

MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton Village Hall on Thursday 7th September 2023

Present: Cllr Booton as Chairman, Cllr Turton, Cllr Ash and Cllr Wootton. Central Bedfordshire Councillor Tony Brown, Central Bedfordshire Councillor Mark Liddiard.

Apologies: Cllr Baker, Cllr Sibley.

83/23 MINUTES:

The Minutes of the meeting held on 6th July 2023 were signed as a true record of the meeting.

Matters arising:

Cllr Booton is in discussions with CBC regarding the Churchyard responsibility.

Cllr Booton asked for an update from CBC regarding the traffic data collected in June 2023. Cllr Brown and Cllr Liddiard will be meeting with the Assistant Director of Highways, Gary Powell in October 2023 to discuss and outline Highways issues in the village, namely:

- Subsidence of roads, Meppershall Rd.
- Changing the 30mph starting point along Gravenhurst the zone to start before the barns.
- Mill lane surface.
- The potential for a crossing in the village.

There has been a reduction of 50% in energy consumption, it will probably take longer to have a full idea of the discount.

84/23 DECLARATION OF INTEREST/REQUEST FOR DISPENSATION:

None

85/23 PUBLIC PARTICIPATION:

A resident attended to discuss the proposed planning on Greenway, she requested information regarding the % of affordable and social housing that will be included in the development. Cllr Brown confirmed that 35% of the build is usually Social, affordable and Co-ownership homes. Item 7 on the planning application states 35% of which 5% is category 3, wheelchair access.

The access for farm machinery has been moved on the new plans.

The developer is confirmed as Hayfield.

A resident commented on the condition of grass cutting at the cemetery the surrounding grass and the new field are cut perfectly but in between the headstones is all overgrown and in need of attention.

86/23 UPDATE BY CENTRAL BEDFORDSHIRE COUNCILLOR:

- Cllr Brown has expressed concerns for the Campton school, the last survey of the classrooms was carried out in 2020, he has requested a further survey be carried out, particularly for the

terrapins, with the school now likely to be still opened until at least 2025 the condition of the classrooms needs to be assessed.

- Schools for the future is still paused.
- There is a legal battle regarding the new school to be built in Shefford, the original plan did not specify a nursery class. Work will not commence on the new school until this dispute has been resolved.

87/23 FINANCES:

Payments: August 2023

CJ Bain Bookkeeping and payroll £58
D Granger grass cutting £1,750.09
CBC election fees £75.67
Play Inspection Co £70.80
Shefford TC (tree works) £580.00
L Bryant £13.99

Payments: September 2023

D Granger £1,468.76
Mazars £378.00
CJ Bain Bookkeeping and payroll £58
D Taylor (planting) £33.38 and £119.00
P Booton (trees) £119 and £45.87

Community account £29,786.05
Business account £23,138.67
As on 30/08/23

Clerk will set up payments for Cllr Booton to authorise.

Cllr Booton and Cllr Turton now have online banking.

Barclays have sent a mandate update request; Clerk will complete and return.

External audit is now complete, the recommendation was to adhere to the advertising of public rights, Clerk gave residents too many days notice of the dates. Councillors thanked the clerk for her work on the audit.

88/23 PLANNING APPLICATIONS:

CB/23/02702/RM Land southeast of Greenway. Cllrs discussed the application and agreed on some key points to submit to the planners:

1. Levels: the height of the houses on the ridge is 11m, this does not fit with the original plan or the Neighbourhood plan in terms of views.
2. The layout has been changed on the original pedestrians could look through the houses to the greenery, the view is now obscured by other houses.

3. Parking bays: 16 spaces are available for visitors; Cllrs are concerned that visitors will park on greenway or footpaths due to insufficient parking.
4. Landscaping: There is no longer landscaping at the end of the roads and no trees, this has diminished the amount of planting.
5. Bund: there does not appear to be any noise prevention as stipulated, Cllrs are concerned that this will just be a fence?
6. Road calming: As a general condition the developer needs to address road calming in Greenway, Cllrs agreed the PC would need to consult with residents in Greenway.

Clerk will submit comments to CBC and copy in Cllr Brown and Cllr Liddiard.

Cllr Wootton expressed concern that there was only 1 entrance.

89/23 REPORTS FROM COMMITTEES:

JOINT BURIAL BOARD:

Next meeting 2nd November 2023.

CAMPTON UNITED CHARITIES:

A solicitor in Hitchin is going to be appointed to go through the land registry documents.

P3 GROUP:

Strimmer work is being carried out in the village, Cllr Wootton has cut back brambles in Priory Rd.

90/23 PROJECTS/ONGOING ISSUES:

Football club representation and 2023/24 agreement:

The agreement has been reviewed and agreed, the PC have expressed concerns over the continued issue of parking on match days, the club have agreed to monitor it, they will send out a map and parking details to all away teams and the assistant manager will check the parking prior to KO. A notice advising of places to park has been put on the gate. The PC will review the situation with a meeting with the club in October 23.

Cllr Wootton asked for details of any works planned for the pavilion, the club have replaced the door, but the PC will continue to discuss works to the building.

Churchyard maintenance:

A number of items in need of attention have been highlighted to the PC, this will not be actioned until further discussions with CBC regarding responsibility have taken place.

Overgrown foliage within the village:

Several of the identified residents have carried out works to the trees, now we are nearing the end of nesting period the PC will review what works are still required, will review at the October PC meeting,

Wi-fi at the Village Hall:

Further update at the next meeting.

S106 funding:

Cllr Booton attended a CBC Topic session on S106 money. All issues for 106 funding must be evidenced based. They must be included in a plan, namely the Neighbourhood Plan or Local Plan, this prevents developers enticing local authorities. The PC will need to discuss options with Sarah Hughes at CBC for any projects they may have in mind for the future.

Tree planting:

Cllr Booton has purchased two trees and planted them on Greenway, it was suggested a further two be planted at a cost of £50, proposed by Cllr Booton, seconded by Cllr Turton, all agreed.

91/23 CONSULTATIONS AND CORRESPONDENCE:

- Precepts Topic session 7th September 2023.
- Times Radio interview request.
- Festival for older people 6th October 2023.
- Parking standards for New Developments supplementary planning document.
- PCC Annual Parish meeting 11th October 2023, Forest Centre Marston Moretaine.
- Public space protection order consultation is now running.

92/23 AOB:

None

93/23 DATE OF NEXT MEETING:

The next meeting of the Parish Council will be.

Thursday 5th October 2023 7pm in the Campton Village Hall.

