

MEPPERSHALL PARISH COUNCIL

MINUTES OF AN ORDINARY MEETING OF THE COUNCIL
HELD IN THE VILLAGE HALL ON MONDAY 8TH OCTOBER 2018

PRESENT: **Councillors:** Parsons (in the Chair), Merryweather, Smith P, Smith R and Thompson
 The Clerk: A Marabese
 Others: Ward Councillors Liddiard and Brown. 13 members of the public.

The Chairman declared the meeting open at 7:45pm.

223. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from councillors Chapman, Foskett, Bulley and Thomason.

224. CHAIRMANS ANNOUNCEMENTS

None made.

225. MEMBERS INTERESTS

- a. To receive declarations of interest from councillors on items on the agenda
Cllr Smith P declared an interest in item 227.b.ii
- b. To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c. To grant any requests for dispensation as appropriate
No requests for dispensation received.

226. MINUTES

- a. *Proposed Cllr Smith R/Seconded Cllr Thompson. Resolved that the minutes of the Ordinary Meeting of Meppershall Parish Council held on Monday, 10th September 2018 are an accurate record of the proceedings and that they be signed by the Chairman. Carried.*

At this point (7:49pm) the Chairman suspended Standing Orders to receive reports from, Ward Councillors and to allow members of the public to address the Council in relation to items on the agenda or request matters to be discussed at a subsequent meeting.

Ward Councillor Brown advised the meeting that:

- Digital Survey – CBC are conducting a Digital Survey which is open to all until 30th November. CBC hope to increase superfast broadband coverage further across the area.
- Crematorium facilities – CBC has earmarked a site behind Steppingley hospital as the location of a potential first crematorium in the district. A public consultation event is planned for 9th October between 1-8:00pm at Steppingley Village Hall.
- Digital planning applications – CBC hope to move to a paperless system which will mean supplying parish councils with only the planning application form in hardcopy. All other documentation will be available online.
- Local Plan – Updates are online. No hearing dates set yet.
- Village and Community Halls Survey – CBC will be conducting a survey of village and community halls to ensure that CBC departments are aware of the potential for halls as venues for events, meetings, public inquiries etc.
- Inland Homes – Ward Cllrs Brown and Liddiard have met with Inland Homes and asked for:
 - A raised junction at Shefford Road entry point
 - 3 parking spaces on the entry road as a layby

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In addition, they have asked the Highways Officer to look at providing a footpath from Meppershall to Shefford. As this location is a site allocated in the submitted Local Plan they believe it will be difficult to refuse a planning application.

Parishioners made the following comments and asked the following questions:

- Will CBC request the maximum number of affordable housing on the Stocken house site? *Cllr Smith P informed the meeting that the Planning Inspector had stipulated 35% in conditions of his appeal review.*
- Why is Fosters Field to be renamed? It should remain as is. *Cllr Parson – The Foster family have requested the change.*
- Can additional speed tables be added to Shefford Road and the High Street to reduce traffic speed? *Cllr Parsons – The issue of speed in the village and what can be done about it is to be discussed later in the meeting.*
- Can the Clerk write to the Police to request that they attend a meeting? *Clerk - Yes*

Standing orders were reinstated at 8:03pm

REPORTS FROM WORKING GROUPS

227. PLANNING AND HOUSING

a. Appeals and Enforcements

- i. CB/17/03887/OUT – Stocken House, 59 Shefford Road – Demolition of dwelling and erection of 145 dwellings.

Cllr Brown reported that all were disappointed with the rejection of the request for a judicial review which means that planning application being granted remains for this site and others in the district. Money has also been spent to no avail. This site will now be treated a 'windfall' and does not mean that other sites allocated in the Local Plan will be removed.

Cllr Parsons expressed disappointment at the outcome but wished to thank both Ward Councillors for their efforts.

