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Minutes of **MEETING of RENHOLD PARISH COUNCIL** held on **Thursday 29<sup>th</sup> November 2018** at 7.30pm in the Renhold Village Hall, Wilden Road.

**PRESENT:-** Parish Councillors, Mr. Slater, Mr. Gurney, Mrs. Dean, Mr. Cook, Mrs. Gribble, Mrs. Brunsdon, Mrs. Quince and Borough Councillors Stephen Moon and Sheryl Corp, the Clerk Mrs. Barnicoat and five members of the public.

**1. WELCOME AND APOLOGIES FOR ABSENCE TO BE RECEIVED:** - Cllr. Slater welcomed everyone to the meeting and thanked everyone for attending; it was noted the Borough Councillors were running late from another meeting. It was noted that Mr. Gregory had resigned from the Council, the Clerk to notify the Borough Council and the vacancy process to be commenced.

**2. DECLARATION OF PERSONAL AND PREJUDICIAL INTERESTS:-**

There were no declarations of interest received for the meeting.

The Chairman adjourned the meeting for the next item.

**3. OPEN FORUM: -**

There was a comment it was pleasing to see the collective effort of the Renhold Remembers commemoration in the village.

The Chairman reconvened the meeting.

**4. MINUTES OF THE LAST MEETING AND MATTERS ARISING:-**

The minutes of the meeting held on 18<sup>th</sup> September and 17<sup>th</sup> October had been circulated. The minutes were discussed, the documents were approved, unanimously agreed, resolution passed and signed by the Chair as a true and accurate record.

In terms of matters arising it was detailed that the Clerk had received confirmation that the Police priority meeting attendees were booked. Also confirmation a number of attendees were booked for meeting invite with Alastair Burt MP. The RNLI had sent a thank you letter for the recent donation. The Clerk had submitted the planning responses from the last meeting. The War Memorial contractor was advised of roses being planted and not to remove them. Feedback was given to Renhold Chapel regarding the grant process, and both a Rural Grant and Borough Council Ward Fund application had been made. The Clerk had received notification for the planning application at 27 Hookhams Lane to have an extension for comments to enable the Parish Council to meet and discuss before submitting comments, this was agreed by Officer Rachel Duncan. This had also been agreed in relation to 56 Top End where an extension for comments was agreed by Officer Richard Sayki. Officer Paul Barber had confirmed an extension to comments as well for the Wentworth House application along Ravensden Road. The request about signage for Spires having slow down signs was sent to Cllr. Uko, who responded outlining that as the highways are currently still in private ownership nothing can be done by the Borough Council. However, once they have been adopted there will be an analysis on the entire estate probably early next year. The Clerk had contacted the local authority about the two proposed new benches and received confirmation there is no objection from the local authority for the bench to be located on 'the green'. The Officer detailed we have no objections to the siting of the seat in Green End. In regards to the Cranbourne green area, it will be another Officer that will need to be consulted and they will need a more definite location before giving feedback. The Council had received a Commemorative certificate for flying the flag for Royal Merchant Navy Day, it was discussed it would be good for this

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certificate to be on display and it was noted it is hoped that the flying of the flag will continue annually. All other items will be covered during the meeting.

**6. BOROUGH COUNCILLOR REPORT:-**

The Councillors were not present so this item would be dealt with when they arrived.

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

The Council had received the following useful updates from Bedford Borough Council. In regards to the Hookhams Lane weed issue this was reported direct to the Officer who managed the original work scheme, however, they have left the Council, so it has been directed to the Highways Helpdesk.

There is confirmation that a Borough engineer/Officer has been appointed to start work on the Hookhams Lane feasibility study. The Clerk has asked for a further update for this meeting but received no response, Cllrs. Moon and Corp have been copied into the associated communications on this matter.

The Clerk contacted, as requested from last meeting with the issues raised, in regards to the Borough site visit Church End and the Council's commitment to delivering a zebra crossing at the school. The Borough have confirmed that the various studies and assessments are going to be carried out by the local authority in the near future, to enable an installation for April onwards.

