

MEPPERSHALL PARISH COUNCIL

MINUTES OF AN ORDINARY MEETING OF THE COUNCIL
HELD IN THE VILLAGE HALL ON MONDAY 10TH APRIL 2017

PRESENT: **Councillors:** Chapman (in the Chair), Bulley, Foskett, Merryweather, Parsons, Smith P, Smith R, Thomason and Thompson

The Clerk: A Marabese

Also present: Unitary Councillor Brown and 61 members of the public
(55 adults & 6 children)

APOLOGIES FOR ABSENCE: Councillor Read

1. CHAIRMAN'S ANNOUNCEMENTS

- a. The Chairman read out an invitation from CPRE to attend their AGM on 15th May 2017. Anyone wishing to attend should advise the Clerk.
- b. The Chairman expressed the Parish Councils' support for litter picking activities within the village both past and present.

2. MEMBERS' INTERESTS

There were none notified.

3. MINUTES

The Minutes of the Ordinary Meeting held on Monday 13th March 2017 at the Village Hall had been distributed to Councillors.

RESOLVED that the minutes be approved and they were signed by the Chairman.

RESOLVED that in future input from members of the public be listed as an addendum to the minutes.

At this point the Chairman suspended the Meeting to receive report(s) from our Unitary Councillors and to allow a period of up to 15 minutes for members of the public to ask questions or to raise matters of concern.

Unitary Councillor Tony Brown advised the meeting that:

- The Sugar Loaf planning proposal would be considered at the Development Management Committee meeting on 26th April 2017.
- A Car Parking consultation would be open until 16th June 2017.
- The Local Development Plan draft was nearly finished and would hopefully be ready for consultation starting in June 2017. The target launch date is expected to be in the summer of 2018.
- A Rural Policing meeting was attended by only 8 people. The top four items discussed were; speeding, visible policing, fly tipping and nuisance parking. A follow up meeting will be held on 4th May 2017.

Parishioners asked Councillor Brown:

- Who is responsible for the delay in delivery (summer 2018) of the Local Plan?
Councillor Brown explained that a previous plan had been refused by the Inspector due to a lack of co-operation with Luton. The current draft was then delayed whilst waiting for the governments White Paper.
- In the absence of a Local Plan, is CBC hiring enough planning officers to deal with issues?

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Councillor Brown explained that CBC was meeting the requirements of applications. He also confirmed that Meppershall is located in an area earmarked for the least development within CBC and that Meppershall is classed as a 'large village'.

- Does CBC have adequate legal resources?

Councillor Brown confirmed that CBC has a legal department who deal with issues as they arise.

Parishoners expressed comments on the following:

- Development within the village.
- Closure of the children's play area behind the village hall due to construction work.
- Deadline for responses to planning application CB/17/01041/OUT – Stocken House.
- Management of Nunswood.
- Dog fouling in Old Road Meadow.
- Safety of pedestrians if planning application CB/17/00478/FULL – The Sugar Loaf goes ahead.

Please refer to Addendum 1 for minutes of these comments.

4. **MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE IN THIS AGENDA**

There were none notified

5. **REPORTS FROM WORKING GROUPS**

a. **PLANNING AND HOUSING**

i. **Planning Applications pending**

- 1) CB/17/00738/OUT – 100 High Street – Up to 38 dwellings.

Currently with planning officers

- 2) CB/17/00063/FULL – 79 Shefford Road – demolition of existing chalet/bungalow and erection of two 4 bedroom dwellings.

Currently with planning officers

- 3) CB/17/00478/FULL – The Sugar Loaf ph, 25 High Street – site development.

Cllr Smith P gave an appraisal of the current situation including information on a declaration made by the planning officer. A draft response to the Planning Inspectorate appeal was circulated and comments from Councillors to be with the Clerk by 5pm 12th April 2017 for inclusion and submission. Cllr Smith P also offered to speak on behalf of the Parish Council at the DMC meeting on 26th April.

RESOLVED that Cllr Smith P address the DMC and that the Clerk register his details with CBC.

- 4) CB/17/01041/OUT – Stocken House, 59 Shefford Road – demolition of dwelling and erection of 150 dwellings. All matters reserved except for means of access.

Cllr Thomason reported that in the last month the Meppershall Action Group (MAG) members had worked hard in raising awareness regarding objection to this application. They have produced flyers, signage in the village, online articles, copy for the Messenger, held a big yellow bus campaign, appeared in the Biggleswade Chronicle and been interviewed by BBC Look East and 3 Counties Radio. There were now 130 objections to the application. Cllr Smith P had drafted a response to this application that was circulated to Councillors and focussed on non-sustainability of the development and over development of the village. Comments

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from Councillors on the letter to be with the Clerk by 5pm 12th April 2017 for inclusion and submission.

RESOLVED to object to the application and that the Clerk request an extension to the response submission date.

- 5) CB/17/01147/FULL – Sandy View Lane – construction of hard standing with gate and fence. Cllr. Smith P has drafted a response that will be forwarded to the Clerk.

