



PARISH OF RENHOLD



Minutes of RENHOLD PARISH COUNCIL meeting held on Thursday 26th February 2025 at 7.00pm at Renhold Village Hall, Wilden Road

IN ATTENDANCE: Parish Councillors Mrs. Dean, Mrs. Brunsdon, Mr. Warwicker, Mrs. Gribble (Chair), Mr. Rayner, the Clerk, and no members of the public were present.

Item	Minutes of discussions and resolutions	Actions and Responsibility
1	<p>WELCOME BY CHAIR, APOLOGIES FOR ABSENCE, DECLARATIONS OF PERSONAL AND PREJUDICIAL INTEREST FOR THE MEETING TO BE MADE</p> <p>Cllr. Gribble welcomed all to the meeting, thanking everyone for attending. Apologies for absence were received and accepted from Mrs. Roberts and Mrs. Cardinale.</p> <p>No declarations of interest received for the meeting other than noting NG on the Neighbourhood Plan Working Group.</p> <p><i>The Chair adjourned the meeting at this point</i></p>	
2	<p>OPEN FORUM – MEMBERS OF THE PUBLIC ARE INVITED TO SPEAK</p> <p>No public statements received.</p> <p><i>The Chair reconvened the meeting at this point</i></p>	
3.1	<p>PLANNING AND DEVELOPMENT - for full Council to agree responses to:</p> <p>It was noted that information had been shared with all Councillors ahead of the meeting regarding applications and some Councillors had undertaken a site visit to the application.</p> <p>a) APPLICATION NO:- 24/02190/FUL Single storey front extension with entrance relocation, roof extension over existing footprint, removal of flat roof dormer window and installation of rear and front dormer windows, partial demolition of existing rear extension and addition of a new single storey flat roof extension to the rear at 51 Wilden Road – amended plans - the Council reviewed the application, it was unanimously agreed to respond with concerns that this is over development.</p> <p>b) APPLICATION NO:- 25/00261/FUL Full Planning Application Loft conversion, including raising existing roof height and addition of front gabled dormers and skylights with associated internal and external alterations. Proposed box dormer to the rear at 10 Langlands Road - the Council reviewed the application, it was unanimously agreed to respond with concern this would set a precedent and would impact on neighbouring properties.</p> <p>c) APPLICATION NO:- 25/00032/FUL Demolition of existing side extension and erection of one and two storey front extension and two storey rear and side extension at 100 Wilden Road - the Council reviewed the application, it was unanimously agreed to respond with concern that this is overdevelopment, which the dwelling sits on a sizeable plot at present it felt this proposal is imposing and that it will be a significant and sizeable increase disproportionate to the original size of the dwelling in situ which is something that concerns that Parish Council.</p> <p>d) APPLICATION NO:- 25/00050/FUL Erection of a detached self-build dwelling at Land Adjoining 56 Top End - the Council reviewed the application, it was unanimously agreed to respond with an objection as this would be a new dwelling in open countryside which would set a precedent for the local area which is a concern. The Parish Council were mindful of the previous application on this site and the Council's submitted comments. It was agreed to include in the objection a reiterating of the comments previously submitted on this site that it is over development, out of keeping with street of scene, impact on nearby listed buildings. Councillors also wished to express that the draft Bedford Borough Council Local Plan 2040, with the public consultation on which ended on 29th July 2022, there is no requirement or expectation for any housing development within the Parish of Renhold. As part of the</p>	<p>Clerk to action</p> <p>Clerk to action</p> <p>Clerk to action</p>