- ii. To consider attendance and representations to be made at Public Inquiry to be held on 15th January 2019 at Priory House concerning CB/17/02186/LDCE – Arran Park Fishery *Proposed Cllr Smith P/Secoded Cllr Parsons. Resolved that the Clerk write a letter in support of CBC's position but MPC representation was not thought necessary. Carried*

b. Applications since last Council meeting for consideration

- i. CB/18/03140/FULL - 59 Fildyke Road, SG17 5LU- Rear single storey extension. Lean to with bi fold doors and velux roof lights.

Proposed Cllr Smith P/Secoded Cllr Smith R. Resolved that the Council has no objection to this planning application. Carried

- ii. CB/18/03306/FULL – 84 Fildyke Road, SG17 5LU - Demolishing of 1.5 storey cottage and erection of 5 no. 2 storey dwellings with a new access road and car parking.

Proposed Cllr Parsons/Secoded Cllr Merryweather. Resolved that Council make comments requesting that due to congestion and current parking arrangements on Fildyke Road that a limitation (as a condition in the Traffic Management Plan) is placed on developer vehicles to the site parking on Fildyke Road and that access and exit is via Chapel Road. Carried.

c. Other Planning Matters for consideration

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i. Points to note from the Clerks report:

- Planning application decisions made since last meeting

CBC Application ref:	Location	Proposal	CBC Decision
CB/18/03038/VOC	10 Hoo Road, Meppershall, SG17 5LP	Variation to Condition No. 2 on application C B/18/01786/FULL - materials to be changed to: Facing brickwork: Hoskins Corum Roof covering: Mini stonewold slate grey tiles	Granted

ii. To consider projects for inclusion in a capital project / section 106 / CIL 'wish list' and issue to Ward Councillors, CBC Planning and Developers.

Projects proposed for inclusion in order of importance:

- Installation of serious traffic calming measures on Shefford Road. Any survey undertaken must take into consideration prospective developments (including Gladman Stocken House – 145 dwellings and Inland Homes Shefford Road – 64 dwellings) so that design and location is appropriate.
- Protection of Hoo Road Bridleway from vehicular traffic (noting that access is required by Anglian Water and Central Power Networks vehicles, and that any type of bollards installed must be key operated).
- Safe pedestrian and cycle route from Meppershall to Shefford. Via Savills, their representative, Polehanger Farms have advised that land can be made available to make the current permissive path more permanent, to fulfil the missing link from the existing permissive path to the edge of the A507 and provide a safer crossing of the A507. They have provided a plan for Parish Council consideration. Whilst they have the ability to make land available for this project, they would need in the first instance to agree suitable terms.

Proposed Cllr Smith R/Seconded Cllr Thompson. Resolved to approve these projects for inclusion in a capital projects 'wish list'. Carried

Cllr Smith P expressed concern that in providing a capital projects 'wish list' to Inland Homes MPC could be seen as encouraging development and doing a job meant for CBC planners. Cllr Parsons suggested that providing information to developers does not mean that MPC supports an application. MPC has to recognise that decisions linked to benefits that the village can accrue are taken early in the planning process. If we do not provide information we might do the village a disservice. Cllr Smith R added that the Inland Homes site is in the Local Plan and once a planning application has been submitted, MPC can choose to oppose the development.

Proposed Cllr Smith R/Seconded Cllr Merryweather. Resolved to provide the current capital projects 'wish list' to Ward Councillors, CBC Planning and Inland Homes. Carried – 1 against

iii. To consider proposals for street naming of land rear of 6 High Street, SG17 5LX (4 new dwellings).

Proposed Cllr Smith R/Seconded Cllr Parsons. Resolved that Chapel Drive and Glovers Drive be submitted as potential street names for this location. Carried.

iv. To consider invitation from ACO Technologies plc to visit their site and view proposed plans consisting of an extension of the site onto adjacent farmland with appropriate factory and warehouse buildings.