The assessment and design of the scheme will be carried out within this financial year with expected delivery of the scheme likely in the summer of 2019 (subject to any objections received). In terms of the funding for this installation work it has been confirmed the scheme will be funded in the 2019/20 financial year highways programme. The Parish Council had also wanted to know the engineer leading the consultation of the scheme, so this can be tracked and residents kept up to date with progress. The scheme will be designed by the Engineering Services Section, and the Parish Council will be notified when a design engineer has been appointed.

The Council also reviewed some resident communications received regarding Ravensden Road and average speed cameras. During a meeting Cllr. Cook recently attended the matter of average speed cameras at this location had been raised the Officer had been positive about the difficult approaches that could be taken. The Clerk to verify the associated costs with some of the different considerations discussed.

The highways capital programme overview was circulated and is out for consultation with the main projects the Wixams train station and work to Bromham Road bridge.

It was asked for the Clerk to request the white lines need repainting at the Hookhams Lane and Ravensden Road junction.

The road name sign at Hookhams Lane is damaged it was noted and needs reporting along with the street light that is illuminating the Top End average speed camera which appears to be broken.

It was also felt there needs to be more parking enforcement visits in the afternoon to Church End, so the Clerk to request.

**8. PLANNING AND DEVELOPMENT: -**

a) **Bedford Borough Council Local Plan final public consultation update** – The Clerk had circulated the final draft response to this important consultation and it was submitted ahead of the end of October deadline to the local authority.

b) 18/02858/FUL one and two storey side extension, front porch and external alterations at 8 Church End – Cllr. Gurney declared an interest in this application and took no part in the discussion. The Council reviewed the plans and had no objection to the application.

c) 18/02565/FUL erection of new dwelling with detached garage at land to rear of Wentworth House, Ravensden Road - Renhold Parish Council objects to this application. As an over-riding

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comment, 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. The application proposes the unnecessary diversion of the public footpath from Ravensden Road that runs to the rear of properties in Home Close to a new route following the access to the proposed dwelling and beyond until it meets the existing route. The path is well used by children going to Mark Rutherford School and by dog walkers and walkers, and is well used also by wildlife. The site also lies outside the Renhold : Salph End Settlement Policy Area. The site represents backland development, setting a precedent that could be used elsewhere along Ravensden Road. The dwelling could cause overlooking and loss of privacy for properties in Home Close.

*Cllrs Corp and Moon arrived at this point of the meeting*

d) 18/02496/MAF demolition of one dwelling and erection of 14 dwellings at 27 Hookhams Lane and land adjacent - Renhold Parish Council objects to this application. As an over-riding comment, 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. The majority of the site lies outside the Renhold : Salph End Settlement Policy Area. Notwithstanding the demolition of 27 Hookhams Lane the proposal represents backland development. The Design and Access Statement, para 2.1. The number of households in Renhold parish is in excess of 1,000, this number including the 3 Norse Road estates which are not characteristic of nor attached to or serviced by Renhold village. Design and Access Statement para 3.2. "A successful scheme will unite the land use, and avoid sudden contrast in character". Salph End is characterised by being mainly bungalows. 27 Hookhams Lane is a bungalow. The proposal is 14 2-storey dwellings, with 10 of them being 3-4 bed detached houses, totally out of character with Salph End. In the Design and Access Statement para 3.5. "Existing hedgerow or tree boundaries are particularly important, and the presumption shall be that they are retained and reinforced by new planting". 2 public footpaths border the site, and contrary to the statement in para 3. The 5, para 3.7 states "it is proposed to "open up" the site to the footpath both physically and visually". The rural nature of the public footpath will be lost as it is effectively taken into the housing site. In the Design and Access Statement para 3.10 identifies that layout and landscaping are reserved matters, so we cannot rely on either the number of dwellings, the layout and landscaping in the application, which subsequently, if a permission is granted, could come back as an entirely different scheme. The Design and Access Statement para 4.4. "The proposal includes the creation of an open space within the site with long views from the access and pedestrian link to the public footpath". 2 open spaces are only there because a dwelling could not be accommodated on that part of the site and neither has a usable area. The long view to the public footpath exists only because a turning head is required to provide access to the 4 units of affordable accommodation. The larger open space is required to facilitate the balancing pond and is an area likely to flood, and so not suitable for built development. The Design and Access Statement, para 4.13. Parking would be on-plot in accordance with the Council's adopted parking standards. Renhold's experience is that increasingly the number of cars per dwelling is increasing to the point that many properties now rely on on-street parking. 3-4 bedroom dwellings could easily see 2 or more cars per property and there does not appear to be scope for this number to be accommodated. Also Design and Access Statement, para 4.15 states that "This statement has analysed the local character of the area". It hasn't as it doesn't once mention bungalows. The effects of Development, para 5.3. In simple terms Table 5.1 forecasts that in the AM and PM peaks there would be a total 8 one-way and 8 two-way, and 7 one-way and 7 two-way trips respectively, with an imperceptible impact to the local highway network. The implication is that each property would generate only one trip in each of the AM and PM peaks. Whilst this may be an engineer's desk-top analysis experience locally is that many existing properties, smaller than those proposed, each generate at least 2 trips in the peak periods. Cannot rely on the forecast for the site. The Effects of Development, para 5.6. Table 5.2 shows the 85th