	Renhold Neighbourhood Plan process however, following an independent housing needs survey commissioned to inform the emerging Renhold Neighbourhood Plan it has indicated that a small number of mixed type housing units, may be required over the next 10 years, comprising in the main of affordable housing to meet an identified local need. This proposal is not therefore in keeping with the local planning policy or the emerging local policy.	Clerk to action
3.2	<p>Planning and Development: to consider Applications and agree responses to Applications received after the publication of the agenda if applicable –</p> <p>APPLICATION NO:-25/00383/FUL Single storey side/rear extension and conversion of existing garage at 5 Brook Lane Renhold - the Council reviewed the application, it was asked the Clerk to seek a time extension from the Officer for comments in after the April meeting.</p> <p>APPLICATION NO:-25/00336/FUL Demolition of existing commercial unit and replacement with chalet bungalow dwelling at 25 Top End - the Council reviewed the application, it was unanimously agreed to respond with an objection on the grounds of the precedent this would bring as well as it being backland development which are both real concerns for the Parish Council.</p>	<p>Clerk to action</p> <p>Clerk to action</p>
3.3	<p>Renhold Neighbourhood Plan public consultation update – document consideration</p> <p>Working Group report circulated, it was noted £1000 had been put in the Parish Council budget for next financial year, the Working Group had detailed £2000 would be needed to take the Plan through to Regulation 16 and then referendum. The Clerk had also been notified of a Locality Grant of £2270 due to be received in the Parish Council account, awaiting receipt of this. It was asked for the Clerk to clarify the breakdown of costs needed to take the Plan through its final stages.</p>	Clerk to action
4	<p>BEDFORD BOROUGH COUNCILLOR REPORT</p> <p>Cllr. Gribble is now the Portfolio Holder for Environment it was noted. Visit and walkround of the Spires development done with the Neighbourhood Watch Coordinator.</p> <p>Ward Fund update on silver birch replacement with a different species in Green End to be secured through the Ward Fund, this is with the Borough Council Officer and will include care for two years, awaiting to be planted.</p> <p>Bulky Waste collection discrepancy with Renhold village compared to other smaller rural parishes, Borough Councillor is following up on this.</p> <p>Parish Councillor communication regarding Green End dog waste bin is being explored by Cllr. Gribble to try and get a better positioned bin for dog waste, request has been sent to the local authority, Officer to inspect site it was noted. Bin request for Water End for across the roundabout in the layby at Water End which is to be installed, this has been chased.</p> <p>Traffic flow through the parish discussed previously with the most recent traffic flow counts to be checked, agreed follow up was to ask local authority for data, Andy Prigmore had been contacted.</p> <p>Monitor Ravensden Road entrance gate, and associated work including markings, work being carried out by local authority, had been chased various times, the gates had also been chased. Latest was line painting crew are due to attend to this shortly Cllr. Gribble reported having attended a recent meet with Andy Prigmore, this is due to be done Christmas. It was noted the sunken section of the road along Ravensden Road remains an issue, Cllr. Gribble has reported.</p> <p>It was noted the next Orbit home walkround was due imminently, Cllr. Rayner to follow up. It was noted the bridleway at the top of Markham Rise needs to be revisited by the local authority as there are some issues at present. There was a Councillor request for a walkround of Cranbourne Gardens to look at local issues, Cllr. Gribble to follow up. It was noted the Thor Drive to St Neots Road there is a raised manhole cover that is causing a hazard, along with some overgrown hedges in Thor Drive that have been reported into the local authority.</p> <p>The Hookhams Lane verge damage due to building work continues to be monitored.</p> <p>Bedford Borough Council Local Plan update in regards to the latest Inspector communications discussed, as well as the Borough of Bedford Local Access Forum engagement with East West Rail and information circulated following Bedfordia Farm communication regarding a solar panel farm.</p> <p>Cllr. Gribble also reported that the local authority have approved work to improve the</p>	<p>Cllr. Gribble</p> <p>Cllr. Gribble</p> <p>Cllr. Gribble</p> <p>Cllr. Gribble</p> <p>Cllr. Gribble</p> <p>Cllr. Rayner</p> <p>Cllr. Gribble.</p>