The Clerk advised that since receiving this request a planning application had been received that will be added to next month's agenda for councillor consideration and that any visit would need to adhere to MPC's policy on Engagement with Developers. *It was agreed that members of the Neighbourhood Plan steering group may take advantage of this opportunity and should be accompanied by the Clerk on any visit.*

d. Cllr Thomason to provide update from Meppershall Action Group (MAG)

Deferred to next meeting

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228. NEIGHBOURHOOD PLAN

a. Report from Cllr Parsons

A meeting was held last week. The group are starting to write policies and a Green Infrastructure Plan (GIP) is being progressed. Parishioners will have an opportunity to review the GIP in due course. New volunteers have joined the group, and other would be welcomed.

229. HIGHWAYS AND TRANSPORT

a. Cllr Smith R reported that:

- i. Road closures - A600 Bedford Road, Stondon to Ickleford - 30 October to 1 November, Hitchin Road, Lower Stondon - 12-16 November.
- ii. Trains - From 24 September, GTR will add two more stopping trains from Hitchin into London at 07:34 and back from Kings Cross at 17:51. As yet there are no additional services to Arlesey. However, GTR plans to run the full May 2018 timetable from December, which promised a half-hourly service from early morning until late evening, Monday - Saturday.
- iii. East West Rail - The consultation period for Network Rail's application for an Order under the Transport and Works Act to complete the Western section of East West Rail from Bletchley to Bedford has now closed. However, another on the proposed route for the Central Section from Bedford – Cambridge, and its interchanges with the Midland and East Coast Main Lines, is still pending.

b. Points to note from the Clerks report:

- i. Prev. ref: 153.b.i – Hoo Road Safety signage – Clerk is chasing CBC Highways for sign templates.
- ii. Prev. ref: 153.b.vi – CBC Highways have advised that they are assessing the vehicle speeds at all current VAS (vehicle activated sign) sites. At sites where the average speed of vehicles is 30mph or less or where the 85th percentile is less than 36mph (police prosecution level) the recommendation will be to remove the VAS. A copy of data specific to Meppershall VAS's has been requested. Data has been received from Inland Homes regarding the traffic survey they conducted in March 2018, however the data is not consistent with Speedwatch findings and previous data.

c. To consider how the Parish Council can respond to current and future reports of speeding and inappropriate driving in and through the village.

Cllr Parsons explained that MPC has no direct regulatory powers and therefore residents are encouraged to report issues not only to MPC, but also to CBC and when possible the Police. Cllr Smith R has prepared an article on behalf of MPC for the next edition of the Messenger.

230. ENVIRONMENT AND LEISURE

a. Report from Cllr Merryweather and Points to notes from Clerks report:

- i. Prev. ref. 186.b.iv. - Allotment plot security – Quotation received for fencing along allotment track and new gate (not high gate removal). Still to progress CCTV requirement and legal implications of installation.

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- ii. Cllr Foskett confirmed via email prior to the meeting, that he has spoken to Croudace to reserve a space on playing fields to accommodate potential future tennis court and he has forwarded to Croudace details of a Petanque pitch construction specification.

b. To approve Meppershall's Leisure Strategy for submission to CBC.

Proposed Cllr Smith P/Seconded Cllr Merryweather. Resolved to approve the Leisure Strategy as prepared and circulated with a single amendment – tennis court to be extended so that it can accommodate a netball court. Resolved that MPC empower the Clerk to consult on the priorities of the Leisure Strategy projects with residents. Carried

c. Cllr Foskett (if available) to provide Village Hall update.

Cllr Parsons advised that up to date information is available on the village website and a report on progress is in the Messenger.

d. To consider where to allocate the remaining fund value resulting from non-installation of a league cricket pitch on the recreation ground by Croudace.

Councillors agreed that they are lacking information regarding how much of the £89k of build costs allocated to parish facilities in the Conditional Contract between Croudace Homes and MPC has been spent and what funds remain.

Proposed Cllr Parsons/Seconded Cllr Merryweather. Resolved that the Clerk obtain information from Croudace on how the £89k of build costs allocated to parish facilities has been spent and what funds remain, and report back to MPC. This is to be included as an agenda item at the next meeting. Carried.

e. To consider new name for parish council recreation ground (previously referred to as Fosters Field).

