

OAKLEY PARISH COUNCIL 11.01.11.

1.

Minutes of the Council Meeting held on 1st March 2011 at the Village Hall

PRESENT:

Mrs. Walker (Chairman), Mrs Fardon, Mrs. Olney, R Baily, D Fowler G Sansom, R Harris, J Saunders
M. Taylor, the Clerk and 3 members of the public

1. Public Open Session –

Resident of The Furlong was concerned about parking on the junction of The Furlong/Pavenham Road blocking access for emergency vehicles and at times forcing vehicles to reverse into Pavenham Road. Chairman noted that Police had investigated but had considered the parking was not dangerous. Bedford BC now had a vehicle which recorded number plates and Cllr. Olney would request it be used in The Furlong. Clerk would also ask police to revisit.

Resident was concerned that not all neighbours had been notified by Bedford BC of the planning application at 74, High Street. He noted that the access already served 12 properties and a right of access had been assumed for the proposed new property. In addition, the proposed development was beyond the building line, out of keeping with the existing cottages and parking for the existing house at no. 74 would be removed. Cllr. Olney noted that she had asked the Borough planning department to ensure all residents were notified and would follow up. She would also request an extension to the comments deadline to allow those residents time to respond.

2. Apologies: R Saunders (personal), P White (personal)

3. Declarations of Interest: Cllr. Baily for item 16 c) & g) as a neighbour of the applicants. Chairman for item 18d) as an employee of the Pre-School and item 20b) as a relative. Clerk for item 20d) as recipient

4. Minutes of Meeting held on 11th January 2011

Resolved: to adopt the minutes with the inclusion of Cllr. Harris in Apologies and the replacement of Linch Furlong in Item 7 with Sustainable Oakley .

5. Clerk's Report:

Lovell Road Phone Box – no further information re. replacement of phone.

Highways – Clerk had requested repairs to Highfield Road, Dewlands and Ruffs Furze and High Street/Church Lane potholes to be filled

Community Orchard – 8 more trees had been sponsored by the Youth Club, W. I. (five), Oakley Lower and Lincroft School (18 in total)

Bedford Arms Sign – sign on verge had been repaired

Lights at Lower School and Pavenham Road – Amey had advised that new light at Lower School would be installed and lights moved in Pavenham Road by end of March

Bottle Bank – Bedford BC had advised that they were replacing/refurbishing their bottle banks. Clerk had requested replacement of Council's bottle bank with a Bedford BC one

Buckingham Palace Garden Party – Clerk had put forward Cllr. Walker's name for consideration

6. Matters Arising from minutes of Meeting held on 11th January 2011:

None

Action

7. Reports:

a) North Beds Liaison Meeting 24.01.11.

Cllr. Walker reported that Twinwood Business Park had been discussed. The Carlyle Group had taken over the running of the site from Skelton and the Twinwood Road access had been closed. The site was losing money and there was no tenant for the data centre, therefore the cycleway around the site had been abandoned. Meeting would be held with the Mayor shortly to discuss the site.

