

OSILSOE PARISH COUNCIL

Minutes of the Parish Council Meeting held in

Silsoe Village Hall on Wednesday 11th October 2017.

Present: Cllr Jarrard in the Chair

Cllrs. L Mann, J McGrory, I Kelly, R Vass and Central Bedfordshire Councillor Alison Graham.

Apologies: Cllr Kevan, Flack and Webb.

95/17 PUBLIC PARTICIPATION:

The Public raised the issues surrounding planning application CB/17/04123/RM, development of the Old school site. A Directive was put in place by CBC that they 'recommend and strongly recommend bungalows' be built on the site. Cllr Graham has approached the Development Management Committee to discuss when it's a remedial matter like this can it be called into Committee due to failure to comply with the Directive? She is currently awaiting a response. The Housing needs survey carried out in 2016 identified a need for Bungalows which brought about the Directive. An alternative meeting to discuss this planning application will be arranged.

A resident raised the issue of the speed of traffic travelling down Ampthill Road, it was suggested that the Parish Council investigate this as a possible project for Rural Match Funding. Funding is available to a maximum of £25,000; applications need to be submitted by January 2018. PC Aaron Dagley is due to carry out a speed check of the Road shortly.

Andy Muskett, Street lighting contractor attended the meeting to provide advice on the street lights owned by the Parish Council within the Village. He recommended a survey of the lights be carried out, to be completed by March 2018. The PC can then look at what changes need to be made. Replacement lanterns start at £298, depending on the condition of the Column. The lights on the walk way between High St and The Grove are currently unlit as the power would have been provided by the old school site. The PC have been considering low level lighting on the High St, down to Newbury Lane, Andy will cost this up.

A light is being obstructed by branches in the Elm Drive pathway, **Resolved:** Cllr Jarrard to speak to the resident.

96/17 MINUTES:

Minutes of 13th September 2017 were agreed and signed as correct record of the meeting.

97/17 DECLARATION OF INTERESTS:

None.

98/17 REPORT BY CENTRAL BEDFORDSHIRE COUNCIL:

- Mobile home-there is now an enforcement on it.

- A6, Gravenhurst turn, waiting for a date for the appeal, all additional work now being carried out is at his own financial risk.
- There has been a complaint concerning the cycle path from south of Silsoe through to Barton, the resident has said it needs clearing. It was cleared earlier in the year but it has been reported again.
- There have been some complaints regarding overgrown hedges on the path from The Grove to the High St, **Resolved:** Cllr Jarrard will look.
- The next meeting to discuss the possible Spoke healthcare in Silsoe is imminent, after the recent one was cancelled.
- Central Government have issued a document dictating the way in which Local Governments need to address the housing needs in their areas. The document is from Central Government and CBC has no control over it. The document abolishes the old criteria for assessing housing needs and simplifies the process by looking at the predicted demographic increase and the house prices, this it anticipates will speed up the whole process. Last year CBC had 1,800 new builds under the new scheme it should achieve 2,000 new homes per year for the next five years, a 60% increase. At the last Council meeting the motion for the leader of the Council to go to Government and appeal this process was unanimously agreed. The Local Government Association is lobbying for authorities to have the right to assess their own needs.

99/17 RURAL MATCH FUNDING:

Discussed under public participation, **Resolved:** further discussion will take place at the planning meeting.

100/17 BLOOR HOMES COMMUNITY WOODLAND AREA:

Cllr Kelly provided an update on the key points:

- There still is a big issue over the drainage of the site and the four ponds. There was originally meant to be three ponds but there is actually four. These ponds have very steep sides which are a danger to children and they are above the 1metre depth that was agreed, work has begun to scrape the sides of the ponds to achieve the correct gradient. Cllr Kelly met with Peter Burke, Commercial Director of Bloor to discuss putting in a 200mm pipe to assist with the drainage. The discussion and suggestion at the moment is to have a swale around the perimeter with a bridge leading over it. It has also been suggested that the four ponds are linked by pipes which will lead to the end of the swale. This will control the level of water in the ponds. These discussions and ideas will be put forward to drainage team at Bloors. Cllr Kelly asked about the possibility of filling the ponds, Bloor would not support this and planning would need to be obtained.
- Cllr Kelly requested £2000 from the Pc to have a ROSPA report carried out on the ponds and safety in the area. **Resolved:** All Councillors agreed, Cllr Kelly will arrange this.
- Ecologists have been on site assessing the wildlife in the area.
- Cllr Kelly suggested that the PC maybe look at sub-contracting the management of the area out?