Proposed Cllr Merryweather/Seconded Cllr Smith P. Resolved that Fosters Field be renamed Centenary Field to commemorate the Armistice. Carried.

231. HEALTH & SAFETY and RISK MANAGEMENT

a. Points to note from Clerks report:

- i. Prev. ref: 155 – Land search / registry is still outstanding. The purpose of this is to ensure all land in the parish that should belong to MPC is registered accordingly.
- ii. Prev. ref. 187.a.ii - Old Road Meadow Play Area – Signage drafts and quotations received from 2 suppliers ('play area', 'no ball games beyond this point', 'beware unfenced bog area – caution required during times of high rainfall', 'Orchard sign'). Queries to be resolved prior to requesting s106 monies for funding of installation.

b. To consider recommendations arising from Annual Inspection of Old Road Meadow play area.

The issues and recommendations arising from the Annual Inspection of Old Road Meadow play areas are identified as low risk and will therefore be noted and kept under review. The Clerk was asked to review the bin collection routine with Mr. Crofts.

232. PROCEDURES

a. Points to note from Clerks report:

- i. GDPR update –Draft IT security and risk assessment, Privacy Notices, Consents, Policies, Briefing and Check lists going through final review before issuing. Councillors will be asked to attend a training session on GDPR.
- ii. Prev. ref. 186.b.iii - Request for access to Parish Council property policy in progress.

233. OTHER ISSUE, MEETINGS & MATTER ARISING

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a. Points to note from Clerks report:

- i. Prev. ref: 158.d – Clerks Laptop – Specification for purchase in conjunction with Gravenhurst Parish Council has been submitted and quotations received for Gravenhurst to review on 9th October.
Proposed Cllr Smith P/Seconded Cllr Thompson. Resolved that the Clerk be allocated and permitted to spend £500 for new IT equipment. Carried
- ii. Parish Council new noticeboard. Quotations obtained and more to follow. Guidance is required from council on the location of the noticeboard and also the style (wood, steel, size, opening etc).
The Clerk was asked to add this item to then next meeting agenda for councillor consideration of style and location.

b. To consider response to the withdrawal of the Paramedic service based at Shefford Fire Station.

Proposed Cllr Parsons/Seconded Cllr Smith R. Resolved to add support of MPC those against the withdrawal of the Paramedic service based at Shefford Fire Station. Carried.

c. To consider response to CBC Broadband consultation.

It was agreed that councillors should respond as residents noting the lack of strong coverage in the village.

234. FINANCE

a. Points to note from Clerks report:

- i. Prev. ref 190.f. Finance Working Group still to meet regarding items purchased for use in the Village Hall.

b. Document approval - journal entries, bank reconciliation and bank statements were reviewed and authorised by Cllr Thompson.

c. Orders for the payment of money

Proposed Cllr Smith P/Seconded Cllr Smith R. Resolved that the schedule of payments as presented be approved and authorised. Carried.

				Meeting Date: 8th October 2018
Payment No:	Payee	Purpose	Amount	Posted
Payment requests received before agenda published				
BACS128	RTP1	Neighbourhood Planning training	£132.00	.
BACS129	The Play Inspection Company	Old Road Meadow annual inspection	£90.00	
BACS130	HMRC	Q2 Income tax and NI contributions	£314.36	
Payment requests received after agenda published				
BACS131	Arena Business Supplies Ltd	Stationery (Paper, toner, Labels, Envelopes, Sacks)	£219.85	
BACS132	P Carne	Sept Allotments and Public Liability contribution	£218.13	
BACS133	A Marabese	Expenses	£67.99	
			TOTAL	£1,042.33

Note: Approved standing orders/direct debits not included in payments list

235. CLOSE OF THE MEETING

The Chairman declared the meeting closed at 9:50pm

Where no signature exists in this electronic version, a hard copy version is available for inspection from the Clerk.
