

## Draft 24.06.2020

### Minutes of **MEETING of RENHOLD PARISH COUNCIL** held on **Wednesday 24<sup>th</sup> June 2020 at 7.00pm**

**PRESENT:-** Parish Councillors: Mrs. Quince (Chair), Mr. Cook (Vice Chair), Mrs. Brunsdon, Mrs. Dean, Mrs Gribble, Mr McIver, Mr. Polhill, Mr. Rayner, Mr. Warwick and the Clerk Mrs. Barnicoat. Borough Councillors Tim Creswell, Phillipa Martin-Moran-Bryant and Stephen Moon and five 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. Borough Councillor Christine McHugh had sent apologies for absence which were accepted.

**2. DECLARATIONS OF PERSONAL AND PREJUDICIAL INTEREST TO BE DECLARED FOR THE MEETING:** - Cllr. Dean declared an interest in agenda item 4.b). No further declarations of interest were received for the meeting.

The Chair adjourned the meeting for the next item.

**3. OPEN FORUM: -**

Resident was concerned about the Rainbow car wash on the parish boundary. Resident was encouraged to report concerns directly with Local Authority.

Resident expressed concern about the remodelling of the property at Green End. Planning enforcement liaisons are ongoing and it was suggested that Borough Councillors be copied into the recent Officer communication. Borough Councillors detailed that the Environmental Committee are soon to undertake a review given the regular concerns around planning enforcement. It was also noted that the retrospective application for the annexe at 6A Green End would now be going before the Planning Committee.

A resident made an enquiry regarding the comparative cost of meeting remotely and in a village facility.

A resident asked about The Three Horseshoes planning update. It was noted that the retrospective application had been approved.

The Chair reconvened the meeting for the next item.

**4. PLANNING AND DEVELOPMENT: -**

**a) Salph End planning applications update: 19/02194/MAO up to 28 dwellings at Land East of Hookhams Lane, 19/01974/MAO up to 400 dwellings at 25 Hookhams Lane, 20/00349/MAF up to 13 dwellings at Thistledown 27 Hookhams Lane**

It was reported that the application for 400 houses had been refused earlier that day. The decision notice will be circulated with an update to the village circulation list. The Council expressed their grateful thanks to all involved with the robust objections to the application, which had been submitted.

The Clerk to update the planning consultant and to follow up regarding the work done to date.

**b) 20/01113/FUL Demolition of existing two storey double garage at rear of existing dwelling and erection of 2 five bedroomed dwellings with integral garages and associated works at Land To The Rear Of 35 Hookhams Lane – Cllr. Dean declared an interest in this item and took no part in the vote on this application. The Parish Council unanimously resolved to object to this**

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application on the grounds that this application is back land development and over development of the site. The proposed dwellings are very imposing properties for a rural setting, given that they are effectively in a rear garden. The Council is concerned about coalescence which is out of keeping given it is an area where there is a linear street scene. It was noted that there are a high number of allocated vehicle spaces (14) for this application. This does worry the Council given the clearly expected volume of vehicle movements into and out of the proposed properties. This naturally brings a concern over the highways access, and the safety concern for users accessing the junction given the well documented and recorded high speeds along Hookhams Lane. In addition, there are high volumes of traffic along this road at peak times, so the Council does not feel it is a safe highways access and can provide further supporting evidence for this. The Parish Council would also like to express concern that the garage at the rear of the property has already been demolished, therefore that element of the planning application should be retrospective. Finally, the Council wishes to add that they are aware of concerns expressed regarding the boundary line of the site, in particular in relation to the public right of way, which runs at the rear of the site. It is understood that the Rights of Way Officer will be consulted on this application, although the Parish Council would not wish to see any impediment placed on the public right of way and reiterates that it MUST remain accessible for all users.