	<p>flooding issue outside 36 Church End and work on the bridleway path improvements from the Spires to Church End are expected to commence shortly. Following the successful securing of a sizeable grant through the Rural Prosperity Grant Fund which will bring a much needed improved walking to school route for the local families.</p> <p>A Police and Crime Commissioner meeting to be held in the local ward area is being arranged by Cllr. Gribble.</p>	
5	<p>PARISH COUNCILLOR VACANCIES</p> <p>No expressions of interests received, had continued to be shared across various local network platforms.</p>	
6	<p>FINANCE AND POLICY MATTERS TO INCLUDE</p> <p>a) Grant applications for consideration: Renhold Churchyard – this item to be carried forward.</p> <p>b) Quotations to be considered and agreed – Cllr Gribble reported placing a memorial plaque on the bench on the Green, is ongoing. Grass cutting price for 2025 to be confirmed, expected to be inline with the present level of expenditure, which Councillor were in agreement due to best value and good service that contractor Morgan Pell to be retained, resolution passed. It was noted the contractor was following up on the hedge maintenance work as well, so expecting invoice for this. Website quotation discussed, it was unanimously agreed to continue with Robbie Bays Media for one further year, resolution passed. It was discussed and agreed that Parish Council documents continue to be uploaded to the Parish Council website as well as a link to the local authority planning portal. It was confirmed that all new updates would also be posted on the Parish Council website so going forwards this would supersede a standalone village circulation communication as all items would be published and widely available on the website.</p> <p>c) Financial monitoring review Clerk had shared the report, all items inline with expenditure at this point of the year it was noted.</p> <p>d) Invoices to be paid Renhold Magazine donation £929.13 Amanda Quince reimbursement of Neighbourhood Plan expenses £33.01 Renhold Village Hall Neighbourhood Plan hire of hall £187.50 Morgan Pell grass cutting £1944.00 Mr Wallinger Green End bus shelter installation £150.00 Cloud Next website hosting renewal £60.00 Bill Peet and Son grass cutting and War Memorial maintenance £2212.08 Keith Herkes reimbursement of Land Registry searches £28.00 Backlight Ltd Administration service January £724.46 British Legion Dday wreath £25.00 2023 British Legion Dday wreath £25.00 2024 Bolnhurst Old School Donation NP board usage £10.00 Three SIM card payment £9.00 direct debit Councillors unanimously agreed to resolve the above items for payment. Resolution passed. Clerk detailed bank charges letter, noted monthly charge being applied to account.</p> <p>e) Policy documents for consideration and approval The Standing Orders, internal audit controls, financial and general risk assessment documents with updates as highlighted had been shared with Councillors ahead of the meeting, feedback comments received. It was unanimously agreed to approve the Standing Orders, internal audit controls, financial and general risk assessment documents, resolution passed. Clerk to send latest documents to website.</p>	<p>Future Item</p> <p>Cllr. Gribble</p> <p>Cllr. Gribble</p> <p>Clerk to action Clerk to action</p> <p>Clerk to action</p> <p>Clerk to action</p>
7	<p>MINUTES OF THE LAST MEETING</p> <p>The Council unanimously agreed to sign as a true and accurate record, the Chair signed the minutes from 16th January.</p> <p>Matters arising were:</p> <ul style="list-style-type: none"> ▪ Payment of accounts issued ▪ Planning comments submitted 	

	<ul style="list-style-type: none"> JP communication regarding Jubilee celebrations edit actioned on Parish Council website. Awaiting copies of BFARe minutes to come through, having recently chased with Ward Councillor for Wyboston, no progress. To arrange an invite to the local MP for the Cranbourne Gardens development, Cllr. Gribble had sent invite. It was agreed to explore options regarding the tree work at the War Memorial, Cllr. Gribble to follow up with landowner. Bank signatory work remains ongoing. The additional location highlighted to the police during the January meeting in the village that had been flagged within a hot spot area, that could be used for carrying out speed checks – Community Speedwatch Coordinator to share details of suggested location with PC Napoli . Understanding the police resources available relating to enforcement of Traffic Regulation Orders as well as commercial weight restrictions in situ in Renhold with suggestion of using volunteer time to support with processing the follow up work generated, as well as offering volunteer time to do this. Appropriate safe access by a volunteer to the police database would be an item that would need clarifying to be followed up. The highways walkround with Borough Council Officer and Borough Councillor Jim Weir Deputy Mayor & Portfolio Holder for Environment, Highways & Transport summary report to be done by Cllr. Gribble to go on the Parish Council website. Additional items raised during the highways walkround were: white markings had been placed in Green End seeking if these were related to forthcoming footway improvement works. Asset management document to be drafted. Code of Conduct document uploaded to website, redacted signature version ongoing, awaiting June absent Councillors signatures on document. Further reminder for all Councillors to insert their email signature as previously agreed. Highways Officer in attendance at previous meeting, had followed up overhanging vegetation along St Neots Road, it was noted this clearance had not been completed so Officer was contacted to follow up. The items raised from the Deputy Mayor visit walkround items, these included items in Green End had not had 30mph painted on the floor, Officer was chased. Clerk had sent communication to local ambulance service regarding the defibrillator matter previously raised, remains unchanged, acknowledgment received, awaiting full response, has been chased. Therefore, drafted policy document work remains on hold it was noted. Pupil bollards suggestion for the bend had been explored by the Parish Council with local authority. Enforcement camera data had been sought from the local authority for sharing with the school and wider community. Making the area a red way could also be explored as a further solution. Idling car cards to be followed up by Cllr. Gribble. Clerk had shared parking enforcement reporting information for the school to share. Thanks had been passed on the website administration for supporting the Neighbourhood Plan Working Group. Asset register update is being done as part of financial year end. Repairs had been actioned for the vehicle activated speed sign in Ravensden Road. Average speed camera data requested from local authority had been received. The East West response had been submitted. The precept level had been submitted to the local authority. Resident communication regarding village calendar online action is ongoing for it to be placed on Parish Council website. 	<p>Ongoing Monitor</p> <p>Cllr. Gribble</p> <p>Cllr. Gribble Clerk</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Cllr. Brunsden</p> <p>Ongoing</p> <p>Ongoing</p> <p>Monitor</p> <p>Ongoing</p> <p>Monitor</p>
8.	CORRESPONDENCE AND INFORMATION RECEIVED	

