

Minutes of the Council Meeting held on 6th July 2010 at the Village Hall

PRESENT:

Cllr. Mrs. Walker (Chairman) Mrs Fardon, Mrs. Olney, R. Baily, D Fowler, G Sansom, R Harris, J Saunders, the Clerk, PC Tott, PCSO Underwood, Mr. Hillier of Hilliers HRW Solicitors and 0 members of the public.

1. **Public Open Session** - none

2. **Apologies:** R Saunders (business), M. Taylor (personal), P White (personal)

3. **Declarations of Interest:** none

4. **Minutes of Meeting held on 1st June 2010**

Resolved: to adopt the minutes.

5. **Clerk's Report:**

Bollards on the Green – bollards and new litter bin had been installed.

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

Lovell Road Phone Box – BT had not yet removed.

Highways – Residents had complained about the standard of resurfacing work at Church Lane/Lovell Road. Bedford BC had advised that only the patching had been completed and the road would be surface dressed in August. Cllr. Olney had requested surface dressing be delayed given the number of heavy farm vehicles on the roads in August. Potholes in Reynes Drive and Lovell Road had been reported to Bedford BC and damaged water cover in Station Road to Anglian Water.

High Street Bus Shelter – s. 106 payment for maintaining the shelter had been received from Bedford BC

External Audit - submitted

War Memorial – lettering had been restored.

Lovell Road bus shelter – damage had been reported to police. Clerk had been advised that cost of repair would be below insurance excess.

Sharnbrook School Federation – Federation had advised that the inclusion of Margaret Beaufort had resulted in an equal increase in the number of governors from 18 for three schools (Sharnbrook, Lincroft and Harrold) to 24 for four schools including Margaret Beaufort. It would not be possible for all of the 23 Parish Councils to be represented. Community representation is guaranteed by each school providing two parent governors, two staff governors, a North Bedfordshire Schools Trust governor and a community governor. There is also a local authority governor who is a local Borough Councillor. Councillors agreed that the villages in which the schools are sited should always be represented and Clerk to notify Federation.

Garages at Bedford Arms – Wells Young had advised that they will shortly be submitting an application to convert the building into a dwelling

6. **Matters Arising from minutes of Meeting held on 1st June 2010:**

Cllr. Fardon noted that she had raised the brightness of the street lights in Lincroft with the Mayor.

Cllr. Fowler noted that the hard surfacing had been laid on the Highfield Road/Station Road footpath

Action

7. **Reports:**

a) Bedford BC Borough Assembly 09.06.10.

Cllr. Sansom reported that the purpose of the meeting was to discuss issues relevant to rural areas and he had made a presentation on the Sustainable Oakley project. Various workshops followed the presentation including a visit to Castle Close, Sharnbrook. The Future Jobs Fund which had worked to provide jobs for unemployed young people had been very successful but had recently been a casualty of funding cuts.

Cllr. Fowler was concerned that there had been no feedback from the meeting and Cllr. Olney to pursue with Bedford BC.

Action

PO

b) Bedford BC Freight Strategy Workshop 17.06.10.

Cllr. Olney reported that freight routes had been discussed and all had agreed that HGVs should be kept to the main routes. The A6 was a main route but freight lorries should not use the roads surrounding it. Kimbolton Road would be used for smaller HGVs and a link was required from the M1 to Poddington. HGVs would be prevented from cutting through from the A428 to Manton Lane.

Action

8. Police Report:

PC Tott and PCSO Underwood reported that there were 13 crimes in May & June. Of these, 4 were violence against the person one of which involved a domestic dispute, there was one attempted burglary, one theft/handling stolen goods, 4 criminal damage, one of which was a neighbour dispute, 2 drug offences at Lincroft School and one youth arrested after a car chase and who is now on a TAG. There were 9 reports of Anti-Social Behaviour, 4 of which were on the Green. Several residents had commented favourably about the lack of ASB especially in the High Street. Operation Nevis would run again throughout the summer. There were no details yet of how Government cuts would affect local policing, although the policing pledge guaranteeing that local officers spent 80% of their time in their SNT area had already been removed. The next Joint Action Group meeting would be held on 19.07.10. at Thurleigh and Bedford BC would attend to discuss parking enforcement. Chairman asked why police had been seen litter picking at the Town Hall. PC Tott suggested that they may have been special constables or part of a community initiative. Cllr. Harris was concerned that he had received no feedback after reporting possible drug taking as it discouraged residents from reporting incidents. PC Tott advised that some residents do not want to be contacted by police officers but accepted that residents should be contacted by telephone. Councillors were concerned about local officers being used to police Town Centre drinking and agreed Clerk to write to Bedford BC requesting details of the policy on policing Town Centre drinking, especially at weekends and whether the Licensing Committee could determine how cheaply alcohol is sold and if they can remove licences from premises where cheap alcohol resulted in constant demands on police resources.

