

# MEPPERSHALL PARISH COUNCIL

MINUTES OF AN ORDINARY MEETING OF THE COUNCIL  
HELD IN THE VILLAGE HALL ON MONDAY 11<sup>TH</sup> MARCH 2019

**PRESENT:**      **Councillors:** Chapman (in the Chair), Bulley, Foskett, Merryweather, Smith, Thomason and Thompson,  
                         **The Clerk:** A Marabese  
                         **Others:** Ward Councillors Brown and Liddiard. 12 members of the public.

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

## 288. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Parsons and Read.

## 289. CHAIRMANS ANNOUNCEMENTS

- a. It was requested that Council consider adding application CB/TRE/19/00067 concerning work to be carried out on preserved trees along the boundary of Nunswood and Meppershall Care home to the agenda. Cllrs all agreed to include this item.
- b. The Clerk has received election nomination papers for collection and completion.

## 290. MEMBERS INTERESTS

- a. To receive declarations of interest from councillors on items on the agenda
  - b. To receive written requests for dispensations for disclosable pecuniary interests (if any)
  - c. To grant any requests for dispensation as appropriate
- No declarations or dispensations were received.

## 291. MINUTES

- a. *Proposed Cllr Thompson/Seconded Cllr Foskett. Resolved that the minutes of the Ordinary Meeting of Meppershall Parish Council held on Monday, 11<sup>th</sup> February 2019 are an accurate record of the proceedings and that they be signed by the Chairman. Carried*

**At this point (7:50pm) 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:

- Great British Spring Clean - CBC will provide litter picking equipment for parish councils taking part between 22<sup>nd</sup> March and 23<sup>rd</sup> April.
- New Homes - CBC have exceeded the annual target of 1600 new homes completed during the 3<sup>rd</sup> quarter of the year. A further 1359 are currently under construction.
- Broadband - 96.5% of CBC residents now have access to superfast broadband.
- Budget 2019/2020 - CBC have approved an increase of 1% on a band D property.
- Additional CBC funding to focus on
  - Neighbourhood Officers – Additional Neighbourhood Officers to be employed covering CCTV, fly tipping, dog fouling, parking and environmental crime reduction.
  - Providing better foot paths and cycle ways to reduce number of car journeys.
  - Additional Countryside Access Officer to be employed.
  - Funding to be made available to local community groups to provide information boards and displays to promote the Culture and History of Central Bedfordshire.

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- CBC to set up an inhouse housing development company to speed up delivery of affordable housing on CBC owned land.
- Highways England have released details on the proposed route of the Expressway between Cambridge and Oxford. This will require a major change to the Black Cat roundabout as the proposal includes a constant flow of traffic in both direction and a fly over the top with a roundabout to provide access to other routes.
- Town and Parish Conference dates for 2019 are 21<sup>st</sup> May and 14<sup>th</sup> November

Ward Councillor Liddiard advised the meeting that:

- Leisure Facilities – Proposals to be considered for a leisure facility within the Shefford Ward.
- Fildyke Road repairs – Requests have been made to include Fildyke Road into the 3 year improvement plan so that the whole road is re-surfaced with suitable line marking. This is a key priority for Ward Councillors within the Ward.
- Traffic survey equipment recently seen on Shefford Road did not belong to CBC.
- Shefford Road – The CBC Highways custodian has agreed to extend the white lines on Shefford Rod up to the Care Home. Discussion also in progress with CBC Paul Salmon to lower the speed limit of vehicles from the Esso Garage up to the village entrance as requested by Polehanger Farms.
- A507 – Speed limit around the Esso roundabout on the by-pass will be reduced to 40mph however please note that this will not be the speed for the whole road. A report is due to be received from Beds Police regarding their activity in the last quarter.

Parishioners made the following comments and asked the following questions:

- What options are available to the Parish Council regarding the purchase of vehicle activated signs?
- Why did Ward Councillors support the Inland Homes development proposed on Shefford Road at the CBC Development Management Committee meeting when MPC and Meppershall residents were against it; this did nothing to support the representations made by residents and MPC? *TB – Ward Councillors supported the application as they had no material planning reasons to object. Why does the proposed Local Plan have weight if not approved?*
- Can Ward Councillors assist in receiving a response from CBC planning on the status of infill development?
- The high barrier on the allotment track is too low to allow an ambulance access along the track. Is this permissible? *The Clerk was asked to investigate.*
- What action should be taken regarding litter blown across the Croudace site? *It should be reported to the Croudace Site Manager or via Councillor Foskett if direct requests are not actioned.*
- Could Ward Councillors contact highways works inspectors regarding the road closure signage on Fildyke Road?

