

# EATON BRAY PARISH COUNCIL

Telephone: 01525 221464 - Email: clerk@ebpc.co.uk - Website: www.ebpc.co.uk

## Minutes of Meeting of Eaton Bray Parish Council

Held on 1<sup>st</sup> July 2019 at The Coffee Tavern

<b>PRESENT</b> (PC = Parish Council)	Cllr. N. Cartwright ( <i>Chairman</i> ) Cllr. J. Conner Cllr. H. Chubb	Cllr. M. Simkins Cllr. M. Tomkins Cllr. G. Wigley
<b>ALSO PRESENT</b>	General Public: x10, Cllr Philip Spicer, Parish Clerk, Skatepark representatives x2	

### Reference/Action

KEY  
CBC=Central Beds Council  
NP=Neighbourhood Plan  
SG=Speedwatch Group  
GPWG=General Purpose Working Group  
PC=Parish Council  
EBPC=Eaton Bray Parish Council

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mike Simkins and Cllr Marie Brewer

#### 2. SPECIFIC DECLARATION OF INTEREST

No Declarations of Interest were made at this point in the meeting.

#### 3. PUBLIC OPEN FORUM

Points brought to the attention of the Parish Council

- (3.1) CBC Local Plan – extension by EBPC Consultant, would like the Parish Council support the additional work.
- (3.2) Dual Carriageway/Wellhead – problem with overgrown grass/shrubbery on the central reservation. Cllr Spicer to investigate and action accordingly.

#### 4. PARISH COUNCILLOR VACANCY

- (4.1) Cllr Tomkins has put together a script for the PC video. It was proposed that Cllr Tomkins and Cllr Brewer record the video. All agreed.
- (4.2) The Parish Council to consider a village drop-in session, giving residents an opportunity to meet Councillors and for potential applicants to come forward.

#### 5. SIGNING OF THE MINUTES FOR EATON BRAY PARISH COUNCIL, 03/06/2019

The following amendment was made to the minutes; page 1806, item 9(9.1)(9.2)(9.2.1) action Clerk. It was proposed to unanimously to accept the minutes for Eaton Bray Parish Council held on 3<sup>rd</sup> June 2019, all agreed. The Chairman signed the minutes.

#### 6. MATTERS ARISING FROM EATON BRAY PARISH COUNCIL MINUTES (*for information*)

- (6.1) Brick entrance sign (02/07/18): Awaiting design ideas from the contractors and an understanding of the costs. Action – Cllr Simkins.
- (6.2) Zebra Crossing-School Lane/High Street Junction (13/05/19). Waiting a call back from CBC. Action – Cllr Simkins.
- (6.3) Motor Cross Track (13/05/19): Cllr Spicer to speak with Environment Agency, concerns to be logged. Action – Cllr Spicer.
- (6.4) Grant application-The Rye/High Street (13/05/19): Cllr Brewer enquired with CBC regarding their decision, no reply. Cllr Spicer to enquire on behalf of the Parish Council and obtain advice regarding applying for funding. Action – Cllr Spicer/Cllr Brewer.
- (6.5) Edlesborough Dental Practice (03/06/12): Cllr Brewer spoke with Hardeep Johar, Edlesborough dental practice. They are looking to move from the current site and were enquiring about other suitable premises. The Parish Council do not keep a list of commercial premises, however, do welcome new businesses to the village. The ultimate decision on a premises would be with CBC as the Planning Authority, with comments from the Parish Council dependant on the circumstances at the time.
- (6.6) Bedfordshire Police (03/06/19) Cllr Spicer to forward to the Clerk areas of concerns requiring police attention in the parish. Action – Cllr Spicer/Clerk.

Cllr Tomkins/  
Cllr Brewer

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## 7. REPRESENTATIVES

### (7.1) Central Beds Council (CBC): [www.centralbedfordshire.gov.uk](http://www.centralbedfordshire.gov.uk)

Cllr Philip Spicer was in attendance.

(7.1.1) Grass Cutting: works to areas under 60mph being actioned.

(7.1.2) Match Funding: opportunities for match funding becoming available late in the year, will advise the PC when more information becomes available.

Cllr Spicer

(7.1.3) Harling Road round-a-bout: concerns were raised with regards to the planting scheme, the plants are getting high and causing visibility issues for road issues. Cllr Spicer to investigate.

