

MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton Village Hall on Thursday 10th November 2022

Present: Cllr Baker as Chairman, Cllr Booton, Cllr Turton and Cllr Longson, Central Bedfordshire Councillor Tony Brown.

Apologies: Cllr Ash and Cllr Sibley

96/22 MINUTES:

The Minutes of the meeting held on 6th October 2022 were signed as a true record of the meeting.

97/22 DECLARATION OF INTEREST/REQUEST FOR DISPENSATION:

None

98/22 PUBLIC PARTICIPATION:

None

99/22 UPDATE BY CENTRAL BEDFORDSHIRE COUNCILLOR:

- Cllr Brown was able to update the PC on various points. Gravenhurst Rd will be closed on
- There has been some staff changes within CBC Planning dept, Martin Plumber will now be covering major developments across Central Bedfordshire and Jon Sheldon will replace him.
- A Parking strategy consultation has commenced. Cllr Brown urged the PC to read through it and comment.
- Bus services changes are under investigation for the Bedford-Hitchin route.
- Approval has been given for a £14.1 million budget for the new school in Shefford, over £11 million is coming from other sources e.g., S106 funding. The school may initially open as a Lower school but will have the facilities to move to a Primary one the cluster is ready. There is discussion over the name, it may be Shefford and Campton Academy.
- The outline planning application for Greenway was approved but is not showing on the system, Cllr Brown will look into this.
- Community grants will be available again, Cllr Brown urged the PC to submit an application. Last year meppershall were awarded £25,000. The criteria are that it is for something essential for the benefit of the residents.
- Cllr Booton expressed concerns over the speed and number of vehicles through the village at peak times, he recently counted 54 cars in 35 minutes one morning.

100/22 FINANCES:

Payments:
November 2022

£24.29 expenses Cllr Booton
£55.00 CJ Bookkeeping
£319.73 Clerk expenses (includes £119.98 on Cloudnet)

£542.43 Grangers
£66 Play inspection co
£58.97 Village flowers L Bryant

Community account £37,533.33

Business account £23,041.06

As on 7/11/22, Clerk will set up payments to be approved by Cllr Baker.

Clerk reported that following the email from SAA where the PC were given the option to leave the group external auditors (the PC declined) the External auditor for next year will remain as Mazars.

Clerk has been approached by David Granger to see if the Council would like to continue with grass cutting next season? PC agreed to continue with the contractor but would go out to tender next year.

101/22 PLANNING APPLICATIONS:

CB/22/03288/FULL White Hart, the application was refused.

APP/P0240/D/21/3284941 31 Gravenhurst Rd, the appeal has been dismissed.

CB/TRE22/00560 Campton Manor works to a tree with a TPO. It was agreed that the tree and landscape officer should make judgement on this.

102/22 REPORTS FROM COMMITTEES:

JOINT BURIAL BOARD:

A meeting of the JBB took place on 9th November 2022, following items to be agreed:

- Topple testing will be carried out in November.
- Clerks worked one full day in August and October and will work one day in November and December. Members of the JBB are asked to please attend funerals.
- Next working party will be in the new year.
- A 10% increase in the precept payment was agreed.
- A quotation is being obtained from LEF paving to replace the red engineering bricks at the main entrance.
- A quotation is being obtained from 2 Elms of Shefford to replace the netting fencing.
- Grass cutting is still ongoing but when it is no longer required the focus will be the edging.
- A quotation has been received from Todd's Nursery for 2 Yew trees, Clerks will apply for a tree planting grant from CBC.
- An order has been raised to carry out works to a wild cherry tree as per recommendation in the tree survey.
- Neville's funerals have donated granite for topping up of graves.
- Tarmac is starting to deteriorate and will be monitored.
- Topple testing at Campton burial ground was carried out on 11th August 2022. Four memorials were deemed dangerous and were laid flat the same day. Cllr Paul Booton will be making contact with family members who may be descendants of the deceased named on

the memorials and are still residing in Campton. A second topple test will be carried out over the winter to ensure no further memorials are unsafe.