NALC Events Bulletin emails
 BBC Planning weekly list email
 CPRE update emails
 Bank statements
 Crime statistics - forwarded to all
 ERTA Voluntary Transport email
 BBC Weekly Licensing list – Clerk has checked
 CPRE latest newsletter
 Renhold Magazine article submission and communications
 VAS summary data information communications
 NBB Recycled Furniture promotional emails
 Website manager communication on Parish Council website regarding distribution list issues
 BBC Parish and Town Council Update – circulated
 Community Heartbeat defibrillator communications regarding new devices
 Renhold Neighbourhood Plan Working Group report – circulated, agenda item
 National Highways Important roadworks information: A421
 Communications regarding camera at Water End
 Renhold Village Hall April 2025 meeting date communications regarding April meeting with Chapter House
 Latest Crime Statistics received – circulated
 Councillor communication on overgrown hedges Thor Drive and Asgard Drive
 Morelock communications regarding Ravesden Road device copied into Councillor communications
 Resident clarity sought over average speed camera ongoing costs – responded to
 Resident communication copied into with Borough Council regarding overgrown hedge vegetation
 RNPWG Budget 2025/26 communications – agenda item
 Sovereign - Bringing Imagination Into 2025!
 Member of the public interest in accessing Renhold Football Pitch – responded
 Resident communication regarding village circulation list – responded to
 BBC response to Renhold Neighbourhood Plan consultation
 BBC Officer communication regarding clarity for Planning Parish Consultation letter for 24/02059/S73A – shared on with Councillors
 Councillor communications regarding East West Rail drafted response
 Resident communication regarding Hookhams Lane verge damage – responded to
 East West Rail Automatic reply: Renhold Parish Council response
 East West Rail Parish Council response placed on Parish Council website communication
 BBC Temporary Road Closure Hookhams Lane Renhold 24 - 067
 RNPWG Meeting number 28 January 27th 7:30 at the Chapel copied into communications
 FAO Parish Clerk - Bus Shelter Details
 Donation to Bolnhurst Old School for use of Display boards for NRWG Drop-In communications
 Police Priority Setting Meeting 18th February 2025 information – circulated
 Renhold Village Hall Management Committee communications regarding funding application – responded to
 Your Upcoming Cloud Next Renewal - Action Required - agenda item
 RNPWG Land Register searches reimbursement – agenda item
 Councillor communications regarding hedge cutting
 Councillor communication regarding wild flowers at Orbit
 Copied into Renhold Neighbourhood Plan and Renhold Sports Club communication
 BBC Planning Adjacent Parish consultation letter - circulated
 Borough Councillor NG communication regarding Introduction to Bedfordia Solar Farm and Briefing Offer – circulated
 NPWG clarity on planning matter on Hookhams Lane sought – responded to
 BBC Planning Re-consultation letter - circulated, agenda item
 BBC Letter about Decision of Planning Application 24/02057/S73A – circulated, agenda item
 Communication from Bedford Borough Council regarding Renhold items they had been contacted regarding
 RNPWG meeting February 10th at 7::30 at the Chapel communications copied into