Action

<p>b) Bedford BC Network Meeting 27.01.11.</p> <p>Planning issues raised at Clerk's meeting 10.12.10. were noted. The Partnership Board Meeting 16.12.10. had discussed local area working and would evaluate current and previous arrangements e.g. the Community Liaison Forum. The Sustainable Community Strategy remained the long term vision for Bedford BC. Details of the 29.03.11. Conference were provided, special area charges to be discussed again 03.03.11. and the Buy in Bedford campaign was introduced.</p>	<p><u>Action</u></p>
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<p>8. <u>Police Report:</u></p> <p>PC Tott and PCSO Underwood had been unable to attend. There were 7 reported crimes in January and February, 2 assaults, 2 burglaries, 2 criminal damage and 1 car entered. There were 2 reports of anti-social behaviour, both of which were noise on the Green.</p>	<p><u>Action</u></p>
<p>9. <u>Provision of Christmas Lights:</u></p> <p>Chairman had met with lighting expert again to consider a site at the church. He had suggested a growing tree on the left hand side, raised grass area in the car park connected to the car park light if this was acceptable to the church. He had advised that the EDF box given to Council was not suitable to connect to the street lights on the Green. Cllr. Baily to organise a site visit at church with expert, Cllr. J. Saunders and any other members of the church. Tree would need to be planted as soon as possible.</p>	<p><u>Action</u></p> <p>RB</p>
<p>10. <u>Allotments land lease and hard standing:</u></p> <p>Draft lease had been circulated. Councillors had concerns that the Community Orchard had not been included, a community shed would be larger than the size specified, hens & rabbits were excluded, there was no option to renew, Bedford BC could break the lease after 15 years and the access track needed repair before Council became partly responsible for maintenance. Mr. Nicholas had taken photographs of the hedges which would be appended to the lease as Council would be responsible for maintaining them to the existing standard. Cllr. Olney noted that Bedford BC would redraft the shed size and hens & rabbits clauses but proposed a meeting with Bedford BC property officer to discuss term length and renewal, seconded by Cllr. Fowler</p> <p>Resolved</p>	<p><u>Action</u></p> <p>PO/RB</p>
<p>Allotment and Sustainability Groups had drafted a specification for hard standing at the entrance to the allotments and by plot 13, where the community shed would be built. Council approved specification and Clerk to obtain separate quotations for each site. Cllr. Sansom suggested flint at the entrance where the ground was rutted and waterlogged. Water installation was complete and Clerk to approach Anglian Water to approve and provide a meter reading.</p>	<p>Clerk</p> <p>Clerk</p>
<p>11. <u>Community Orchard ground works:</u></p> <p>Clerk had received quotations of £1056 + VAT and £905 + VAT for orchard ground works. Third contractor could not fit works in and fourth had yet to quote because of a family bereavement</p> <p>Proposed by Cllr. Sansom, seconded by Cllr. Baily that quotation for £905 + VAT be accepted as work needed to be carried out as soon as possible</p> <p>Resolved</p> <p>Orchard planting day had been a success with around 40 residents and the Mayor attending. BRCC had monies available and funding had been requested for non sponsored trees, hedge trimmer and loppers. Cllr. Sansom had volunteered to store spare stakes etc. for future use. An information board and tree labels were required and Cllr. Sansom to draft a specification. Chairman thanked Cllr. Sansom for organising the planting. Clerk to thank Mayor for attending and for supporting allotment and orchard projects.</p>	<p><u>Action</u></p> <p>Clerk</p> <p>GS</p> <p>Clerk</p>
<p>12. <u>Bedford BC request for items to be reviewed by Scrutiny & Policy and Development Committees:</u></p>	<p><u>Action</u></p>

Cllr. Sansom suggested Committees be asked to investigate bus services. Council invested money in bus shelters and promoted sustainable transport but the service provided by Stagecoach was very poor. The bus station was falling apart, adherence to timetables was poor, double decker buses were unsuitable for rural roads, damaging road surfaces and verges and requiring modification of Lovell Road under the bridge and Stagecoach had taken months to provide bus stop signs and timetables in the village. Residents' requests for evening services and buses to the train station had not been actioned and reliability information was not published. As Stagecoach had a monopoly on most routes, Bedford BC should investigate. Cllr. Sansom had written as a resident to Chairman who had forwarded his comments to Bedford BC transport officers and Mr. Burt MP.

