at 32 Church End - The Council unanimously agreed that they no objection to this application. However, they do note that parking for 6 vehicles seems excessive. However, it will be a 5 bedroomed house with room above garage being used as a man cave/games room rather than a 6th bedroom. The 3.5m gap between the western boundary and the extension seems to be reasonable. There is sufficient space at the rear for the timber-framed outbuilding, so the Council is concerned that this is yet another property in Renhold, which is being increasingly developed over time.

h) 20/01330/FUL Removal of existing storage unit, and replacement with a hay barn at 22 Top End - The Council unanimously agreed to raise no objection the new barn as it will blend in and enhance the surrounding outbuildings.

i) To agree a response to Bedford Borough Council Draft Housing Strategy 2021-2026 consultation - the Council unanimously agreed on the outlined response and it was agreed to emphasise that empty office blocks should be returned to dwellings. Clerk to submit response.

j) To note Bedford Borough Local Plan Review issues and options consultation, outline of Parish – Consultation has commenced. Residents will be alerted via the usual methods, and the Borough Council has sent a summary document to every household. It is important that residents engage in the consultation and have their say. The Parish Council is reviewing the associated information individually, and all responses will be collated for due consideration at the September meeting. Parish Councillor attendees to be booked on to the Borough Council's Local Plan workshops.

Noted that the Parish Council has received a request from a site promoter to meet with some representatives. It is agreed in principle this will go ahead informally, JP and MD have expressed an interest so will not be involved with the meeting. Clerk to arrange AQ and SB to meet with promoters.

5. MINUTES OF THE LAST MEETING It was resolved to approve the minutes of 24th June. Minutes to be signed by the Chair as a true and accurate record. Clarity on final version to be placed on website.

6. RISK ASSESSMENT REVIEW RELATING TO COVID-19:- NALC guidance recommends that the Parish Council have an associated document in place, based on the model provided. The Parish Council unanimously agreed to approve the collated document.

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7. APPOINTMENT OF PLANNING COMMITTEE AND DELEGATION OF AUTHORITY:- In light of the continuing high number of planning applications being received on a regular basis it is felt prudent to appoint a Planning Committee with SB, MD, JP, AQ and RC, as members of the Committee. It was unanimously resolved to appoint the Committee and the scheme of delegation was approved.

Council to consider appointment of a Finance Committee as a future item on the September agenda.

8. FINANCE

a) To review quotations received for maintenance

MD to look at noticeboard options. Two bench installations completed, and will be added to asset inspection. Quote for installation of dog waste bin Water End considered. Borough Council undertaking survey of the area. If they agree a bin, then the Parish Council unanimously agreed to proceed with installation at a cost of £550 as quoted by the Borough Council. It was resolved to apply for Ward Fund monies towards the cost of the bin.

It was noted that two new highways signage poles are to be installed for the vehicle activated signs at no cost to the Parish Council. MW and Speedwatch Co-ordinator Keith Herkes were thanked for their work with this.

Village Magazine stapling costs. IM declared an interest in this and took no part in the discussion. It was unanimously resolved that the Parish Council fund three further months, June, July and August at a total cost of £150.00. It was agreed because this publication has been greatly valued during lockdown. However, this would be a one off support. Were it to needed to continue beyond that, a grant form for financial support with regard to stapling would need to be completed.

b) Invoices:

Barnicoat Ltd Clerking service June £748.76

A R Worboys Grass cutting (cut 4) £160.00 plus VAT

A R Worboys Grass cutting single swath (cut 2) £310.00 plus VAT

Mark Brooks bench installation £722.56

JCB Printing June Village Magazine stapling costs £50.00

CPRE Membership renewal £39.00

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

c) Review of Council expenditure to date for financial year 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) 2019/20 year end accounts update

There will be a single agenda item in August to approve the Annual Return when the accounts are back from the internal auditors. This will take place on Monday 17th August at 6pm.

e) Bedford Borough Special Area Charges review response to be agreed – The documents to be submitted have been circulated to all Councillors. It was unanimously resolved to submit response.