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percentile road speed for Hookhams Lane, as a result of work for the application. The Police undertook a survey of vehicle speeds in 2 locations on Hookhams Lane, and their results are at variance with the consultant's and represent local intelligence that vehicles speed in Hookhams Lane. The consultants identify an average 85th percentile road speed of [conveniently] 28.0mph. The Police survey identified an average 85th percentile road speed of 36mph at Home Close and 39mph further to the east.

e) 18/01770/LBC remove the existing brick panels in Barn A and reinstall using lime mortar, as many original bricks as possible and matching the rest. Dismantle, repair and replace where necessary the timber frame to north wall at Church Farm Barn, Church End - Renhold Parish Council does not object to this application, however, is deeply concerned that there has been no application at any stage to remove the historic post box at this property that was attached to the wall of the listed building. The Parish Council also would like to raise concern that there has been no application for the installation of a utility box on this external wall as well, which is unsightly and out of keeping on a listed building, where again no planning permission was sought.

f) 18/02692/OUT Outline application for the erection of 2 dwellings with all matters reserved except access at Land Adjoining 56 Top End - Renhold Parish Council objects to this application. As an over-riding comment, 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. All that will be established by this application is where access will be taken into the site, but effectively it will also establish the principle of residential development on the site, with no details of the dwellings, which might "come forward as self-build plots to meet the needs of those on the Council's Self Build Register". The site is remote from the Renhold : Green End Settlement Policy Area and therefore should not be considered for development. Renhold's character is that of a series of 'ends' separated and punctuated by green gaps. In Top End existing development is linear in style and the land subject of this application is one of the green gaps that give Renhold its character. In previous years the Parish Council has sought to have this site identified as a strategic green gap in the Borough Council's own policies. To build on it now would materially and adversely alter the character of Green

g) 18/02784/FUL Two storey front extension and raise roof height to facilitate loft conversion with front and rear dormers and external alterations at Woodside Cottage, Wood Lane - The Council reviewed the plans and had no objection to the application.

h) 18/02795/FUL One and two storey side/rear extension at 22 Top End - The Council reviewed the plans and had no objection to the application.

i) 18/02737/ADV, Rainbow Car Wash, Norse Road retention of various nonilluminated signage - Renhold Parish Council does not object to this application. However, it is concerned that development of the car wash has proceeded on the basis of doing something first and only then seeking permission for it. The Parish Council is concerned that signs are appearing, not subject of this application, to indicate directions to uses on the other side of Norse Road. We consider this to be inappropriate. The Parish Council is also concerned that an increasing number of vehicles are being 'parked' on the site which do not appear to relate directly to the car wash. Is a separate planning application required if car storage or sales is taking place?

j) Other planning matters to include application decisions – it was noted that the recent applications for Pilgrims Rest 2 Top End, 14 Brook Lane and 10 Becher Close have been granted permission.

It was agreed to return to the agenda item 6, now Cllrs. Moon and Corp are present.

