

OAKLEY PARISH COUNCIL 02.11.10.

1.

Minutes of the Council Meeting held on 2nd November 2010 at the Village Hall

PRESENT:

Mrs. Walker (Chairman), Mrs Fardon, Mrs. Olney, R. Baily, D Fowler G Sansom, R Harris, Cllr. J Saunders, R Saunders, M. Taylor, the Clerk and 1 member of the public.

1. **Public Open Session** – none
2. **Apologies:** P White, (personal)
3. **Declarations of Interest:** Cllr. Baily for item 17b) as a neighbour. Cllrs. J. Saunders & R. Saunders for item 12 as a relative of one of the contractors. Cllr. Olney for item 12 as known to one of the contractors
4. **Minutes of Meeting held on 5th October 2010**
Resolved: to adopt the minutes.

5. **Clerk's Report:**

High Street Bus Shelter – Clerk had chased Stagecoach again for bus stop signs and timetables on the High Street shelters

Lovell Road Bus Shelter – shelter had been vandalised again and Clerk had requested quotations to repair

Lovell Road Phone Box – no further information re. replacement of phone. Clerk had reported vandalism to Church Lane phone box to BT and BT repaired 01.11.10.

Highways – no further response from Cllr. Roydon re. poor resurfacing of Church Lane and Lovell Road and unhelpful signage. Clerk had chased repairs to Bevery Close kerb and light under Lovell Road bridge

Maintenance – dead tree removed from Green and Station Road hedge, Lovell Road verge & Highfield Road path cut

Addison Ousebank sign – no further details received

Light at Oakley Lower School - Bedford BC had met with Cllr. Walker on site and had agreed a location for the new light. Bedford BC had advised that the column would need to be adopted by the Borough. Clerk had therefore requested Bedford BC to connect and maintain the light in the future. Awaiting confirmation.

Bollard in Burleigh Place – awaiting advice from Bedford BC

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| 6. <u>Matters Arising from minutes of Meeting held on 5th October 2010:</u>
None | <u>Action</u> |
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| 7. <u>Reports:</u>
a) North Beds Liaison Meeting 11.10.10.
Cllr. Olney reported that the meeting had concentrated on police issues. Crime had been low in Oakley apart from the spate of burglaries in September. Police priorities remained as anti-social behaviour, speeding and inconsiderate parking. Twinwood Road had been closed to vehicles travelling to the Business Park. | <u>Action</u> |
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| b) Bedford BC Network Meeting 13.10.10.
Cllr. Olney reported that discussion centred on Special Area Charges to ensure residents are not charged twice for the same services. Bedford BC finance officer had suggested two areas for review but parish councillors were very concerned that parishes were not receiving the same level of service in areas such as grass cutting and play equipment. The Town & Parish Council annual meeting would detail the services provided by parishes and officers form other Bedford BC departments would attend the next Network meeting. | <u>Action</u> |
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<p>8. <u>Police Report:</u></p> <p>PC Tott and PCSO had been unable to attend the meeting. Reported crime figures showed one burglary at Lincroft School, one criminal damage incident in Station Road and one theft/handling stolen goods. Three persons were on police bail in connection with the recent burglaries. There were two reported incidents of anti-social behaviour, one at the Sports & Social Club, one on the Green.</p>	<p><u>Action</u></p>
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<p><u>Survey on quality of Safer Neighbourhood Team service</u></p> <p>Bedfordshire Police Authority was conducting an online survey on the quality of Safer Neighbourhood Teams. Council agreed that PCSO Underwood was working very hard to combat anti-social behaviour but considered community safety meetings were not very useful. Councillors to send any additional comments to Clerk who would collate a response.</p>	<p><u>Action</u></p> <p>ALL</p>
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<p>9. <u>Street lighting on Pavenham Road:</u></p> <p>Bedford BC was considering and would be meeting Cllr. Olney in November to discuss further.</p>	<p><u>Action</u></p> <p>PO</p>
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<p>10. <u>Provision of Christmas Lights:</u></p> <p>EDF connection box had been delivered 29.10.10. Cllr. White had advised that the box would need to be concreted in and ducting laid before an electrician could connect. The lighting expert had suggested placing the box next to the lamp post and Chairman to meet with Cllr. White and lighting expert on site to agree a location. Council to arrange a switching on event if the lights connected in time.</p>	<p><u>Action</u></p> <p>JW/PW</p>
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<p>11. <u>Replacement of Village Notice Boards:</u></p> <p>Cllr. Olney tabled designs for the new notice boards, which would be blue to match the one at the Post Office with a side opening. Council agreed an inscription “in memory of Robin Olney, editor of the Newsletter” for the notice boards.</p>	<p><u>Action</u></p>
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<p>12. <u>Allotments:</u></p> <p>Plots had been allocated and tenancy agreements and rent requests issued. Two full plots and two half plots remained unlet. Aon had advised that Council’s public liability insurance covers all areas which Council is maintaining (paths, fences, taps etc) but not the actual plots once let. A member of the Council must undertake weekly inspections of Council maintained items. Tenants may be covered under their own household insurance. If not they should take out £5 million of public liability insurance. Allotment Committee would check National Society of Allotment & Leisure Gardeners insurance cover. Quotations for £3440 + VAT, £4215 + VAT and £4459 + VAT had been received for fencing and £2400 + VAT, £2472 + VAT and £3128 + VAT for installation of water. Proposed by Cllr. Fowler, seconded by Cllr. Fardon that quotations for £3440 and £2400 be accepted. Both contractors were local and the water contractor would maintain the pipe work free of charge. Fencing work would be carried out in January and water installation as soon as possible as there would be disruption to some plots. Affected tenants had been advised. Council agreed that 750mm should be the minimum depth for pipes. The temporary entrance to the site was causing problems in wet weather. Hard standing would need to be laid at the permanent entrance as soon as possible. Plot holders had been advised of the problem and requested not to block the access to the industrial units. Council agreed that the Allotment Committee could take decisions about shed sizes and other non financial or legal issues. Chairman thanked Mr. Nicholas for his efforts.</p>	<p><u>Action</u></p>
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<p>13. <u>Review of Information Publication Scheme</u></p>	<p><u>Action</u></p>
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Clerk had circulated draft documents, including Allotments and removing the reference to charges for Clerk's time from the Publication Scheme. Health & Safety Policy and Equality & Diversity Statement were unchanged.