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

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Crime statistics - forwarded to all
ERTA Voluntary Transport email
Beds Police newsletter
BBC Weekly Licensing list
BBC letter acknowledging receipt of planning comments
Cranbourne Gardens bench location communications with contractor
Remembrance bench manufacturer communications
Remembrance bench installation communications
Planning consultant communication regarding land off Brook Lane being put forward for next Local Plan
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
Borough Officer communications regarding Church End zebra crossing
Borough Councillor communications regarding calling in of applications and planning concerns in the parish
Planning consultant communications regarding Hookhams Lane applications
Vehicle Activated Sign communications with contractor
NFP Workshops bid writing information
Bath Publishing planning webinar registration
BBC highway grass cutting contribution received
Planning enforcement communications regarding 6A Green End
Resident concerned about vehicle parking on verge way in Brickfield Road – responded to
Resident and Borough Councillor communication regarding dual purpose bin by Pegasus crossing
BBC Local Plan options and issues consultation and call for sites
Borough Officer communications regarding Church Farm Barns utility box matter and drainage issues remain outstanding
Request for dog waste bin at Water Lane communications
BATPC Climate Emergency information
Resident concern regarding entrance to footpath opposite the school – responded to
BBC information on Agenda for Standards Committee, Tuesday (,) 28th July
BBC Special Expenses review
Confirmation ward boundary review submission returned and being considered
Borough Councillor assistance with the Hookhams Lane application that has gone to appeal
BATPC Consultation on England's Economic Heartland's draft Transport Strategy
Resident communications regarding planning enforcement inquiry raised in the parish – responded to
BATPC Oxford to Cambridge Arc information
Highways England notification of roadworks - A421 Black Cat roundabout resurfacing
Turvey Neighbourhood Development Plan communication from Bedford Borough
Stevington Neighbourhood Development Plan communication from Bedford Borough
Communication with resident regarding planning application at 35 Hookhams Lane
Resident concerns with fly tipping at 1 Top End – reported
Houses in Multiple Occupation: Supplementary Planning Document consultation information liaison with Borough Councillor
BBC information on Re-opening of Community Facilities and Village Halls – forwarded to village facilities

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BATPC Parish Councils Carbon Footprinting Tool

Resident feedback to village circulation list thanking Council for efforts with planning application for 400 houses – responded to

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Resident enquiry regarding Settlement Policy Green End – responded to

Engagement with the Local Outbreak Engagement Board meeting notes

Communications regarding Appointment of Trustees for Renhold Charity Cottages

Village Magazine communications regarding stapling

Bedford Borough Council Draft Housing Strategy 2021-2026 consultation document

CPRE Magazine

Planning application decisions to be noted:

20/00804/AOC for **18/01187/LBC - Condition 3 - Materials (Discharge of condition)** at Woodfield Farm Woodfield Lane - Permitted

20/00813/AOC for **18/01187/LBC - Condition 4 - Detailed Drawings (Discharge of condition)** at Woodfield Farm Woodfield Lane - Permitted

20/00585/S73 **Erection of three detached houses all with detached garages and parking including variation of approved plans condition 2 attached to 19/00066/FUL to allow for the access to plot 1 to be relocated, amendments to front and side elevations to plots 2 and 3 and the provision of dormers at Land At Former Site Of The Three Horseshoes Top End** - Permitted

19/02683/LBC **Single storey side extension following demolition of existing conservatory and re-painting existing exposed woodwork** at The Thatched Cottage 58 Top End - Refused

19/02684/FUL **Single storey side extension following demolition of existing conservatory and re-painting existing exposed woodwork** at The Thatched Cottage 58 Top End - Refused

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** at Land Off Hookhams Lane - Refused

19/01339/AOC for **17/03351/EIAWM: Condition 17 - site specific Arboricultural Method Statement incorporating a Tree Protection Plan. (Discharge of condition)** at Land Either Side Of Willington Lock St Neots Road - Permitted

19/01338/AOC for **17/03351/EIAWM: Condition 15 - scheme for the installation of crossing points to protect the integrity of underlying pipelines and arrangements for crossing the Cuckoo Brook. (Discharge of condition)** at Land Either Side Of Willington Lock St Neots Road - Permitted

Clerk outlined some items for information only:

- Planning responses submitted
- Ongoing planning enforcement communications regarding 6A Green End
- Resident concern regarding Church End anti-social behaviour liaison with local Police and Borough Council Officers who are following it up
- Ongoing Borough communication regarding dual purpose bin by Pegasus crossing
- Funding streams potentially available information circulated to all village groups

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- The Remembrance bench and Cranbourne Gardens bench have been installed
- Borough Officer ongoing communication regarding the improvement works planned to the path to the school from the new developments, which is due to be carried out in August, To be followed up again, Borough Councillors to assist with this. NG thanked for cutting brambles back.
- Meeting with Highways Officer to discuss siting of the vehicle activated sign posts undertaken following contractor unable to place them on existing posts, works now programmed in for Highways to do.
- Liaisons regarding encroachment on public bridleway along Hookhams Lane.
- Liaisons regarding Church Farm Barns issues.
- Parish Council engagement with Local Outbreak Engagement Board, plan produced for Renhold.
- Access communications with landowner regarding path at rear of Church.
- Communications regarding Appointment of Trustees for Renhold Charity Cottages. It was unanimously resolved that Ian McIver and Margaret Dean be the appointed Trustees.
- Thanks recorded to AQ and Clerk for continuing to work hard to move forwards positively so many parish issues.

10. DATE OF NEXT MEETING: - To be held on 17th August 2020 starting at 6pm and 2nd September 2020 starting at 7pm. Meeting closed at 8.10pm

Signed

Dated