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

Cllr. Moon detailed that they had been monitoring the Hookhams Lane feasibility study communications, the latest is the traffic surveys will be commissioned shortly, although it was

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aksed for these not to be done over the school holidays. With a final report expected in February/March from the engineer. It was agreed to check to see if they have the latest police speed data along this road.

Cllr. Moon added that the Local Plan final draft is due to go to the Executive Committee shortly.

Cllr. Moon reported that there are some remaining Ward Fund monies remaining so the Ward Councillors would like to increase their contribution to the Chapel request, to a level of £2k. There was a discussion on updating the Rural Grant application to reflect this and agreement by the Parish Council for the funds to be spent directly to the Parish Council for ease of administration. The Clerk would liaise with Cllr. Quince regarding this.

It was also highlighted that the Parish Council have been receiving a number of unhelpful communications regarding the request for a dual purpose bin by the Polhill Arms. Cllrs. Moon and Corp offered assistance with this, so the Clerk to follow up.

### **9. VILLAGE MATTERS:-**

The dual purpose litter latest had been covered, noting that after the latest follow up the Officer had advised that they proposed for the Borough look to undertake some patrols using Enforcement Officers and erect some signage as the first stages to deal with this problem, if this improves then fine if not we will look at the options of installing a bin at the location.

There had been a suggestion between meetings to further commemorate the remembrance celebrations that the parish could have a specific remembrance bench like on the Embankment. It was discussed and felt this was a good idea to have a bench located as a permanent commemoration of this important event. It was agreed that it would be located at the War Memorial and that the Clerk to look into the costings. It was added that it was pleasing to see so many people attend the remembrance services recently.

The Council wished to thank the number of people who had given their time to help make the celebrations so successful, it was agreed that a letter of thanks be sent to all those that had helped from the Parish Council. Cllr. Quince had written to each child involved with the service to thank them.

Cllr. Gribble updated that the original tree company had been unable to supply as discussed previously, Cllr. Gribble had purchased a tree for £42 that had been planted at the Memorial area. It was unanimously agreed that Cllr. Gribble to be reimbursed for this, receipt to be brought to the next meeting.

The Council again wished to record their grateful thanks to Cllr. Quince who had coordinated so many of the items for remembrance celebrations.

In regards to the Cranbourne Gardens bench it was agreed that through Cllr. Brunsdon feedback from residents would be obtained and brought to a future meeting as to where the bench could be sited. The Borough Officer did want clarity on whether it would be a Parish Council asset, the Council agreed it would.

The Clerk had circulated some useful updates from the Spires Neighbourhood Watch group.

It was noted a resident had reported some sewerage issues in a ditch by Wood Lane.

The Clerk had commenced enquiries into the possibility of the former telephone box at Green End being used as a public defibrillator. However, in recent weeks after years of being left, the telephone box has now been removed, so alternative areas will need to be considered.

It was agreed to look into different options relating to the bus shelter cleaning going forwards, in the first instance a specification to be collated. The Clerk to send a letter of thanks to Mr Tarbx for his many years service.

### **10. FINANCE MATTERS: -**

The latest transaction report was circulated.

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a) Invoices to be paid

The following outstanding invoices were presented

Barnicoat Ltd clerking service October invoice £715.18  
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E Barnicoat poppy wreath donation reimbursement £17.00  
British legion remembrance donation £25.00  
A R Worboys Ltd grass cutting £185.40  
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Mr Tarbox Church End bus shelter cleaning £110.00  
JCB Printing laminated posters for remembrance £10.00  
Amanda Quince reimbursement of the roses purchased for remembrance £145.00

It was unanimously agreed to pay the above cheques. It was noted the Parish Council had recently received some CIL monies totalling £3,491.70.

b) Financial analysis of budget against expenditure 2018/19 – this was circulated and there were no items of concern to be noted.

The quotation for fixing the new seat on the green had been circulated to all, it was unanimously agreed to accept the quote for the work and Cllr. Gurney agreed to liaise with the contractor. It was also discussed and it was felt the best approach to install the remembrance bench and the bench for Cranbroune Gardens at the same time.

The Clerk had been in touch with the Borough Council regarding the outstanding grass cutting contribution.