Cllr Spicer

(7.1.4) High Street – re-surfacing: Cllr Spicer to investigate what is happening with this location.

Cllr Spicer

(7.1.5) Speed check: The Parish Council need to send in a request to CBC for an assessment to be carried out. It was proposed for a speed check to be carried out in the village, with an approved spend of £750. Proposed, seconded, all agreed. Clerk to action.

Clerk

### (7.2) Police Representative:

(7.2.1) There was no representative from Bedfordshire Police in attendance.

(7.2.2) Community Policing Meeting: Cllr Chubb updated the Parish Council on the meeting. With regards to Anti-Social behavior/concerns – details regarding the reporting of such issues to be put into the next Focus. Cllr Chubb to forward to the Clerk full details. All agreed.

Cllr Chubb/Clerk

## 8. PLANNING REPORT: May/June 2019

(8.1) **Issues arising/update:** No matters arising.

### (8.2) **Planning applications received prior to Parish Council Meeting:**

(8.2.1) CB/19/01647-22 Church Lane, LU6 2DJ/demolition of detached bungalow and erection of chalet bungalow.

Comment: No comment – subject to normal planning conditions.

## 9. BUSINESS MATTERS

### (9.1) (9.1.1) Neighbourhood Plan (NP)

The Parish Council were updated on progress so far. Cllr Wigley read his report – attachment 1. It was recommended that the Parish Council set up a drop-in session to enable residents to speak to Councillors to understand the position of the NP, prior to the referendum. It was proposed the session be 5<sup>th</sup> September 2019, 7:30pm-10:00pm in The Coffee Tavern. Cllr Conner to check room availability, Cllr Wigley to put together details and forward to the Clerk for the next Focus. All agreed.

Attachment 1

### (9.1.2) Gypsy & Traveller Update

Eaton Bray has an established community. When/if a retrospective application be refused, goes to appeal and is upheld, Andrew Selous MP would like more clarification/details regarding the matter/decision.

### (9.2) Local Plan (LP)

A report was read to the Parish Council – attachment 2. A request to the Parish Council for additional costs for the consultant, as adviser for the Parish Council, in relation to the LP. This was proposed, seconded, all agreed.

Attachment 2

(9.3) (9.3.1) Working Groups: Amendments proposed/made, Clerk to forward updated list to all Councillors. All Agreed.

Clerk

(9.3.2) Patch of Parish: Amendments proposed/made, Clerk to forward updated plan to all Councillors. All agreed.

Clerk

### (9.4) Village Events/Enhancements

(9.4.1) Hanging Baskets: Fitting of CCTV/Hanging Baskets being organised.

Cllr Simkins

(9.4.2) Village Market: Proposed date for Autumn Village Market, Sunday 1<sup>st</sup> September 2019. All agreed.

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## (9.5) School Lane Skatepark

Two local children addressed the Parish Council, asking for improvements to the current skatepark facility. The proposal was for an additional 'street section' to be added to the current facility, which incorporates railings/steps. The skatepark is used by all ages and a very popular facility within the village. The Parish Council recommended that the children put a petition together, to show a need for this addition (petition should give name/location of those signing) and to consider the design/costs, to be put to the Parish Council at their meeting in September. All agreed.

PC/Sept

## (9.6) Advertising in Parish

Due to recent events, where advertising boards did not conform to the parish advertising policy, it was recommended that when booking Event Organisers are reminded that the sponsor signs must adhere to the guidelines. Clerk to amend application form to include the clause, "Please note it is the responsibility of the event organiser to ensure the sign sponsor conforms to Eaton Bray's Advertising Policy. Any costs incurred by the Parish Council to remove signs from parish land not in line with the policy will be charged to the event organiser. Please see the Advertising Policy for full details/costs." All agreed.

Clerk

## (9.7) Highways Matters

(9.7.1) Speedwatch: Cllr Phipps awaiting background check.

Cllr Phipps

(9.7.2) (i) Road Safety/Parking: Due to poor visibility at the junction with Church Lane/High Street, road users unable to see oncoming vehicles, it was recommended the Parish Council look into purchasing and siting a mirror to allow those exiting Church Lane to see traffic coming up the High Street. Cllr Tomkins/Clerk to look into. All agreed.

