

MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton Village Hall on Thursday 1st June 2023

Present: Cllr Baker as Chairman, Cllr Turton, Cllr Longson, Cllr Sibley and Cllr Wootton. Central Bedfordshire Councillor Mark Liddiard.

Apologies: Cllr Booton, Cllr Ash and Central Bedfordshire Councillor Tony Brown

60/23 MINUTES:

The Minutes of the meeting held on 11th May 2023 were signed as a true record of the meeting.

Matters arising:

Football agreement, deferred from last month will be deferred until July meeting due to apologies from Cllrs. Cllr Wootton suggested that different Cllrs take on the role of football club liaison, to be discussed at the next meeting.

Dropped kerbs will be discussed with the Ward Cllr later in the meeting.

61/23 DECLARATION OF INTEREST/REQUEST FOR DISPENSATION:

Cllr Sibley declared an interest regarding the planning application, he knows the applicant.

62/23 PUBLIC PARTICIPATION:

A resident thanked the PC for their support and contribution to the Coronation. The thanks from the PC to all of the volunteers within the Parish was well received.

The village hall management committee would like to erect a small sign requesting only people using the village hall use the private parking at the front, the Diocese have advised that planning permission may be required, Cllr Liddiard confirmed it would not be required as it is below 2metres in height.

Due to parking on verges in Priory Road the road is deteriorating, and the verges being spoilt. The area was patched. Anglian water will be closing the road 11th-13th September, they are attending to rectify a defect.

Potholes on Greenway will need to be reported on Fix My Street.

The cycle way under the underpass needs weeding and there is graffiti under there, Cllr Liddiard will follow this up.

There was a break in at the football pavilion, the football club have reported it to the Police and have sealed it up.

63/23 UPDATE BY CENTRAL BEDFORDSHIRE COUNCILLOR:

- Cllr Liddiard reported there will be considerable changes now within CBC. CBC is now a hung council with 26 Independent representatives, 20 Conservative representatives, 10 Liberal Democrat representatives and 5 Labour representatives.
- CBC's first task will be to do a forensic review of the budget. This will coincide with appointing new Executive members and a review of the programme and priorities. Independents will take on the Executive members positions but there are 5 overview and scrutiny Committees to be formed, Cllr Liddiard will be involved with Children's services and Cllr Brown will be involved in Planning.
- Campton school is likely to remain open now until 25/26 due to issues with the land and developer on the new school site.
- Ward Cllrs have requested from the Assets team that Mill Lane be a priority.
- Cllr Liddiard has reported the bridge by Beadlow manor as requiring attention. Cllr Wootton added that there is a damaged plank at the Campton plantation, Cllr Wootton will report it on Fix my Street.
- Ward Cllr funding is now once again available as is the Community asset grant.
- The part for the pump at the underpass has now been received, a temporary repair was made last August. A complete repair will now be arranged.
- Cllr Baker raised a request from residents for a dropped kerb in the centre of the village and would it be safe to encourage people to cross? Cllr Liddiard warned that the approaching pavement does tend to be coloured, although he would investigate what is used in Conservation areas? Cllr Liddiard will arrange a meeting with the safety officer on site to discuss safety and positioning.
- Cllr Wootton requested advice regarding items placed on the verge, aimed at preventing vehicles from parking, Cllr Liddiard confirmed it is Highways land and they would need to assess such items, Cllr Wootton will make a list and forward them to Cllr Liddiard, who will discuss with the Highways team.
- Cllr Wootton raised inconsiderate parking issues associated with the football parking, Cllr Liddiard advised that the PC could contact the community safety team but without road restrictions it would be difficult to enforce, Cllr Wootton quoted that it was an offence to block highways with a hedge or vehicle.
- Any issues with drugs within the village can be reported to the Community safety team.

64/23 FINANCES:

Payments: June 2023

CJ Bain Bookkeeping and payroll £55
D Granger grass cutting £1,052.62
L Baines (internal auditor) £275
ICO (data protection fee) £40
Gallagher Insurance (additional wall cover) £101.77

Community account £38,103.66
Business account £23,090.53
As on 31/3/23

Clerk will set up payments for Cllr Baker to authorise.

Barclays have contacted Clerk regarding the changes to the mandate, Barclays have queried Cllr Ash's signature, he has contacted Barclays and resolved this. Cllr Turton has submitted her ID. Clerk is awaiting confirmation of Mandate changes.

The End of year AGAR has now been submitted to the External auditor.

The volunteers that water the village planters have requested £30 for some water bags to make the watering easier. The PC agreed in principle but would like to discuss other options with the group.

65/23 PLANNING APPLICATIONS:

White Hart (Campton) - Erection of an outbuilding in rear garden (Retrospective) CB/23/01087/FULL.

Parish Councillors have reviewed this application and the detailed report by DLA Town Planning. We query why for this application no listed building consent has been applied for (unlike on the previous retrospective application CB/22/03288/FULL & CB/22/03289/LB) as one of the key concerns remains the harmful impact of the structure on the setting of this heritage asset (Grade II listed building)? Parish Councillors do acknowledge the positive changes to the new retrospective application, in particular the reduction in building footprint and the volunteered condition regarding no amplified music. However, despite the improved level of onsite customer parking we still have significant safety concerns regarding the level of on-street parking resulting, in part, from retention of the outbuilding.

On that basis, we feel that the balanced considerations listed in the Parish Council's previous representation for CB/22/03288/FULL still stand and have added this text to this response (see below). We ask the delegated officer to take these considerations into account in making a determination.