- A Tree Safety Survey Inspection was carried out in the Campton Burial Ground and the Churchyard by Maycroft Ltd in September 2022. The reports highlighted the recommendations works required to three trees, one of which is in the JBB area. Approval was sought from the Committee to carry out the recommendations for any works on trees in the Burial Ground. It should be noted that the Joint Burial Board are only responsible for the trees in the Burial Ground as the survey also covers the Churchyard. The cost of including the Churchyard was minimal, and a copy of the survey will be passed to Rev Roni Goodman and presented to Campton and Chicksands Parish Council/Central Bedfordshire Council for action as necessary.
- Following a survey of the perimeter walls, an initial letter from FE Surveying Solutions has been received for review by the Committee. It is clear from this initial letter that a large section (between the burial ground and the adjacent property in Greenway) of the wall is unsafe and unrepairable. The result of this wall failing could be catastrophic financially as well as ruining the reputation of both Councils, as it is unlikely that the Council's Insurance Provider (insured under Campton and Chicksands Parish Council insurance policy), once notified of the unsafe wall, would insure or pay out on a claim. The full report from FE Surveying Solutions will follow once the Committee have decided on a course of action.
- It was suggested to mitigate the risk in the short-term, it would be prudent to install HERAS fencing (ballpark figure £1.5 – 2k if bought second-hand) on both sides of the wall + displaying warning signs that the wall is dangerous. This would be in consultation with the neighbouring resident (followed up by a formal letter putting them on notice). This may still leave the JBB open to prosecution if the Insurance Provider refuses to insure the wall. Long-term options for mitigating the risk of the liability might be to remove the wall to a low risk level (say 2/3ft), remove the wall in its entirety, plant a hedge either side of the remaining low wall or removed wall, replace the wall with a hedge or fencing, rebuild a new wall. All these long-term options would need to be costed carefully and will require external funding. It is also worth noting that the resident parks motorhomes/caravans immediately adjacent to the wall + there is a children's trampoline + football net against the wall in the front garden. It was agreed that priority must be given to this issue, and it be dealt with as quickly as possible, both Clerks are very concerned. It was agreed that the JBB carry out research and report back in one month's time to make a confirmed decision. Cllr Mackin will obtain a quote for the removal of the wall and resale value of the bricks. Cllr Ash will obtain quotes for both a full rebuild and a partial rebuild. Cllr Ash and TM will investigate funding. FF will request the full survey and TM will discuss the wall with the Insurance company. CACS PC will speak to the residents in the neighbouring property. It was agreed the JBB will meet on December 8th at 10.30am to plan the works to the wall.
- Next meeting 16th February 2023.

CAMPTON UNITED CHARITIES:

No update.

P3 GROUP:

The volunteers have been working hard in the village, the PC are very grateful for all the work they carry out. There was some discussion of extending the area they work in; Clerk has asked to be kept updated so she can discuss this with Shefford Town Council.

103/22 PROJECTS/ONGOING ISSUES:

1. Social media- Facebook is being used to communicate with residents, there have been 5 posts since last meeting, posts have reached 123 people, engagement with posts 19 and 3 new followers.
2. Traffic through the village, discussed with Cllr Brown within his report.
3. Hedgehog highways, these will be advertised in the newsletter, FB and website. Collection to be arranged, perhaps during the next council meeting?
4. Coronation, request for volunteers in the next newsletter.
5. Community tree planting grants now available until March 2023, Cllr Booton to look into this.
6. Meeting dates, it was agreed that the Annual Parish meeting will be held on 2nd March 2023. Cllrs were happy to proceed with the 6th April, despite it being Maundy Thursday. Due to elections the meeting due on 4th May 2023 will be postponed until 11th May 2023.
7. Climbing wall, quotes have now been obtained from two companies for a climbing wall, both quotes will be discussed at the budget meeting and agreed at the next full council meeting.
8. Village hall parking- Cllr Longson will chase Grand Union and the quote.

104/22 CONSULTATIONS AND CORRESPONDENCE:

- Greensand trust requesting support for the Clophill lakes project. To be discussed at the next meeting.
- Tree planting consultation.
- Best Bedfordshire brochure.
- BLMK health consultation
- Emergency Plan, clerk will attend a training session and then work on an emergency plan for the village.

105/22 AOB:

None

106/22 DATE OF NEXT MEETING:

Thursday 1st December 2022 7pm in the Campton Village Hall.

White Hart (Campton) – Retrospective Application for Installation of a Marquee to Rear and Listed Building Consent.

The Parish Councilors recognises that that the views of parish residents regarding this retrospective planning application are many and varied. On that basis, and following Cllr discussion, the Parish Council have decided to only to comment on this application. Below we have listed considerations for and against approval and ask that the delegated officer take these considerations into account in making a determination. Thank you.

Considerations for retention

- The Campton & Chicksands Neighbourhood Plan identifies the White Hart as an important community facility and as such **policy CCNP/CIP1: Protection of Local Community Facilities** aims to retain this public house within the parish. Could the retention/removal of the structure have a significant impact on the future of this business/facility?
- The marquee structure clearly supports the activities of this hospitality business and the Neighbourhood Plan policy **CCNP/BEP1: Support for Development of Small Businesses** may be considered to support retention but not at the expense of an impact on landscape and character of area or on car parking.
- The applicants have listed the following reasons supporting retention of the structure:
 - Suited to people with disabilities unlike the main listed building.
 - Supports a range of community events, including private and charity events.
 - Covered area deadens the noise of events for neighbours to some extent.
 - Provides an element of insurance against future waves of covid.

Considerations against retention

- Most likely contrary to Local Plan policy **HE3: Listed Buildings, Conservation Areas, and Built Heritage** in that it may be considered that the structure does not respect the character and appearance of this heritage asset (Grade II listed building).
- Most likely contrary to Neighbourhood Plan policy **CCNP/LHP2: Built Heritage** in that the structure may be considered to have a harmful impact on the setting of this heritage asset (Grade II listed building).
- The position of the structure significantly impacts the availability of on-site patron car parking spaces. Could it be re-positioned / it seems to be semi-permanent?
- A continued loss of parking spaces to the rear of the public house & the impact on safe on-street parking in the centre of the village.
- The structure design and construction materials may be considered not to be “in keeping” with the listed building and its surroundings?
- The structure may extend the season for “outside” events and the related noise.