Proposed by Cllr. Sansom, seconded by Cllr. Taylor that amendments to Publication Scheme be accepted

Resolved

Clerk

14. Highways Matters:

Action

Doors were open on Anglian Water box by Church Meadow. Clerk to report to AWS. Bridge sign outside College Farm was obscured by hedge. Clerk to report to Bedford BC. Lovell Road kerb had yet to be repaired. Cllr. Olney noted that it had been marked for work to be carried out. Clerk had asked Bedford BC to remove temporary road works signs which had been left after resurfacing works. Bedford BC had advised that the vegetation overgrowing the footpath in Linch Furlong was Council's responsibility and Clerk to include a twice yearly strim in the 2011/12 grass cutting tender. There were no other changes to the tender.

Clerk
Clerk

Clerk

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3.

15. Oakley Sustainability Project:

Action

Cllr. Olney reported that she and Cllrs. Fowler & Sansom had met on site with Bedford BC to consider a cycle route along Lovell Road. A route to Bedford was also discussed on either the Bromham or Clapham side of the railway and possibly using Highway Agency tracks. A river crossing would be necessary. The apple pressings at Oakley Lower School and Linch Furlong had been very successful. 40l – 50l of juice had been pressed at Linch Furlong and the Group would try and hold the event at the beginning of October next year. A pasteurisation trial was underway and if successful the Sustainable Oakley Group would consider marketing pasteurised juice. The pulp had been composted. Energy saving ideas were being pursued and Cllr. Olney and Mr. Nicholas had attended a Bedford BC event showcasing the water tank system at Mile Road allotments and photovoltaic cells on Pavenham Village Hall. Oakley Village Hall would consider solar panels in the future. A Royal Horticultural Society officer would be attending the next Group meeting on 10.11.10. to discuss Oakley participating in the 2011 Bedford in Bloom competition. BATPC had advised that Council could ring fence Sustainable Oakley money provided that adequate notice was given for payment so that payments could be resolved at Council meetings and cheques signed by 2 councillors. The Day Centre, Gardening Club & Youth Club were interested in sponsoring a tree in the community orchard and Clerk to request sponsorship from other village organisations.