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

The Parish Councillors recognise 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 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:
 - o Suited to people with disabilities unlike the main listed building.

- o Supports a range of community events, including private and charity events.
- o Covered area deadens the noise of events for neighbours to some extent.
- o 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

66/23 REPORTS FROM COMMITTEES:

JOINT BURIAL BOARD:

Following the last meeting of the JBB, clerk was able to update Cllrs:

Clerks are progressing with inputting, Checka is preparing the historical paperwork and background information which is required to establish grave ownership.

Bank balance as at 15/5/23 was £34.9k in credit.

Topple testing of the right-hand side of the old section was carried out and 8 memorials were laid flat.

An order has been raised to repair a crack in the side wall.

A granite bird bath and memorial plaque, donated by a resident, has been installed between the benches on the raised area designated for contemplation.

Following a successful application to Central Bedfordshire Council for a tree planting grant, two Irish Yew trees (*Taxus b. ‘fastigiata robustus*) have been planted as part of our 2022/23 tree planting programme. A third Irish Yew tree (a larger specimen) will be planted by the Shefford Branch of the Royal British Legion, together with a small memorial plaque,

The edging up of the memorial plaques in the Garden of Remembrance has been completed. All non-regulation memorials have been removed.

An instruction has been made to 2 Elms of Shefford Garden Services to clear vegetation/weeds from some of the kerbed untended graves in the Q section of the Cemetery. This will include topping up of granite chippings, which have been purchased and stored in the Chapel.

Following a safety inspection (topple test), where twenty-seven memorials in the new part of the cemetery were found to need repairing/refixing, repairs/refixing of eight unsafe memorials has been completed and a further two memorials have been attended by local Memorial Masons (under warranty). A further seventeen will need repairing/refixing once the grave ownership details have been identified. An initial eight memorials were laid flat as they posed an immediate health and safety risk. Another headstone (in the Q section) had to be laid flat at the SGCG working party as it was deemed dangerous.

An order has been raised to Branching Out Tree and Garden Services to carry out the recommendations in the Tree Safety Survey Inspection that was carried out in the Campton Burial Ground and the Churchyard by Maydencroft Ltd in September 2022. Permission was given by CBC, and we now have the permission from the Diocese. We have contacted the Church to discuss possible dates and are awaiting confirmation.

Further to the instruction given by members at the previous committee meeting, Clerks have been seeking further advice. Following a recommendation from Cllr Mark Liddiard, we have contacted a local Architect.

Clerks have met with a specialised contractor, English building and restoration and have received recommendations and a quote. The company recommend raking out the existing mortar to a minimum of 20mm to allow correct bonding from new material to existing. Once raked out the brickwork would be given a gentle wash making sure no dust particles are present in the beds and joints. Repointing with traditional lime-based mortar, replace the works of the bricks with a reclaimed brick that matches the original, support pillars to be added where required. Total for works £7,840.00.

This company has not been recommended so clerks will need to verify them, they have carried out previous work for the Diocese so the clerks will contact the church and if necessary, seek other quotes.

CAMPTON UNITED CHARITIES:

A meeting of the trustees is arranged for 15th June 2023.

P3 GROUP:

Clerk will arrange hire of a strimmer from CBC.

67/23 PROJECTS/ONGOING ISSUES:

Church yard:

The Councillors opened into discussion over whether responsibility for the Church yard should be handed back to CBC (excluding the JBB part) Cllr Booton had prepared a proposal, outlining a number of possible options:

- Hand back all responsibility to CBC.
- Hand back all responsibility to CBC with exception of the grass cutting, which the PC will cover (cost of £892 + vat last financial year).
- Hand back all responsibility except grass cutting and ask CBC for a contribution to cover grass cutting throughout the year.

All Cllrs agreed that it should be handed back, Cllr Baker proposed handing it back completely and having discussions with CBC over the grass cutting as the discussions commence, seconded by Cllr Wootton, all Cllrs agreed.

Foliage:

Cllr Baker thanked Cllr Wootton for the comprehensive list of overgrown foliage in the Parish, Cllrs discussed the safety issues and impact on pathways.

4 property owners have been contacted, 2 have carried out work and 2 have agreed to.

Clerk has contacted agents for 1 property.

Cllr Wootton will speak to 1 property owner and Cllr Baker will speak to the remaining 3.

Some of the work may have to be delayed until autumn, due to nesting, residents will be asked to carry out interim work if possible.

School use of Recreation ground:

The school have requested use of the Recreation ground for sports day on 22/6/23 and Fayre on 1/7/23 with addition of a bouncy castle. Cllr agreed to both dates, clerk will notify the school and ask for insurance certificates. Regarding the bouncy castle, clerk spoke to the PC insurers, if the owner of the bouncy castle remains with it during the fete, then their insurance will be sufficient, if the organiser is responsible for the bouncy castle, then they are recommended to obtain additional one day insurance, clerk will advise the school of this. Clerk will also ask that the school check the Recreation ground for rabbit holes, prior to both events.

Wi-fi at the Village Hall:

The PC will be able to go straight for the fibre option, Cllr Sibley is making arrangements for installation.

68/23 CONSULTATIONS AND CORRESPONDENCE:

- A resident has complained regarding straw on the road through the village, it was suggested that perhaps it should be covered next year? Cllr Baker will follow this up.
- Anglian water road closure notice 11th-13th September 2023.

69/23 AOB:

70/23 DATE OF NEXT MEETING:

The next meeting of the Parish Council will be.

Thursday 6th July 2023 7pm in the Campton Village Hall.