Cllr Tomkins/Clerk

(ii) Street Furniture: To look into the options available for street bollards/themed – school related. Location/costs to be put to the Parish Council, bollards would need to be fitting on Parish Council land, otherwise permission would need to be obtained from CBC/Highways. Cllr Phipps to investigate. All agreed.

Cllr Phipps

(iii) Yellow Lines – Church Lane: The Parish Council to contact CBC regarding the paving on yellow lines at the Church Lane/High Street junction, due to visibility issues. Cllr Tomkins/Clerk to action. All agreed.

Cllr Tomkins/Clerk

(9.7.3) Carriageway White Lines/A505: The white lines at the road leading out of Eaton Bray (Station Road) have worn away. The lines require repainting. Clerk to contact CBC to action. All agreed.

Clerk

## (9.8) Tenders/Quotations:

(9.8.1) St. Mary's Church – removal of dead tree/broken branches. Quotation presented to the Parish Council. All agreed. Clerk to action.

Clerk

## 10. REPORTS

### (1) Chairman's Correspondence:

(1.1) Email – Town & Parish Council Conference, Tuesday 16<sup>th</sup> July 2019; read to Councillors.

(1.2) Email – Land at Old Ley Farm, Eaton Bray; read to Councillors. Parish Council to respond, "EBPC object to the demolition of the boundary wall to Old Ley Farm as it flies in the face of our emerging Neighbourhood Plan. We are looking to protect and enhance the special heritage assets and vernacular within the village, in particular the Neighbourhood Plan Vision states 'There are many significant historic buildings and landscapes which will be preserved for future generations. This obviously includes Grade 2 listed buildings and their landscape.'" All agreed. Clerk to action.

Clerk

(1.3) Email – Church Lane/High Street junction; read to Councillors. See page 1811, item 9(9.7)(9.7.2)(i).

(1.4) Email – ASB issues; read to Councillors. Cllr Spicer to put forward issues raised to

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the Clerk, once received Clerk to forward areas of concern to Bedfordshire Police. All agreed.

Cllr Spicer/Clerk

(1.5) Email – EB Academy/Scarecrow Festival; read to Councillors. The Parish Council fully support the festival. If the school are intending to display/advertise for the event on parish/council land, they need to check the Eaton Bray advertising policy and speak to the Parish Council prior to actioning. All agreed. Clerk to action.

Clerk

(1.6) Application/Advertising; presented to the Parish Council. The Parish Council support the proposed advertising; however, the boards must not be any larger than A2 and must adhere to the parish advertising guidelines. All agreed. Clerk to action.

Clerk

(2) **Clerk's Report:**

(2.1) Circulation/read file handed out to Councillors.

(2.2) Work mobile: due to issues with the current phone/line, it was put to the Parish Council that the Clerk purchase a pay-as-you-go mobile which would allow greater flexibility/access and remove the problems surrounding the current fixed line. All agreed. Clerk to action.

(2.3) Complaints Procedure 2019: The Complaint Procedure was presented to the Parish Council and recommended for adoption by Eaton Bray Parish Council. It was agreed unanimously to accept the Complaints Procedure for 2019. The Chairman signed the final document.

(3) **Coffee Tavern (CT)/Cottage:** No matters to report.

(4) **Cemetery:** No matters to report.

**11. ACCOUNTS:**

(11.1) **To resolve to pay June 2019 accounts:** Presented to Council – all agreed.

Clerk

MONTHLY PAYMENTS: JUNE 2019	
Contractor: Ground maintenance	£2,063.40
Contractor: Village Handyperson	£446.00
Neighbourhood Plan: Consultancy fees	£3,132.00
Village Enhancements: EB Bloomers – bedding plants/planters	£256.81
Office Stationery: EBPC Security tag/printer cartridge	£40.97
Village Enhancements: equipment/jubilee clips-CCTV	£18.99
The Coffee Tavern: <i>monthly internet access/usage 3.co.uk</i>	£11.99
Salaries: Council staff	£856.18
Pension: Council staff	£24.18
HM Revenue & Customs (PAYE/NIC)	£22.36
<b>TOTAL Monthly Outgoings</b>	<b>£6,872.88</b>

**12. NEXT AGENDA**

(1) Items for the September Council Meeting Agenda **MUST BE SUBMITTED** to the Clerk by Friday 23<sup>rd</sup> August 2019. Items submitted after this date will not be included in the September meeting.