Proposed by Cllr. Fowler, seconded by Cllr. Baily that Scrutiny Committee be asked to investigate

Clerk

Resolved

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13. Highways Matters:

Action

a) extension of Highfield Road footway to Milton Road

Oakley Joggers had asked Council to request Bedford BC extend footway in Highfield Road from Highfield Parc to Milton Road. One of their members recently required hospital treatment following a fall by Judges Spinney. Discussed under 13b)

b) Bedford BC 2011/12 capital projects

Councils had been asked to suggest and prioritise schemes for projects costing £20,000 or more. Various schemes had been included for Oakley. Council agreed that the three priorities were resurfacing the crossroads at High Street/Pavenham Road, resurfacing the Church Lane/Dewlands and Church Lane/Ruffs Furze junctions and resurfacing the length of Reynes Drive. A footway along Highfield Road would also be requested for inclusion in the list of schemes.

Clerk

Councillors noted that priority at Lovell Road bridge was continuing to cause a dangerous back up of traffic across the mini roundabout onto the bypass bridge. Clerk to ask Highways safety officer to review.

Clerk

Chairman reported that Bedford BC was replacing street light lamps with white, energy efficient bulbs which directed light downwards and were maintenance free. Initial replacement was expensive but new bulbs had timers which could be individually controlled and switched off at night. Clerk to include discussion on turning off lights between midnight and 5.00am in Annual Parish Meeting agenda.

Clerk

14. Oakley Sustainability Project:

Action

Cllr. Olney reported that allotment fencing and water had been installed and she thanked Mr. Nicholas and the Allotment Group for their efforts. A visit had been made to the Milton Keynes recycling plant 12.01.11. and another visit to be arranged. Clapham PC supported the proposed cycle routes to Clapham and Bedford and discussions were continuing with Bedford BC. A representative from Terrestrial Foods, a national scheme to encourage local food consumption, had visited the Group and a Food Hall and allotment stall would be part of the Carnival. Group would make a presentation on progress at the Annual Parish Meeting. Mayor was thanked for supporting allotment and orchard projects. Cllr. Fardon noted that £1,299 had been raised from the Directory and Clerk to thank Old Road Securities for sponsoring the printing. Chairman thanked Cllr. Fardon for putting together the Directory.

Clerk

15. Borough Councillor's Report:

Action

Cllr. Olney reported that the Borough part of the Council Tax had been reduced but front line services had been retained. A further £16 million of cuts would be necessary in 2012/13. Some redundancies had been necessary and more were likely. More co-operation with back room staff in organisations such as the police and Fire Service might be possible. Bedford BC was attempting to obtain funding for special schools from central government. Head teachers had met with the Education Secretary and an announcement on funding would be made later in the year. An article about parking had been included in the Newsletter and the Borough was discussing development of the bus station with Stagecoach.

16. Planning Applications and Decisions and other planning matters:

Decisions notified since last Council meeting – 11th December 2011

Application No: 10/02745/FUL – erection of canopy to cover play area at rear of school building at Oakley Lower

Parish Comments: No objection

Decision/Date: Permission 10.01.11.

Application No: 10/02657/FUL – single storey rear extension with conservatory & front porch at 104, Station Road

Parish Comments: Objection as the porch is out of keeping with adjoining cottages and the extension will make an affordable home less affordable.

Decision/Date: Permission 12.01.11.

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Application No: 10/02864/LBC – replacement windows & installation of gas fired stove with balanced flue at Little House, The Drive

Parish Comments: No objection

Decision/Date: Permission 14.01.11.

Application No: 10/03024/FUL – single storey side extension at 9, Parsonage Close

Parish Comments: No objection

Decision/Date: Permission 21.01.11.

Application No: 10/ 02704/TPO – crown reduce 6 horse chestnuts at Mellis, Church Lane

Parish Comments: No objection

Decision/Date: Permission 24.01.11.

Application No: 10/02934/TPO – reduce willow (silver birch not included in TPO) at Shires Fold, 55A, High Street

Parish Comments: No objection

Decision/Date: Permission 24.01.11.

Application No: 10/02804/LBC – demolition of existing brick wall. Construction of new rendered wall at Oakley House, The Drive

Parish Comments: No objection

Decision/Date: Permission 03.02.11.