Clerk

16. Borough Councillor's Report:

Action

Cllr. Olney reported that new ward boundaries had been agreed and Oakley would form a ward with Stevington and Pavenham. Bedford BC was reviewing rating to assist small businesses and an article would be included in the next Newsletter. Funding for the link road was virtually secured but compulsory purchase from one landowner might still be necessary. If compulsory purchase were necessary, Oakley might be asked to make a presentation on traffic increase over the bridges since the Western Bypass opened. The new Bedford BC investment plan included the link road as a top priority but amendments to the Sainsbury roundabout might not be included and it was likely to be several years before the road was completed. Only a very small part of the land would possibly be affected by the golf club lease.

**17. Planning Applications and Decisions and other planning matters:
Decisions notified since last Council meeting – 5th October 2010**

Application No: 10/02069/COU – change of use from site agent residence (C3) to office/administration accommodation for school use (B1) at Lincroft Middle School
Parish Comments: Not sent to Parish
Decision/Date: Permission 20.10.10.

Application No: 10/02214/FUL – 2 storey side extension at Dial House, The Drive
Parish Comments: No objection
Decision/Date: Permission 20.10.10.

Applications received since last Council meeting – 5th October 2010

a) Application No: 10/02371/FUL – installation of 8 photovoltaic modules to existing garage at Maze Cottage, The Drive
Parish Comments: No objection

b) Application No: 10/02579/TPO – various tree works at Kenmore, Church Lane
Parish Comments: No objection

c) Application No: 10/02515/FUL – single storey side extension at 14A, High Street
Parish Comments: No objection

d) Application No: 10/02393/COU – change of use of grazing land to manege with associated fencing & drainage at Riverstone House, Westfield Road
Parish Comments: No objection

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e) Application No: 09/00137/MAF – supplementary environmental information re. wind farm at Nun Wood, nr. Harrold
Parish Comments: Council had no objection in principle to the wind farm but concerns about the visual impact in an area of outstanding beauty had not been sufficiently addressed in the supplementary information.

Cllr. Olney confirmed that the Bedford Arms application would be considered by the Bedford BC Planning Committee and that no application had yet been submitted for 45 High Street. Councillors were concerned that the hedge had been removed and Clerk to write to Bedford BC Planning Department reiterating that ancient hedges had been included in the Settlement Plan lodged with Bedford BC and should be protected. Cllr. Baily suggested Council request a formal landscaping plan including the replanting a traditional native hedge as a planning condition when an application was submitted.	<u>Action</u> Clerk
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19. <u>Correspondence:</u>	<u>Action</u>
a) BATPC – proposed restrictions on local authority newsletters. Government proposals would restrict parish Newsletters to quarterly publication and Council information. Councillors agreed that restriction on content would be detrimental as many residents obtained information about village events from the Newsletter. Chairman noted that restrictions were particularly aimed at political councils and newsletters.	
b) Bedford BC – over 50s rural sports coaching. Councillors suggested rowing, cycling and tennis. Clerk to discuss tennis coaching with the Sports & Social Club.	Clerk
c) Bedford BC – Town Centre & Local Transport Plan Consultation 3 & 4.11.10. - noted	
d) Bedford BC - Rural Transport Roadshow 30.11.10. at Reynes Drive/Grenidge Way - noted	
e) CPRE – Living Countryside Awards Presentation 11.12.10. – Cllrs. Fowler & Sansom to attend	
f) Village Hall Committee – AGM 08.11.10. – Cllr. White to attend	
g) Resident – concerned about inconsiderate and dangerous parking in The Furlong and suggesting parking on the green space or bollards in the pavement. As the green space was part of the planning consent, it could not be converted to parking. Clerk to ask PC Tott and PCSO Underwood to pursue with vehicle owners and advise resident. Council would reconsider if the problem persisted.	Clerk
h) Methodist Church – requesting permission to hold an open air Christmas market on Brockwell green. Council had no objection. Chairman to advise Church	JW
i) Land Registry – concerning registration of parish council land. Clerk to check that land at Brockwell, The Furlong, the Green, The Grange and Riverside Meadow registered	Clerk
20. <u>Grant applications:</u> none	<u>Action</u>

21. Finance Matters:

a) Accounts for period up to 2nd November 2010

Income and balances:

National Westminster Bank - Current account balance at 31.10.10.	£74,280.29
National Westminster Bank – Reserve account balance at 31.10.10.	£5,164.02
National Westminster Bank - Treasurer’s Reserve Account balance at 31.10.10.	£140,000.00

Treasurer Reserve Account was due to mature 04.11.10. Given the current low rate of interest (0.25%) Clerk suggested moving the money to a one year bond with an interest rate of 2%. Proposed by Cllr. Olney, seconded by Cllr. Fowler that money be moved to a one year bond

Resolved

Action

Clerk

Received since previous meeting

R P Testa - Newsletter	£50.00
Gater – allotment rent	£12.00
Marshall K – allotment rent	£24.00
Keyte – allotment rent	£12.00
Fuller – allotment rent	£12.00
Elsby – allotment rent	£12.00
Gavin – allotment rent	£12.00
Camy – allotment rent	£12.00
Durrant – allotment rent	£12.00
Bedford BC – Ward Cllr. grant for Old School	£7,260.43
Total	£7,418.43

Payments Already Made:		Chq. No.
Friends of the Old School – Ward Cllr. grant	£7,260.43	575
 Payments Made:		
Wildman Transport - emptying bottle bank 16.10.10.	£55.23	576
M J Granger Grounds Maintenance Ltd – removing tree from Green & hedge cutting Station Road	£230.30	577
M J Granger Grounds Maintenance Ltd – grass cutting 14.10.10, cutting Highfield Road path & Lovell Road verge and 6 months Linch Furlong management	£1,051.63	578
Friends of the Old School – hire of room September - November	£141.50	579
Peter Stopford Tree Specialists – tree works at The Grange green	£111.63	580
H M Parrott – repairs to swings	£43.48	581
CPRE – membership renewal	£29.00	582
Oakley Village Hall – Committee Room hire 02.11.10. 3hrs @ £6/ph	£18.00	583
D. Steynor – bus shelter cleaning October	£28.50	584
Clerk – salary and expenses 01.10.10. – 31.10.10.	£593.28	585
J Walker – litter collection @ £45/wk (4 weeks)	£180.00	586
S Nicholas – stakes for marking out allotment plots	£36.64	587
Total payments this meeting	£9,779.62	

Resolved: to approve the accounts for payment. Clerk requested new items for consideration for the 2011/12 precept Clerk
ALL

b) External Audit:

External Auditor was content with accounts and had no matters to draw to Council's attention. Closure of audit had been advertised.

c) Repairs to Oakley signs:

Action

In accordance with paragraph 27 of Council Standing Orders, Cllrs. Walker, Baily, J Saunders and Taylor proposed a special resolution that the decision in Item 12b) of Council Minutes 01.06.10. be rescinded and repairs to the entrance walls be reconsidered. The contractor had quoted £438.00 + VAT to repair the entrance walls and this quotation was accepted but he subsequently advised 28.09.10. that the work required was more extensive and would cost £1,000 + VAT.

Contractor had now quoted £1,850 + VAT to replace coping stones on all four walls with single sloping stones or £1,940 + VAT to replace all four with hip ended sloping coping stones plus £210 + VAT to replace damaged stones and repoint mortar.

Another contractor had suggested stone coping to allow water to run off and quoted £900 (no VAT) for the work to all four walls. A third advised that the original cement was too strong and was damaging the stone, particularly on the Lovell Road wall.

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He suggested works as follows:

£190 + VAT per sign to replace coping with York stone plus bridges sign - £95 + VAT to replace damaged stone under written sign and Lovell Road sign - £690 + VAT to take down damaged section and rebuild

To repoint with lime mortar would cost £450 + VAT per sign.

Cllr. Fowler volunteered to discuss the issue of the mortar with the original contractor and report to December meeting

Action

DF

d) Cricket Field lease:

Action

Cllr. Baily reported that he had discussed the lease with the agent, Robinson Hall. The plan had now been amended but Robinson Hall was still arguing that the Oakley Recreational Association had requested the break clause. ORA had confirmed that they did not request or want a break clause. Oakley Properties solicitor dealing with the case had left the firm and Cllr. Baily therefore suggested a joint meeting with both parties to resolve the outstanding issues. Council agreed and Cllr. Baily to arrange.

RB

22. **Date of next Council meeting:** 7th December 2010

Chairman