Standing orders were reinstated at 8:30pm

### REPORTS FROM WORKING GROUPS

#### 292. FINANCE

##### a. Points to note from Clerks report:

- i. Allotment income so far totals £1,557.20 of which £150 has been transferred to Allotment Deposit Reserves as this requires ring-fencing.

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- ii. VAT refund claim submitted to HMRC for £8,602.67
- b. Update of Parish Facilities purchases**
- i. To review income and expenditure for parish facilities and donation of delivered purchases.  
Councillors noted the content of the report and updates made to it.
- ii. To approve cost to refurbish 3 x Wickstead Barton benches for Centenary Field.  
*Proposed Cllr Chapman/Secoded Cllr Thomason. Resolved to refurbish benches and allocate to maintenance budget (£700). Carried*
- iii. To approve cost to refurbish a Wybone MLB/160 bin for Centenary Field.  
*Proposed Cllr Chapman/Secoded Cllr Thomason. Resolved to refurbish bin and allocate to maintenance budget (£73). Carried*
- iv. To approve cost to refurbish metal picnic table and benches and installation at Old Road Meadow.  
*Proposed Cllr Chapman/Secoded Cllr Thomason. Resolved to refurbish picnic bench and allocate to maintenance budget (£450). Installation required at Old Road Meadow. Carried*
- v. To approve cost to install noticeboard to outside of Village Hall.  
The Clerk advised that since issuing the agenda Mr Graham Walker and Cllr Foskett had offered to install the noticeboard at no cost. *The Council gave their thanks*
- vi. To approve expenditure for statutory notices and other signs as specified by the Environment and Leisure working group.  
*The Clerk was asked to source quotations for each item required.*
- vii. To approve expenditure for Great British Spring clean event on 31<sup>st</sup> March 2019.  
*The Clerk was asked to cover any expenditure required and submit as expenses.*
- viii. To approve expenditure required to obtain legal advice regarding rights of access over allotment track.  
*The Clerk was asked to provide cost estimates to the work required.*
- c. Asset Register** – to review amendments made to asset register  
Councillors noted the amendments to the register and the revised content.
- d. Document approval** - journal entries, bank reconciliation and bank statements.  
*Proposed Cllr Merryweather/Secoded Cllr Thomason. Resolved to approve bank reconciliation as presented and that it be signed by Cllr Smith. Reasons for the bank reconciliation timing differences were explained by the Clerk and accepted. Carried.*
- e. Orders for the payment of money**  
*Proposed Cllr Merryweather/Secoded Cllr Thomason. Resolved that the schedule of payments as presented be approved and authorised. Carried.*

Payments made prior to meeting date			
BACS167	Sheldon Electricals	Parish Facilities TV	£52.98
BACS168	AIM Aerial Systems	Parish Facilities TV	£140.00
BACS169	HSD Online	Parish Facilities Baby Changing Station	£145.72
BACS172	Qbic Internet Solutions	Meppershall.org 1 year renewal	£19.19
Payment requests received before agenda published			
BACS170	Society of Local Council Clerks	Regional Training Seminar	£48.00
BACS171	Vision Blinds	Parish Facilities Blinds	£773.94
BACS172	Meppershall Village Hall	Hall hire 14/01/19	£30.00

## 293. PLANNING AND HOUSING

- a. Applications since last Council meeting for consideration**
- i. CB/19/00259/OUT– Land opposite 34 to 42 Shefford Road – Outline permission for residential development to form 9 dwellings with matters reserved.

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*Proposed Cllr Smith/Seconded Cllr Chapman. Resolved to comments on the planning application regarding overdevelopment of village and site access, and suggest conditions on delivery restrictions and construction vehicle parking. Carried*

- ii. CB/19/00293/VOC – New Close Nurseries, Fildyke Road - Variation of conditions 13 & 18 of planning permission CB/17/02409/FULL - Demolition of glasshouses and redevelopment with 10 residential dwellings - Condition 13 to reference approved drawing PL.1-001K - delete reference PL-001K. Condition 18 to reference approved drawings PL.1-001K & PL.1-0014A - delete references PL-001K & PL-014A.

*Proposed Cllr Smith/Seconded Cllr Chapman. Resolved not to comment on the planning application but request that Clerk write to CBC Planning regarding the potential misuse of the VOC process. Carried*

- iii. CB/TRE/19/00067 - Boundary of Nunswood and Meppershall Nursing Home - Works to trees subject to a TPO: Pruning works to various trees along the boundary of Nunswood and Meppershall Care Home protected by MB/TPO/81/00005

*Proposed Cllr Merryweather/Seconded Cllr Smith. Resolved not to comment on the planning application. Carried*

## b. Other Planning Matters for consideration

- i. Points to note from the Clerks report:

- Planning application decisions made since last meeting

CBC Application ref:	Location	Proposal	CBC Decision
CB/18/03887/FULL	5 Shefford Road, Meppershall, SG17 5LU	Change of use from domestic workshop to a commercial workshop	Granted

- ii. Clerk to provide update on appeals and enforcements

- CB/EN/19/0096 – 4 High Street - Alleged non-compliance with planning condition attached to a planning permission CB/16/04896/FULL re: on-site parking. Under investigation

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

No further meetings held to report on.