Application No: 10/03043/COU – change of use from public highway to part of residential curtilage at Riverstone House, Westfield Road

Parish Comments: No objection

Decision/Date: Permission 15.02.11.

Application No: 11/ 00006/TPO – 6 trees – prune back overhanging branches at 90 Lovell Road

Parish Comments: No objection provided owner is content as applicant is not the owner

Decision/Date: Permission 18.02.11.

Application No: 10/03067/FUL – single storey side extension at 69, Church Lane

Parish Comments: No objection

Decision/Date: Permission 18.01.11.

Applications received since last Council meeting – 11th January 2011

a) Application No: a) 10/03043/COU – change of use from public highway to part of residential curtilage at Riverstone House, Westfield Road

Parish Comments: No objection

b) Application No: b) 11/ 00006/TPO – 6 trees – prune back overhanging branches at 90 Lovell Road

Parish Comments: No objection provided owner is content as applicant is not the owner

c) Application No: c) 10/03067/FUL – single storey side extension at 69, Church Lane

Parish Comments: No objection

d) Application No: d) 10/03027/FUL – 2 replacement outbuildings at 24, Lovell Road

Parish Comments: No objection

e) Application No: e) 11/00104/FUL – single storey front & side extension and 2 storey rear extension at 8, Reynes Drive

Parish Comments: No objection provided first floor northwest elevation window is obscured

f) Application No: f) 10/02910/FUL – extension & alterations to existing bungalow to form 2 storey chalet bungalow and erection of detached gymnasium in garden at 2, Westfield Road - amended

Parish Comments: Objection as the proposed extension is too large and would create a dwelling out of keeping with neighbouring properties and the proposed gym is still too large for an open garden area and will block the open view of no.4, Westfield Road.

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g) Application No: g) 11/00003/FUL – single storey side extension, replacement pitched roof to front & dropped kerbing to form vehicular access at 61, Church Lane

Parish Comments: No objection

h) Application No: h)11/00153/FUL – demolition of single garage, erection of 2 storey house with integral garage at 74, High Street

Parish Comments: Objection as proposed development is too large for the site, is out of keeping with the surrounding properties, will impede the outlook of nos. 76 & 74 and the access is via a steep, unadopted driveway which is already causing problems for existing users. Council agreed additional objection on the grounds that the proposed dwelling was backland development with the garden outside the SPA, it would be on higher land than neighbouring properties, 12 properties already used the access, there is a pedestrian right of way across the back of neighbouring properties and there were concerns about surface water drainage. Council also considered that the historic cottages neighbouring the site should be considered for a conservation area and Clerk to ask Bedford BC to look at specific areas throughout the whole village

Chairman noted that incinerator on Twinwood Business Park would be discussed at Bedford BC Planning Committee on 07.03.11. and had been recommended for approval. A public meeting would be held in Milton Ernest on 03.03.11. to discuss the application.

17. Correspondence:	<u>Action</u>
a) Bedford Area Bus Users Society – asking if Council wished to join Society or invite BABUS to a Council meeting or to comment on any bus issues – noted. Clerk to copy letter to Cllr. Sansom	Clerk
b) Bedford BC – Seed Sharing Event 05.03.11. - noted	
c) Bedford BC – rural skips in Oakley 16 & 17.04.11. - noted	
d) BRCC – Environmental Volunteer Review Presentation 17.03.11. - noted	
e) Bedford BC – Town & Parish Conference 29.03.11. Cllrs. Fowler, Sansom & Taylor to attend	
f) Environment Agency – changes to river map – noted	Clerk