Action

Clerk

Bedford BC Draft Allocations & Designations Plan:

a) proposed gypsy site at Browns Wood

Cllr. Olney detailed the response from the Sustainable Oakley Group. Councillors agreed to object to the proposed site on the grounds of

1. No local need identified – gypsy & travellers had not suggested sites and the 2006 survey indicated a need for 10 pitches in the Borough area
2. Inconsistency with the Bedford BC Open Space and Views Policy which seeks to protect open spaces at the edge of villages. Site should be designated as an Important Open Space
3. Inconsistency with the Bedford BC Green Infrastructure Policy, compromising rather than enhancing an area of great landscape value
4. The size of the proposed site which is much larger than required for 15 pitches
5. Historic use of the site as an amenity area
6. The lack of school capacity. All the local schools are oversubscribed
7. The congested access roads
8. The steeply sloping nature of the site requiring much construction and resulting in possible drainage problems
9. Government policy indicating that sites should be on brownfield land
10. The power line over the site

Clerk to submit comments to Bedford BC

Action

Clerk

b) Settlement Policy Area

Cllr. Olney again detailed the Sustainable Oakley group response. Councillors agreed that the Oakley Map should include the following as important open spaces

- The Drive to the twin bridges which has previously been included
- The ridge behind the High Street and north-west to Pavenham. This land has been subject to three planning appeals and each time the Inspector agreed that it is an important open space.
- Millennium Wood adjacent to Browns Wood which should be designated as a wood.

Action

<p>Land behind 12, 14, 16 High Street should be excluded so that the SPA boundary is consistent with the rest of the High Street</p>	
<p>On the Clapham Map, the proposed Gypsy & Traveller site is part of the wood and should be designated as an important open space. Council thanked the Sustainability Group for their work. Clerk to submit comments to Bedford BC</p>	<p>Clerk</p>
<p>10. <u>Draft Minerals & Waste Plan:</u> Chairman noted that the plan would identify preferred minerals & Waste sites throughout Bedfordshire. The Stewartby and Elstow areas were the preferred areas for the four waste sites. The proposed incinerator at Twinwood Business Park had been refused by Bedford BC Planning Committee and had not been included in the draft plan. The two sites identified were the Biogen pig waste/food waste plant at Milton Ernest and the waste wood processing plant at Twinwood Business Park.</p>	<p><u>Action</u></p>
<p>11. <u>Light at Oakley Lower School:</u> Council had budgeted for a light at the entrance to the Lower School. Clerk to obtain quotations for new lamp column. Cllr. Sansom noted that columns in Pavenham Road had been unlit for over a year and Clerk to ask Bedford BC if one could be relocated a the Lower School.</p>	<p><u>Action</u> Clerk Clerk</p>
<p>12. <u>Highways Matters:</u> a) Speeding in Pavenham Road Police had monitored traffic speed for one week in June. 23,057 vehicles had used the road and of these, 42% (9,724) were driving at 35mph or more. 48% of those leaving the village and 37% entering were speeding. As a result, police will carry out a minimum of one speed monitoring visit per month until further notice.</p>	<p><u>Action</u></p>
<p>b) Access Road at Willow Vale Bedford BC had inspected the site and had contacted Barratts. The access road and grass verge were to be repaired, the drains reinstated, because of concrete in them and the dead trees and bushes replaced.</p>	<p><u>Action</u></p>
<p>Clerk to request contractor to trim hedge at the Grange and bushes near Dewlands notice board and remove dead branches from ash tree on the Green.</p>	<p>Clerk</p>
<p>Tree roots at 71 Ruffs Furze were growing into footway and driveway. Cllr. J. Saunders to examine to ascertain whether Council should ask Bedford BC to remove tree and replant.</p>	<p>JS</p>
<p>Post Western Bypass traffic count at twin bridges was being carried out when traffic was very light. Cllr. Olney to pursue with Bedford BC.</p>	<p>PO</p>
<p>Cllr. Baily advised that he had inspected bollards on the Green and was content. Some bollards were out of alignment because of drains etc. The two removable bollards had been placed on the corner of Reynes Drive/Grenidge Way to allow access. Cars were still accessing the Green across the path at the end of Burleigh Place. Cllr. Baily to discuss a bollard or bollards in the path and or on the triangle of highway grass with Bedford BC. Clerk noted that residents in Grenidge Way had requested a removable bollard. Council agreed that non removable bollards would suffice.</p>	<p>RB</p>
<p>13. <u>Provision of a Christmas Tree:</u> Resident, who is a lighting designer, had offered to advise and supply some lights. He had met with Chairman 06.07.10. and would draw up a specification for which Clerk to obtain costings from Bedford BC and EDF. Designer had advised that a cut tree was inadvisable and that the Lincroft playing field tree was too small. Station Road/High Street tree was also small and the street light would detract from lights in the trees at Reynes Drive/High Street. He suggested the cherry trees on the Reynes Drive side of the Green as the best option. Council would have to insure the lights, install a meter and pay the electricity cost. Cllr. J. Saunders suggested lighting a tree at the church too and volunteered to ascertain the best location at night.</p>	<p><u>Action</u> Clerk JS</p>