The Parish Council agreed to sign the Village Hall hire agreement, Clerk to submit.

c) Financial assistance requests to be considered

The new village group doing afternoon teas had received an application form, responding they are going to trial the format before applying for assistance.

The Council considered the application for assistance from Renhold Sports Club, it was unanimously agreed to award a donation of £550.00 to this village facility towards insurance costs.

The Council considered the application for assistance from the Churchyard, it was unanimously agreed to award a donation of £800.00 to this village facility towards the maintenance.

The Council considered the application for assistance from Renhold Village Magazine, it was unanimously agreed to award a donation of £1500.00 to this village facility towards the publication.

**11. FEEDBACK FROM MEETINGS COUNCILLORS HAVE ATTENDED:**

Cllrs. Gurney and Dean had attended the police priorities meeting recently where it had been agreed the next priorities for the next quarter would be vehicle crime and burglaries. Cllr. Cook had attended the Town and Parish Network meeting with some very useful feedback on the Local Plan, Neighborhood Plans, highways maintenance, Transport 2020 Project, and East West Rail. Cllr. Slater had attended and circulated the presentations from the recent Bedfordshire Association of Town and Parish Councils AGM. Four Parish Councillors had attended the meeting with Alistair Burt MP.

**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

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CPRE update emails  
Bank statements  
Crime statistics  
Village circulation list interested residents wishing to join  
ERTA Voluntary Transport email  
Village newsletter deadline email  
Clerks and Councils Direct magazine  
Beds Police newsletter  
Beds Bugle  
Confirmation Police priority meeting attendees booked  
Confirmation attendees booked for meeting invite with Alastair Burt MP  
CPRE magazine and newsletter  
Renhold Sports Club financial request application form  
Renhold Churchyard application form received for financial request  
Borough Councillor report for the meeting  
British Legion thank you letter for donation  
RNLI thank you letter for donation  
Letter from resident regarding Church End bus shelter cleaning  
Communications regarding Hookhams Lane weed issues sent to Highways Helpdesk  
War Memorial contractor communications ahead of remembrance service  
Church End zebra crossing clarity sought from Borough Officer  
CPRE Houghton Regis north information  
Renhold Chapel grant application for Rural Grant forms received  
Resident regarding speeding in Ravensden Road  
Planning communication regarding 27 Hookhams Lane with Officer  
BATPC AGM presentations  
BBC Officer communication regarding bench proposed at Cranbourne Gardens  
Communications with BBC regarding bench to be located on 'the green'  
Officer communication regarding proposed bin by footpath 26  
Confirmation Local Plan response was submitted  
Resident with update on Spires estate NHW  
Copied into photos from recent remembrance events in the parish  
Copy of CPRE response to Local Plan  
Resident communications regarding planning application at Wentworth House  
CPRE information on Oxford Cambridge arc  
Resident reporting sewage in ditch at Wood Lane  
BBC Town and Parish Network meeting information  
Resident detailing village poppy that has been carved  
BATPC Arnold Baker Local Council Administration book information  
Waterway Trust welcoming Oxford to Cambridge arc  
Resident communication regarding post box in Church End  
Resident communication regarding defibrillator request at Green End  
Commemorative certificate for flying the flag for Royal Merchant Navy Day  
BBC CIL letter and remittance for funds received £3491.70 for Wilden Road  
Information on how to help survive winter  
Resident request for September meeting minutes and subsequent communications  
Member of public request for September meeting minutes  
BBC information on Church End culvert Ravensden  
BBC Electoral Register request for copies

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UK Power Networks preparing for a bad night  
Positive feedback from the planting of the roses by the War Memorial  
Resident communication regarding 27 Hookhams Lane  
Communication from new group and update on applying for funding support  
Quotation for fixing new seat on the green  
Resident communication regarding two recent applications in parish  
BATPC Diversity Commission information  
CPRE Christmas Drinks invitation  
BBC agenda for Standards Committee  
Resident communication regarding application at 56 Top End

**13. FUTURE AGENDA ITEMS: -**

Those that arose.

**14. DATE OF NEXT MEETING: -** this was agreed to be Monday 14<sup>th</sup> January 2019 at 7.30pm, meeting closed at 9.50pm

Signed .....

Dated .....