19. Grant applications:	<u>Action</u>
a) Oakley Sports & Social Club	
Requested £1,000 for new children’s goal posts. Total cost is £1,470 and balance will be funded from Club funds. 400 – 450 members are Oakley residents. Proposed by Cllr. Olney, seconded by Cllr. Sansom , that £1,000 be granted Resolved – section 137 donation	
	Clerk
b) Villager Bus	
Requested £300 for upkeep of minibus. Total cost is £2,700. Balance will be funded from grants from other parishes and concessionary fares. Not known how many regular passengers are Oakley residents Proposed by Cllr. Olney, seconded by Cllr. Fowler, that £300 be granted Resolved – section 106A of the Transport Act 1985	
	Clerk
c) Lincroft School	
Requested up to £5,000 for special needs adaptations to new minibus. Total cost is £20,000. Balance has been raised by school. 158 pupils are Oakley residents. Proposed by Cllr. Olney, seconded by Cllr. Fowler, that £1,730 be granted Resolved – section 137 donation	
	Clerk
d) Oakley Pre-School	
Requested £1,000 to increase toy storage and extend path round church and along car park. Total cost is £3,000. Balance will be obtained from fund raising. All 51 children are Oakley residents. Proposed by Cllr. Olney, seconded by Cllr. Fowler, that £1,000 be granted Resolved – section 137 donation	
	Clerk

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20. Finance Matters:

a) Accounts for period up to 1st March 2011

Received since previous meeting

Oakley Brownies - orchard tree	£20.00
Oakley Youth Club - orchard tree	£25.00
Hazel Kaye - Newsletter	£50.00
V E Parrott - orchard tree	£20.00
Oakley W. I. - 5 orchard trees	£100.00
Seager - allotment rent	£24.00
Blackwell - allotment rent	£12.00
Oakley Lower - orchard tree	£20.00
V E Parrott - Directory	£50.00
Old Road Securities - Directory printing costs	£766.00
Millennium Security/Fins First - Directory	£50.00

<u>Income and balances:</u>	£26,216.66
NatWest Bank - Current account balance at 28.02.11.	£47,263.10
NatWest Bank – Business Reserve account balance at 28.02.11.	£140,000.00
NatWest - Fixed Rate Bond at 28.02.11.	

Payments Already Made: **Chq. No.**
None

Payments Made:		
Wildman Transport - emptying bottle bank 10.01.11, 20.01.11. & 10.02.10.	£169.20	607
Copykatz Ltd - printing Directory	£766.00	608
Clapham PC - rubbish sacks & photocopying allotment agreements	£30.94	609
Oakley Village Hall – Committee Room hire 04.01.11. & 01.03.11. 6hrs @ £6/ph	£36.00	610
D. Steynor – bus shelter cleaning January & February	£57.00	611
Clerk – salary and expenses 01.01.11. – 28.02.11.	£1,183.16	612
J Walker – litter collection @ £40/wk (7 weeks)	£280.00	613
Total payments this meeting	£2,522.30	

Resolved: to approve the accounts for payment. Clerk

b) Litter picker salary 2011/12 Action

No increase last year. Currently £40p.w. winter, £45p.w. summer

Proposed by Cllr. J. Saunders, seconded by Cllr. Fowler that salary be increased by £2p.w. to £42p.w. winter and £47p.w. summer

Resolved Clerk

c) Bus shelter cleaner salary 2011/12

No increase last year. Currently £28.50 p.m.

Proposed by Cllr. Harris, seconded by Cllr. Fowler that salary be increased by £1.40p.m. to £29.90p.m.

Resolved Clerk

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d) Clerk's salary 2011/12

No national agreement yet. Incremental increase would increase salary £354.92 to £9,325.51 p.a. at current rates.

Proposed by Cllr. Fowler, seconded by Cllr. Taylor that salary be increased by one increment to scale point 29 i.e. £9,325.51p.a.

Resolved

e) Cricket Field lease:

Cllr. Baily reported that solicitors had met agents, Robinson Hall and the break clause was still the outstanding issue. Cllr. Baily proposed that if Oakley Properties insisted on a break clause Council demand like for like replacement of facilities i.e field, all buildings and tennis court within the village, seconded by Cllr. Fowler

Resolved

21. Date of next Council meeting: 5th April 2011 Annual Parish Meeting
12th April 2011 Parish Council

Chairman