## 294. NEIGHBOURHOOD PLAN

### a. Report from Cllr Thomason

A steering group meeting was held last week. The budget and grant spending is according to plan (GIP Plan invoice not yet received) and new grant applications can be made from April / May 2019. Main focus of the meeting was on policy writing and a lot of work has gone into the draft plan document. The team is now picking up pace and the next meeting is scheduled for 1<sup>st</sup> April.

## 295. HIGHWAYS AND TRANSPORT

### a. Points to note from the Clerks report:

- Prev. ref: 153.b.i – Hoo Road Safety – New signage pending installation.
- Meppershall VAS – Cllr Liddiard reported that the CBC portfolio holder Cllr Ian Dalgarno has confirmed that Meppershall can either fix or replace the current VAS on Shefford Road at our own expense.
- Fildyke Road – Cllr Liddiard had reported that requests have been made to include Fildyke Road into the 3-year improvement plan so that the whole road is re-surfaced with suitable line marking. This is a key priority for Ward Councillors within the Ward.

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## 296. ENVIRONMENT AND LEISURE

### a. Report from Cllr Merryweather:

- i. Environment and Leisure Working Group met last week, and the Clerk has included recommendations in her report.

### b. Points to notes from Clerks report:

- i. Environment and Leisure Working Group Recommendations:
  - i. Monies received from Parish Facilities Escrow to be used to purchase 3 new Wickstead Barton benches, solar light, goal posts and pitch items, lectern and signage all required on Centenary Field.  
*Proposed Cllr Chapman/Seconded Cllr Thomason. Resolved that Clerk instigate purchase of the above items using Parish Facilities Escrow funds. Carried*
  - ii. Clerk to report to Council at next meeting on how best to prevent dog-fouling on Centenary Field
- ii. Investigation under way to determine maintenance costs for football pitches and potential hire costs.
- iii. Notices to quit sent to allotment plot holders who have not paid outstanding rent.
- iv. Meeting held with Polehanger Farm regarding the Crackle Hill access track and access to Centenary Field. Polehanger have requested CBC install additional bins in the area. It was noted that a mutual agreement will be required on hedge trimming but that this can only be looked at once final landscaping is complete.

### c. Cllr Foskett to provide Village Hall and Parish Facilities update.

Cllr Foskett reported that the Clerk was dealing directly with Croudace on Parish Council issues. The village hall trustees have received 2 expressions of interest regarding hire of the football pitches and a meeting between MPC and MVHT is needed to discuss the best way forward. The PC Store was broken into twice resulting in the removal of wooden door slats and the padlock. The Police have been called. Following discussions with the Clerk it was agreed not to repair the door in the short term. Snagging on the village hall building continues and issues of noise in the main hall are being addressed. WiFi is still to be installed in April.

### d. To consider attendance at CPRE AGM on Wednesday 24th April starting at 7pm in Clifton Community Centre.

No one is available to attend.

### e. Update on Great British Spring Clean initiative.

Event scheduled for Sunday 31<sup>st</sup> March starting at 10am. Attendance may not be as hoped as this is Mothering Sunday. CBC are providing equipment and the Social Club has offered to assist with tea and coffee making.

## 297. 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 requirements to be added to others in the village.
- iii. The Shefford Town Clerk has made contact to discuss the potential of sharing CCTV equipment. Shefford already has one static CCTV and another mobile unit. Meeting

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went well but evident that cost of CCTV circa £7500+ and perhaps cost is prohibitive to MPC.

## 298. PROCEDURES

### a. Points to note from Clerks report:

i. Nothing to note.

### b. To approve amendments to MPC Engagement with Developers Policy v1.1 as circulated.

*Proposed Cllr Thompson/Seconded Cllr Merryweather. Resolved to adopt amended MPC Engagement with Developers Policy v1.1. Carried*

## 299. OTHER ISSUE, MEETINGS & MATTER ARISING

### a. Points to note from Clerks report:

i. Parish Council new noticeboard. Delivery pending.

### b. To consider request that Village Caretaker maintains a clean area around the bottle banks situated in the Village Hall car park.

*Proposed Cllr Chapman/Seconded Cllr Merryweather. Resolved to request that Village Caretaker maintains a clean area around the bottle banks in the Village Hall car park. Carried*

## 300. CLOSE OF THE MEETING

The Chairman declared the meeting closed at 10:00pm

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

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