RESOLVED to register concerns and request that restrictions are placed on the application.

ii. Approvals/Refusals/Withdrawals received

- 1) CB/17/00454/FULL – 79A Shefford Road – conversion of garage – *Withdrawn*

iii. Appeals Pending

- 1) CB/16/05751/FULL – Woodview Nurseries – Change of use from vacant plant nursery to residential with detached dwelling.

iv. Applications since last Council meeting for consideration

- 1) There were none notified.

v. Enforcement / Other Planning Matters

- 1) There were no enforcement issues.
2) Cllr Smith R raised concerns regarding work commencing on site without approved detailed drainage proposals. The Clerk was requested to contact Croudace via email regarding this for their response.

vi. North Hertfordshire Homes

- 1) No further information has been received.

b. FINANCE

i. Unity Trust Bank – change of mandate documents distributed

RESOLVED. The Council confirms that:

- Individuals named on the forms will be authorised signatories on all accounts.
- All instructions and changes will be given in line with the mandate
- That Unity Trust Bank may not make enquiries before acting on instructions given by any authorised signatory
- The council will notify Unity Trust Bank of any changes to the organisation in writing.

- ii. **Authorised payments from March 2017** – Cheque nos. 300512 payable to MR C J Waghorn has been destroyed since part of the funds were subject to income tax. The cheque has been replaced by two BACS payments – one for the tax-free portion of £4982.94, the other for taxed portion of £1788.60. The tax has been paid to HMRC as tax on earnings.

c. HIGHWAYS

i. Report – Cllr Smith R

- 1) All potholes in Fildyke Road and Shefford Road have been filled. There are still some remaining in the village e.g.: Shillington Road.
- 2) Implementation of the traffic management scheme around the school should begin shortly.
- 3) CBC has completed a review of subsidised bus services. Route 79 replaced by Route 78 with reduced services, Route 72 has reduced services, Route 197 is withdrawn and Route 200 is amended.

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The Parish Council is disappointed with changes to the bus services and now consider it to be an inadequate service to the public,

d. ENVIRONMENT AND LEISURE

- i. Nunswood** – Councillors discussed concerns raised by parishioners regarding the management of Nunswood.

***RESOLVED** that Environment and Leisure working group investigate the potential of registering Nunswood as an Asset of community Value.*

***RESOLVED** that the Clerk write to the Forestry Commission requesting information on the license granted to ensure work had been carried out according to the license granted.*

- ii. Weed spraying** – An area in Brookmead was identified as requiring attention and Mr Carne confirmed that this was on his list to do.
- iii. Litter picking** – A suggestion was made that CBC may be able to provide some equipment for litter pickers.
***RESOLVED** to provide equipment for litter picking group including 10 x Hi-Viz vest.*
- iv. Church grass cutting** – The clerk was requested to contact O’Connors to see if the Church grass cutting could be done before Easter.

e. OLD ROAD MEADOW

- i. Seating and trees** - A request has been received from Mr Tony Edwards through Cllr Merryweather as he would like to replace the broken seats and remove the self-set trees. There may be a small cost for this. It was agreed that Mr Carne would be asked to remove the self-set trees.
- ii. Playing field potential** – Councillors discussed the potential of converting part of the old allotment area into a playing field during construction of the new village hall and housing.
***RESOLVED** to cut the grass in an area of Old Road Meadow for temporary children’s use and to remove the ‘no ball games’ signage.*

6. OTHER MEETINGS

- a. There were none notified**

7. ALLOTMENT FIELD

- a. Further plots** have been issued to new tenants and the Clerk has been asked to issue the necessary documentation

8. PARISH PLAN REVIEW GROUP

a. Report – Cllr Bulley

- i.** In addition to the full Parish Plan, a summary version has been prepared, together with a poster for display and a triple-fold leaflet showing the vision for Meppershall.
- ii.** Communication of the Parish Plan will be as follows:
 - 1) Summary versions have been sent to CBC and Cllr Brown.
 - 2) Summary version to be uploaded to the village website.
 - 3) Poster in to be displayed in the Village Hall.

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4) The May issue of the Messenger includes a final update from the group and will be delivered with an envelope containing a summary version of the plan and the vision leaflet.

iii. Cost of printing and envelopes to be passed to the Parish Council.

iv. The group will hand back to the Council (the Clerk) Survey Monkey subscription details, management of the forum website, Facebook page and Twitter account.

v. Cllr Bulley requested that the Parish Council decide how it wishes to take forward the work of the Parish Plan Review Group (perhaps by forming a new working group with a mandate to develop the Parish Plan into a Neighbourhood Plan) and requested that this be added to the May agenda. He also requested that progress toward a Neighbourhood Plan is a standing agenda item from now onwards.

vi. A this is the last report from the group Cllr Bulley gave thanks and paid tribute to colleagues (Cllr Smith P, Cllr Smith R, Albane Lester and Graeme Foster).

b. The Chairman thanked the group for all their hard work.

9. COMMUNITY ASSET – THE SUGARLOAF PH

Reported under Planning and Housing item.

10. HOO ROAD RESURFACING

There are four contributions still to be paid and steps are being taken to have these collected.

11. ANNUAL GENERAL MEETING

This will be held on April 24th 2017

12. ORDERS FOR THE PAYMENT OF MONEY

A schedule of payments was distributed at the meeting for approval and authorisation.

RESOLVED that the schedule be approved and the payments authorised

The meeting closed at 9.35pm

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