- f) Application No. 10/01515/FUL – infill ground floor area under existing first floor extension at 74, High Street
Parish Comments: No objection
- g) Application No. Appeal against enforcement notice refusing permission for change of use to dwelling at Courtyard Barn, The Drive
Parish Comments: No comments

16. Correspondence:

- a) Bedford BC – cancelling town & Parish Network Meeting 07.07.10. – noted
- b) Churches Together picnic 22.08.10. - noted
- c) CPRE Planning Training 02.10.10. - noted

| Action**17. Grant applications:** none| Action**18. Finance Matters:****a) Accounts for period up to 6th July 2010****Income and balances:**

National Westminster Bank - Current account balance at 30.06.10.	£61,013.53
National Westminster Bank – Reserve account balance at 30.06.10.	£2,329.26
National Westminster Bank - Treasurer’s Reserve Account balance at 30.06.10.	£140,000.00

Received since previous meeting

Bedford BC – s. 106 monies for High Street bus shelter	£3,259.90
Interest	£0.21
Total	£3,260.11

Payments Already Made:

H M Revenue – PAYE April - June	£567.25	Chq. No. 537
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Payments Made:

Wildman Transport - emptying bottle bank 02.06.10. & 23.06.10.	£110.46	538
M J Granger Grounds Maintenance Ltd – grass cutting 10.06.10.	£646.25	539
M J Granger Grounds Maintenance – final payment for bollards on Green	£4410.95	540
M J Granger Grounds Maintenance – installing litter bin on Green	£99.88	541
W H Saunders – mowing Riverside meadow	£141.00	542
Friends of Old School – hire of room	£141.50	543
Neville Funeral Service Ltd – restoring lettering on War Memorial	£1167.66	544
Friends of Old School – donation of fee by internal auditor	£50.00	545
Committee Room hire 06.07.10. 3hrs @ £6/ph	£18.00	546
D. Steynor – bus shelter cleaning June	£28.50	547
Clerk - salary and expenses 01.06.10. – 30.06.10.	£593.28	548
J Walker - litter collection @ £45/wk (4 weeks)	£225.00	549

Total payments this meeting £8,199.73**Resolved:** to approve the accounts for payment

| Clerk

b) Cricket Field lease

Cllr. Baily reported that Council had intended to arrange a joint meeting to resolve the terms of the lease. Hilliers solicitors had advised that Council should serve a section 26 notice, formally requesting renewal of the lease. Mr. Hillier then explained that the existing lease was a protected lease so the tenant was automatically entitled to a new lease on the same or similar terms.

| Action

The proposed rent increase was reasonable and Council had agreed it. The break clause was the main problem and Council did not have to accept it as there was no break clause in the existing lease. If Oakley Properties wanted to develop the land they would have to provide an alternative site. If terms could not be agreed the matter would be referred to the County Court. Mr. Hillier confirmed that the land under the buildings, which was excluded from the plan in the draft, would be included in the new lease. He confirmed that the old lease would continue until formally broken and advised that the County Court would consider the break clause unreasonable. He suggested one last attempt to agree the terms and then take the matter to court. Council agreed and Mr. Hillier to contact Oakley Properties' solicitors and land agents.

21. **Date of next Council meeting:** 7th September 2010

Chairman