**c) 20/01006/FUL Erection of indoor swimming pool building at Pilgrims Rest, 2 Top End –** Cllr. Caswell offered to send guidance to the Clerk on the local authority tree policy. The Council unanimously agreed that this application should be called in, as they wished to object to this application on the grounds of the loss of trees, given they are trees of a significant size and therefore the local authority planning policy does state there needs to be consideration of preserving them. In the application it states they are not significant. The Council strongly argues that the trees in question are both substantial size in both height and width, and so must not be lost. The Council would like to see the proposed structure moved, which it could easily be, to avoid the loss of the trees. The Council has requested for this application to be called in for this reason. The applicant has also not included a full tree survey of the site, which given the covering of the site with such sizable trees seems shortsighted. The Council asks that the Planning Officer requests this information. The Council also notes the structure and pool are a significant structure in a rural setting, so wish for a planning condition to be applied to ensure that the pool is only used for recreational use and not for commercial use.

**d) 20/01011/FUL Loft conversion with rear dormer at 42 Primrose Fields –** The Parish Council resolved unanimously to have no objection to this application.

**e) To agree a response to Houses in Multiple Occupation: Supplementary Planning Document consultation -** The Parish Council felt the document is mindful of off road parking and challenges in an urban environment, but the document needs to be clearer in how it manages the classification of such properties in a rural setting. If you were to apply the same proposed ratios of the urban environment it could mean a rural parish becomes impacted significantly by such a change of use as the overall setting would be fundamentally changed. Therefore, there needs to be a criteria that is specific to the rural area - whether this based on percentage of dwellings in the parish, and/or distance between properties given that the street scene is very different in a rural village. It is felt that no more than 5% in a rural setting would be a better value than applying a blanket value across the local authority. The Clerk to submit the response.

**f) East West Rail Bedford to Cambridge route –** No update received. Cllr. Polhill offered representation on any future meetings on this matter. Cllr. Quince had circulated copy of document received from a very well informed Ravensden resident.

**g) Neighbourhood Plan raising awareness in the parish –** Recent webinar attendance fed back. An advert to encourage residents to come forward and engage in supporting the village had been

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circulated within the Annual Report, but no feedback had been received to date from this. Cllr. Gribble is joining the group. More resident interest is needed.

It was noted that the next Local Plan Development Strategy document consultation will commence shortly, so it will be added as a September agenda item.

**5. MINUTES OF THE LAST MEETING** It was resolved to approve the minutes of 20<sup>th</sup> May. Minutes to be signed by the Chair as a true and accurate record. Clarity on final version to be placed on website.

**6. TO AGREE LOCATION OF VEHICLE ACTIVATED SIGNS AND TO REVIEW RANGE OF STRATEGIES TO REDUCE SPEED OF VEHICLES THROUGH THE PARISH:-** Councillor and Speedwatch feedback on proposed location was given. Locations agreed for Hookhams Lane and Ravensden Road in the first instance. Quotation received for installation. Councillors unanimously agreed to accept £50 for installation of both signs by Andy Muskett Ltd. Clerk to arrange. Cllr. Warwick to attend to aid future installation and to take on management of the devices data.

Council discussed the different ways that speeding reduction could take place in the parish.

**7. TO DISCUSS COSTING OF .GOV.UK WEB PAGE AND EMAIL ADDRESSES FOR COUNCILLORS** £85 for domain for two years was agreed by Councillors to be taken forwards. Clerk to liaise with Cllr. McIver regarding registering such a domain.

**8. ASSET INSPECTION REVIEW** Cllr. Dean to liaise with contractor regarding Green End bench repairs, and will look at options for replacing open noticeboard option for Church End. Cllr. Brunsdon will take on coordination of asset inspections. Reports of recent anti-social behaviour at Church End bus shelter was discussed, and at this time it was agreed not to remove the seat in the bus shelter. Concerns over issues had been reported to police but it would also be reported to the local authority's anti-social behaviour team.

## **9. FINANCE**

### **a) To review quotations received for maintenance**

Remembrance bench ready for delivery. Cllr. Polhill agreed to take delivery. Mark Brooks has reviewed the location with Cllr. Quince and it was unanimously agreed in principle to spend up to £400 to ensure that the seat is secured appropriately. Resolution made.