BBC Planning Parish Consultation letter for 25/00261/FUL – circulated, agenda item
 Council Connect: Renhold Parish Council's Guide to Smarter Planning, Stronger Security & Free Webinars
 National Highways notification of some upcoming closures on A1 and A421
 Resident communication regarding Top End planning application
 CPRE Now open! Living Countryside Awards
 RNPWG Locality Grant 2024-25 communications
 FW: Safety of lithium-ion batteries campaign
 Renhold Village Hall event poster – responded to, shared with website
 BBC Letter about Decision of Planning Application 24/01253/FUL - circulated
 Renhold Village Hall Invoice for Hire in December 2024 - agenda item
 Spires Estate Neighbourhood Watch Group communication update
 BBC Planning Parish Consultation letter for 25/00383/FUL - circulated, agenda item
 Borough Councillor NG Renhold & Ravensden Ward visit communications
 Bill Peet & Son Invoice - agenda item
 BBC Planning Parish Consultation letter for 25/00336/FUL - circulated, agenda item
 JR apologies for the Parish Council meeting – responded to
 Grass cutting invoice – agenda item
 Mr Wallinger's invoice – agenda item

Planning application decisions to be noted

25/00017/LDP Certificate to confirm that the details submitted do not require planning permission (Proposed loft conversion with box dormers to rear; installation of skylights; internal alterations) at 10 Langlands Road - Certificate Issued
 24/02405/S73A Installation of dormer window to side, flat roof dormer to rear and side, alterations to approved dormers to front, alteration to approved driveway (parking) layout and external alterations. (Development already commenced) at Elmleigh 18 Wilden Road – Refused
 24/02374/FUL Replacement of flat roof to pitched roof at Byways 14 Woodfield Lane – Permitted
 24/02325/AOC 22/01468/EIAWM - Condition 3 Archaeological Mitigation Strategy for extraction phases 5-8 (Part discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site - Part Approved
 24/02327/AOC 22/01468/EIAWM - Condition 18 Arboricultural Method Statement (discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site – Permitted
 24/02332/AOC 22/01468/EIAWM - Condition 33 revised and expanded monitoring and maintenance plan in respect of water quality (Part discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site - Part Approved
 24/02330/AOC 22/01468/EIAWM - Condition 27 updated Dust Management and Mitigation Plan (discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site – Permitted
 24/02329/AOC 22/01468/EIAWM - Condition 24 updated Noise Management Plan (discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site – Permitted
 24/02333/AOC 22/01468/EIAWM - Condition 37 plan for advance hedge planting works (discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site – Permitted
 24/02331/AOC 22/01468/EIAWM - Condition 32 revised and expanded Hydrometric Monitoring, Mitigation and Maintenance Scheme (Part discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site

- Part Approved

24/02327/AOC 22/01468/EIAWM - Condition 18 Arboricultural Method Statement (discharge of condition) at Land South Of St Neots Road, Bedford Incl. Land To North East And West Of Existing Willington Lock Quarry Extraction Area, The Existing Willington Lock Quarry And Mineral Processing Plant Site – Permitted

24/02274/FUL Demolition of existing conservatory and storage shed. Erection of a single storey rear extension and external window alterations, erection of detached garage and extension of existing porous gravel driveway at 17 Top End – Permitted

24/02217/AOC 23/00121/FUL - Condition 03 - Junction and Surface Water Drainage (Discharge of Condition) at 18 - 20 Woodfield Lane – Permitted

24/02059/S73A Change of Use of paddock land to residential curtilage (development already carried out) at Hill Farm Barn Water Lane – Refused

: 24/02057/S73A Erection of brick boundary wall (Development already carried out) at 62 Green End – Refused

24/01253/FUL Erection of ancillary residential outbuilding and equestrian storage at Dairy Farm Cottage St Neots Road - Refused

9.	Close of Meeting The next meeting to be Thursday 3 rd April 2025 at 7pm at the Chapter House. Meeting closed at 7.55pm.	
----	----------------------------------------------------------------------------------------------------------------------------------------------	--