

MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held via Zoom on Wednesday 2nd September 2020.

Present: Cllr Ash in the Chair, Cllr Baker, Cllr Longson, Cllr Booton, Cllr Martin.

Apologies: Central Bedfordshire Cllr Tony Brown, Central Bedfordshire Cllr Mark Liddiard, Cllr Martin, Cllr Fradd.

103/20 MINUTES:

The Minutes of the meeting held on 25th August 2020 were signed as a true record of the meeting and it was agreed that the Zoom recording could be deleted.

104/20 DECLARATION OF INTEREST/REQUEST FOR DISPENSATION:

None.

105/20 PUBLIC PARTICIPATION:

It was agreed to move planning to P/P for input from residents:

CB/20/02762/FULL The White Hart: Cllrs agreed to the application providing replaced like for like with wood and in accordance with Listed building regulations.

CB/20/02931/FULL Land adjacent to The White Hart: Concerns were raised regarding parking, there are currently 3 parking spaces in the pub car park and the owners do own 3 vehicles, meaning there would be no customer parking. The pub is in close proximity to the crossroads which can be dangerous already without additional parking. The proposed two houses have one parking space each as is required however additional residents' vehicles would need to be parked off site. It was mentioned that CBC may view it as in filing and not in keeping with the area? The applicants stated that they were open to residents visiting the site and discussing the plans.

Residents have contacted the PC to communicate their concerns the key points raised were: Parking, lack of parking for the new development, effect on a listed building and I was in favour as it would cut the light pollution to their house. Clerk will submit comments relating to parking and backyard development.

CB/20/03029/FULL 16 Greenway: Cllrs were concerned over the proposed positioning of the bin at the front of the cottage, it's a row of old cottages and therefore may not be appropriate? They also queried whether the Juliet balcony would overlook a neighbouring property?

Liz Bishop has offered to take on the village newsletter with immediate effect, she will liaise with Angela Baker for the takeover. She is happy to keep the same format and style for the time being. The Chairman will continue to look through the newsletter prior to printing. A new printer may need to be sought; Clerk is awaiting confirmation from Benefice. There are volunteers required for delivery. Cllr Booton and Cllr Ash agreed to cover the Chicksands delivery and John Loveless agreed to deliver in Greenway.

A resident raised concerns over plans to build a new village on the Beadlow manor site, PC have not received any further information, Clerk will contact the Ward Cllrs.

106/20 UPDATE BY CENTRAL BEDFORDSHIRE COUNCILLORS:

Apologies were sent and there has been no further update.

107/20 PUBLIC REALM:

It was agreed that the PC would register an interest in this scheme, although they would like further information..

108/20 NEIGHBOURHOOD PLAN:

Now the Engaging Strategy Document has been agreed the Steering group are preparing for launch of Regulation 14. The planned dates for consultation are 24th September -18th November, total of 8 weeks. Access to all documents will be provided to working groups and Cllrs prior to the consultation.

Cllrs thanked Cllr Baker for all of his hard work in preparation and coordinating the plan.

109/20 RECREATION GROUND:

Cllr Booton has kept records of playground inspections and Clerk has copies of these.

There are a number of loose mats on the play area as identified in the play inspectors report, Cllr Booton is seeking quoted to both repair and replace the mats. Clerk will contact CPM playgrounds re a quote.

The contract with Shefford and Campton FC has been renewed and Clerk has a copy of their Covid-19 risk assessment. There will be a delay to the start of the season and its unlikely that there will be cup matches this year. The Football club have now taken over the grass cutting, Clerk has updated the PC contractor.

111/20 CHANGES TO NATIONAL PLANNING FRAMEWORK:

It is a short White paper but lacks detail in a number of areas. NALC have requested a response to this. Key points to consider are:

- The Local Plan will be cut to 30 months maximum and will be approximately two thirds of the size. It is a concern as it appears to push environmental concerns to one side.
- The Neighbourhood Plan will remain but will predominantly focus on design and building and look less to the impact on the environment.
- Local Authority land has been mentioned, if the housing needs are not met, then local authority owned land (such as parks, open spaces) could be put forward for development.
- Land that is not Registered can be challenged over ownership. Failure to prove ownership could lead to it being developed. (Cllr Ash has been looking at the ownership of the land for Campton United Charities and is following legal advice.)

- Social housing- If the local Authority has a requirement they will need to buy into it from the Developer at a Levy, it will not be provided. There is a proposal for a new national development levy (this seems to replace S106 money).
- The new levy would allow councils to build more social housing if they wished. It seemed unclear if the present % of developments for social housing would remain. If the money is used for social housing will there be enough money for social projects such as schools or roads?
- Number of houses in an area could be Data led, which is a concern.
- Responses have to be registered by 15th October; Cllr Booton will prepare a response to be agreed.

112/20 WATER PIPES:

There have now been four major water pipes that have recently burst within the village. Clerk will contact Water supplier to see if the village is on a list for replacement or repair of the pipes.

In Priory Road there seems to be a regular foul smell since the new pipes have been joined from Chicksands to the sewers going through the village. Clerk will follow this up.

113/20 PLANNING:

Discussed under 105/20

114/20 FINANCES:

Outgoing September 2020:

Grangers £344.40
Laptop repair £90
Leena Baines £150

Account balances:

Business account: £61,338.66
Savings account £23,033.61

All finances were agreed.

115/20 CONSULTATIONS AND CORRESPONDENCE:

Clerk has been contacted by CBC, who are looking into the history of ownership of the land which is the school site. The school has applied to be part of the Academy but CBC are also considering the possibility of providing the school with additional portacabins for the children, one of the options that they may wish to discuss with the PC is the possibility of temporarily siting them on the Recreation ground. The Cllrs agreed that this would require further discussion with CBC. Cllr Ash will look into the Registering of land for the Recreation Ground.

116/ AOB:

- Cllr Ash will look at the Registering of land for the Campton United Charities.
- Top Farm, concerns have been raised over an area of hard standing what should be meadow? Clerk will follow it up with CBC.
- Re-instating the Welcome pack for new residents to the village was discussed, Cllr Ash will look at the previous pack and update it.

117/20 DATE OF NEXT MEETING:

The Next meeting will take place on Wednesday 7th October 2020, via Zoom.