### **b) Invoices:**

Barnicoat Ltd Clerking service May £618.92

A R Worboys Grass cutting (cut 2) £160.00 plus VAT

A R Worboys Grass cutting single swath (cut 1) £310.00 plus VAT

JCB Printing May Village Magazine stapling costs £50.00

JCB Printing Parish Council annual report £343.75

Anglian Water charges £15.11

VE Day remembrance donation £25.00

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

The Council approved reimbursement of the website hosting expenses for the new Parish Council website and that monthly postage costs would be covered for circulating the Village Magazine to key individuals. Cllr. McIver thanked for supporting the website and Village Magazine.

### **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. Clerk asked to reorganise the tabs.

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### 10. 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  
Crime statistics - forwarded to all  
ERTA Voluntary Transport email  
Beds Police newsletter  
Resident expressing concern regarding speeding in the parish – responded to with information including copy of Hookhams Lane feasibility study  
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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  
Resident added to the village circulation list – responded to  
Resident added to the village circulation list – responded to  
Resident added to the village circulation list – responded to  
Continued communications from NALC and BATPC information and updates on the coronavirus situation and how this impacts local councils  
BATPC Bugle – circulated  
Notification of local government boundary review consultation new dates  
Beds Police crime statistics – circulated  
Resident communication regarding Church End zebra crossing – responded to  
Borough Councillor communications regarding calling in of applications and planning concerns in the parish  
Resident communication feedback to the village circulation update from Parish Council – responded to  
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 overgrown hedge encroaching on footway by the school  
BATPC New model Code of Conduct consultation  
BBC Town and Parish Council Network September meeting

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Member of the public enquiry regarding average speed cameras – responded  
Resident comments on Parish Council website – AQ responded to  
Resident concern regarding Church End anti-social behaviour – responded  
BBC Temporary Road closure notice for Ravensden Road – circulated  
Came and Company Parish Council insurance policy information  
BBC information on high friction surface works at Church End – circulated  
Communications regarding Pariah Council grant application forms  
Resident comments on Parish Council report in village magazine – AG responded  
Resident seeking information on May Parish Council meeting – responded  
Resident and Borough Councillor communication regarding dual purpose bin by Pegasus crossing  
Resident communication regarding traffic surveys in the parish  
Resident information on challenges with using local paths – responded  
BBC Local Plan planning policy briefing – circulated  
New cheque book  
CPRE newsletter  
Lloyds Bank information on changes to interest rates

Planning application decisions to be noted:

**20/00799/FUL One and two storey front, side and rear extensions with new cladding and render and link to existing outbuilding at 30A Church End - Permitted**

**20/00781/HPN Prior notification for single storey rear extension(s) between 4 and 8 metres depth. 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. Only objections from adjoining neighbours can be considered at 5A Brook Lane - Refused**

**20/00726/FUL Single storey rear extension at 1 West Close - 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 - Permitted**

**20/00563/FUL Erection of detached chalet style dwelling and detached garage at 14 Wilden Road - Permitted**

**20/00536/FUL Loft Conversion with dormer to rear and 2 dormers to front at 10 Pedley Way - Permitted**

Clerk outlined some items for information only:

- Planning responses submitted
- Annual Parish Council report delivered,
- Local government ward boundary consultation response has been submitted.
- BBC highway grass cutting contribution received
- Planning enforcement communications regarding 6A Green End
- BBC Town and Parish Council Network
- Resident concern regarding Church End anti-social behaviour
- Came and Company Parish Council insurance policy
- Resident and Borough Councillor communication regarding dual purpose bin by Pegasus crossing
- VAT reclaim

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Cllr. Quince due to attend virtual meeting this weekend with Mayor regarding local lockdown procedures. Village Agent to be invited to attend at 6.45pm to give a small presentation on her work ahead of the July meeting. Cllr. Warwicker sent apologies for July meeting. September meeting agreed to take place on Wednesday 2<sup>nd</sup> September at 7pm.

**11. DATE OF NEXT MEETING:** - To be held on 27<sup>th</sup> July 2020 starting at 7pm. Meeting closed at 9.10pm

Signed .....

Dated .....