- The money allocated for the management is a small amount and the PC may need to look at a variation to the S106 funding and seek advice so that the calculations are correct.
- A meeting is to be arranged with Howard Hughes at CBC to finalise the play areas.
- And further discussions with regards to the Cricket Pitch are taking place.
- A Resident's Association is being set up amongst Bloor Home owners and they plan to meet on 24th November.
- Cllr Kelly has approached CBC to discuss the drainage going under the road to the ponds in Wrest Park and the possibility of having a separator? CBC has said that this 'is not in their interest' Cllr Kelly will follow this up.

Councillor Kevan arrived at the meeting.

COMMUNITY INFRASTRUCTURE LEVY:

Cllr Kelly has produced a document which was circulated to all Councillors for possible CIL projects; it has also been submitted to CBC.

101/17 NEIGHBOURHOOD PLAN:

The group is working well together. A call has been put out to all residents for photographs of the flood plan as this could be a reason to reject future planning applications. Photographs of monuments have also been requested.

Siobhan Vincent and John Ballon continue to assist with the plan.

There will be an exhibition planned for January 2018.

The team are working alongside Clophill on the cycle route and money is available through CBC for this.

Cllr Flack applied to the Department of Culture to have The George listed as having Historical Importance, unfortunately it was unsuccessful.

Cllrs Webb, Mann and McGrory attended a meeting at Wrest Park with the intention of encouraging a working partnership. The meeting was a great success and Wrest Park will open up their shop on the evening of the Christmas light switch on. They have also offered meeting rooms to the PC when required free of charge if given notice.

102/17 FINANCE:

Cllr Kevan gave an update of the finances.

Bank balances: Current acc £76,088.25 Dep £130,455.67

Payments this month:

GRANGERS £1284.44

Eon £9.79

A Muskett £143.22

Clerk fees £465.34 and expenses £249.88

H Flack £50 (Neighbourhood Plan)

A Webb £21.94 (Neighbourhood plan)

Silsoe Community Society £500

Royal British Legion £50

Silsoe village hall £120

I Kelly £112.39

Came & Co insurance £4844.95

A young resident within the community requested a donation as he is attempting to raise £4000 to attend a scouting Jamboree in USA. All Councillors agreed to a donation of £250. Due to the young man being the son of Cllr Kevan he left the room during the discussion.

A Budget meeting is to be arranged to set next year's budget.

The hedges and grass on the old school site are in need of attention. **Resolved:** Cllr Jarrard will speak to the estate agent.

The Audit is complete. BDO queried the difference in balances as the PC expected and they also noted the lack of Risk assessment which is required and will be completed for the next audit.

103/17 FINANCIAL REGULATIONS AND CODE OF CONDUCT:

Deferred to next meeting, Clerk will attach the documents to the Agenda and requests that everyone reads and forwards any notes to her prior to the meeting.

104 /17 PLANNING:

CB/17/04123/RM Old school site: alternative meeting to take place to discuss the application.

CB/17/04178/FULL, 11 THE BEECHES single storey side extension and rear extension. No Objections.

CB/TCA/17/00396 Works to trees, Cllr Mann will assess this.

105/17 CONSULTATIONS AND CORRESPONDENCE:

None

106/17 AOB:

- A Cllr queried the long-term plans for Junction 11A of the M1, in future years it will link with the A6 north of Luton.
- The pond at the front of the Bloor site is looking overgrown and scruffy. **Resolved:** Cllr Kelly will contact Bloor
- The Electronic speed sign to the south is over-grown. **Resolved:** Cllr Jarrard will look at this.

- Some of the safety matting on the Miller play area is lifting **Resolved:** Cllr Mann will look and instruct Billy to carry out any repairs necessary.
- Broken wooden gate on the play area **Resolved:** Cllr Kelly will speak to Bloor.
- An email was received from Peter Fraser concerning S106 money, it was a little confusing? **Resolved:** Clerk will follow this up.
- No update from Nick Shaw yet with regards to the highways works to be carried out in the village.
- Crimes this month included: 6/9/17 Theft from vehicle, 10/9 Burglary, 25/9/17 Sending letters with intent to cause distress/anxiety, threats to kill.
- The dog waste bin on the bridge seems to fill very quickly, another one may be required.
- Cllr Jarrard is awaiting a quote on the works to the Cage.
- Works are being carried out to a house in Church Rd, the wall has been damaged, was this in the plans? **Resolved:** Cllr Kelly will look at the original plans and then raise it with the planning officer if necessary.

107/17 NEXT MEETING

The next Parish Council meeting will take place on Wednesday 8th November 2017 at 7.30pm in the Village Hall.