All Councillors

(2) \*CT-Deed of Affirmation \*PC Applicant/drop-in session \*Skatepark \*CBC Leisure Strategy \*GM Contract \*Barrier-The Comp/Wallace Drive

PC/Sept

The meeting closed at 21:55hrs

Next meeting/s to be held – The Coffee Tavern (1<sup>st</sup> Floor)

- Monday 2<sup>nd</sup> September 2019, from 7:30pm
- Monday 7<sup>th</sup> October 2019, from 7:30pm
- Monday 4<sup>th</sup> November 2019, from 7:30pm

## Eaton Bray Parish Council

### Neighbourhood Plan

Well, we are nearly there!

The NP has been through its formal Consultations including with CBC. An Examiner was appointed a couple of months ago and he proposed a number of amendments to Policies. The amendments supported our NP adding strength generally and improving our Sustainability Policy. All good! The next stage is the referendum, if we achieve over 50% approval in the referendum the NP will be classed as MADE and will sit alongside other formal Planning Policies for all Planning Applications in Eaton Bray up to 2035.

Summary of some (not all) of the achievements proposed in the NP:

- To protect the Green Belt on its present boundaries.
- To protect and enhance the special heritage assets of the village and its rural character.
- To protect and improve the biodiversity value of the Parish.
- To encourage walking in and around the village, and to better manage the harmful effects of traffic.
- To sustain the range of community facilities, shops and businesses that are essential to community life.
- To ensure that where infill development occurs, smaller and starter one, two and three-bedroom homes are built.
- Growth restricted to infill sites outside the Green Belt.
- When a new dwelling is built it must provide a minimum of 1 parking space per new bedroom.
- New dwellings will be highly sustainable.

The referendum should be held in mid-September 2019 or early November 2019.

During the July Parish Council meeting Councillors decided to hold an open meeting on 5<sup>th</sup> September 2019 in the Coffee Tavern, all residents will be invited to come along and discuss the NP, ask questions and see the Plan documents. The open meeting will be publicised on Facebook and notice boards around the village.

EBPC would like to send a huge thank you to everybody who helped in the development of this NP, especially all steering group members - whether you joined us for one meeting or a couple of dozen, thank you!

Thank you.

Glenn Wigley  
Chairman EBPC NP

## Eaton Bray Parish Council

### Report of Central Bedfordshire Council's Local Plan Examination

EBPC appointed Neil Homer a Planning consultant to represent us at CBC's Local Plan (LP) examination. Neil has been supported by an EB resident Mike Makin. I have copied some comments from Neil which explain the progress made so far:

I think we have been successful in getting our objections across in a professional way. We have kept to the matters raised by the Inspectors and have been able to adjust our comments at the hearings to reflect what we've heard as things have progressed. We have also chosen to focus on the principle of the village being an unjustified location for GB land release, irrespective of what land is allocated, thus avoiding a bun fight over Eaton Park.

I would say that CBC has much to do to overcome the problems exposed by the hearings, especially in relation to its Green Belt strategy and method of finding housing sites. Its arguments at the hearings have exposed a worrying attitude to the Green Belt that I've not come across elsewhere, and they will not have made it easy for the Inspectors to give them the benefit of the doubt.

That said, they've been given the time and opportunity to resolve things in three main ways in the coming weeks. They must provide a clear statement of how they consider their GB strategy and method accords with national guidance and must update the SA/SEA. There is going to have to be some degree of backtracking to be able to show there is the essence of a sound strategy, but what may fall by the wayside, we'll only see when the third document – the proposed Main Modifications to the LP – is published for consultation in the autumn.

It is very difficult to ascertain our likely success – to the untrained eye, Inspector's often give the impression that no amount of objection will work. But, CBC officers did themselves no favours yesterday (and before) in how they handled various GB issues, so I think there is enough to play for.

As discussed with Mike afterwards, I anticipate that the PC will want some further help as the examination process is far from complete. In particular, we are expecting CBC to publish a Green Belt methodology statement, a revised SA/SEA (Strategic Environmental Assessment) and then the Main Modifications to the LP, among other papers/statements requested by the Inspectors over the last few weeks.

To reinforce the PC's position on the Eaton Park allocation and the Bower Lane omission site I advise that it will need to review and comment on at least the three documents above, but possibly more. I doubt there will be a need for me to attend any further hearing sessions, though it would be a good idea if Mike can continue to cover this, as it has been very helpful so far.

Councillor Glen Wigley