

Minutes of Meeting of Eaton Bray Parish Council

Held on 4th November 2019 at The Coffee Tavern

PRESENT (PC = Parish Council)	Cllr. N. Cartwright (<i>Chairman</i>)	Cllr. Adam Richardson
	Cllr. M. Brewer	Cllr. M. Simkins
	Cllr. H. Chubb	Cllr. M. Tomkins
	Cllr. J. Conner	Cllr. G. Wigley
ALSO PRESENT	General Public: x1, Cllr Philip Spicer, Parish Clerk	

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

Cllr Max Phipps was not in attendance.

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) Bower Lane land/planning appeal for refusal: they believe that further detailed consideration needs to be made by the Parish Council. The Parish Council are looking at sending a representative to attend/awaiting date of appeal. The Parish Council will be writing to the inspectorate prior to the 3rd December with comments, with reference to the EB Neighbourhood Plan. Cllr Wigley to put together comments for reply with the Planning Committee to meet on Monday 11th November to go over the response, one approved to be forwarded to the Clerk to action accordingly.

4. SIGNING OF THE MINUTES FOR EATON BRAY PARISH COUNCIL, 02/09/2019

(4.1) An amendment was made to minutes page 1813, item 6(6.1) to be added 'report submitted and read to Parish Council'.

(4.2) It was proposed to unanimously accept the minutes for Eaton Bray Parish Council held on 7th October 2019, all agreed. The Chairman signed the minutes.

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

(5.1) Brick entrance sign (02/07/19): Awaiting design ideas from the contractors and an understanding of the costs. Action – Cllr Simkins.

(5.2) Zebra Crossing-School Lane/High Street Junction (13/05/19). Waiting a call back from CBC. Action – Cllr Simkins.

(5.3) Speed check (01/07/19): Harling road had a check carried out recently, the Clerk contacted CBC, awaiting response – Parish Clerk.

(5.4) High Street – resurfacing (01/07/19): Matter on-going. Cllr Spicer trying to put improvement works forward, waiting to hear from CBC when/if these works will progress. Cllr Spicer also invited residents to contact CBC to report any highways surface issues in this location.

(5.5) The Coffee Tavern – asbestos survey (07/10/19): The CTT are obtaining quotations for an asbestos survey to be carried out.

6. REPRESENTATIVES

(6.1) Central Beds Council (CBC): www.centralbedfordshire.gov.uk

Cllr Philip Spicer was in attendance.

(6.1.1) Planning Application/The Rye – Cllr Spicer has put a call in sheet, which is on hold waiting CBC proposals.

(6.1.2) Church Lane/High Street – double yellow lines. Cllr Spicer to meet with CBC

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Highways regarding proposals.

(6.1.3) Ward Cllr Spicer / CBC Grant & Match Funding: Cllr Spicer is awaiting requests from Parish Councils, with the deadline for applications early 2020, once all applications are in a decision will then be made.

(6.1.4) Bower Lane/Harling Road – 30mps signs: Cllr Spicer to speak with CBC Highways regarding getting the 30mps signs moved to the correct position, back from the village past the junction into Harling Road.

(6.2) Police Representative:

There was no representative from Bedfordshire Police in attendance.

For general Police contact/enquiries: **Non-emergency call 101 / All emergencies 999**

For reporting a crime on-line: <https://www.bedfordshire.police.uk/report/Report-Shared/Report-a-crime>

7. **PLANNING REPORT:** August/September 2019

(7.1) **Issues arising/update:**

(7.1.1) EBPC Planning Committee: it was proposed to look at planning applications prior to PC Meeting and to put forward recommendations to the Parish Council. All agreed.

(7.1.2) S106 Funding: a proposed funding list has been put together by Cllr Brewer, to include improvements to Dyers Lane bridleway. All agreed. Cllr Spicer to put forward a list to the Parish Council with potential money available to spend for specific works/areas. Clerk to forward details to Councillors for reference. All agreed.

(7.1.3) Broadmead Farm: the Parish Council received a communication regarding concerns to works being carried out. The Clerk to forward a copy of the letter to Cllr Spicer for reference. All agreed.

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

(1) CB/19/03311 – Hollybrook, The Rye, LU6 2BQ / demolition of existing building and erection of five dwellings: Objection*

(2) CB/19/02990 – Church Lane, LU6 2DJ / two storey side extension: No comment, subject to normal planning conditions.

(3) CB/19/02567 – 98 Totternhoe Road / replacement dwelling&workshop: No comment, subject to normal planning conditions.

(4) CB/19/03454 – land adjacent to 25 Bower Lane, LU6 1RB / construction of give bed dwelling&garage: Recommended Refusal*

(5) CB/19/03604 – 2 Northall Close, LU6 2EB / single storey rear extension: No comment, subject to normal planning conditions.

(6) CB/19/02675 – Shepherds Farm, Tring Road, LU6 2JX / Lawful Development Certificate Existing: Comment – do not want to encourage intensification on site due to potentially adverse effects on neighbouring properties, subject to normal planning conditions.

(7) Appeal Reference APP/P0240/W/19/3239386; side at land at Bower Lane, Eaton Bray, Beds: See attachment for comments*

It was proposed to the Parish Council to look at the applications in more detail, via the Planning Committee, and forward the final comment to the Clerk for action. All agreed.

* For full Parish Council responses to applications received, see attachment.

Attachment 1
Cllr Spicer

Clerk

Planning Committee

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8. **BUSINESS MATTERS**

(8.1) (8.1.1) CBC Local Plan (LP)

Matter on-going. Awaiting updates.

(8.2) (8.2.1) Speedwatch:

(i) The Parish Council now have a fully trained Speedwatch Group. The device is due to be delivered and the licenses for speed check locations have been approved.

(ii) A question was raised regarding requirements for CBC Speedwatch signs at

Cllr Tomkins

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entrances to the parish. Cllr Tomkins to look into this. Agreed.

(8.3) Match Funding: See Minutes page 1818, item (6)(6.1)(6.1.3)

(8.4) School Lane Skate Park: Cllr Tomkins has been speaking with contractors to obtain estimates for improvement works to the Skate Park, currently coming in at around £20-£25K. Obviously these are just estimates and cannot be fully clarified until designs are put forward.

Dec/PC

(8.5) Village Enhancements/Events:

(8.5.1) (i) Christmas Trees: Two 18ft trees have been purchased, due to be delivered in readiness for the Christmas season.

(ii) Three Corners – lighting: Cllrs Simkins has looked into the costs for permanent lights, many quotations coming in quite high, so is still looking at obtaining additional quotations for ground works. Proposed a budget of around £1.6K, all agreed.

(8.5.2) Good Neighbours: The Parish Council was asked if they would support the Good Neighbours Group in future events. The Parish Council proposed that they would support/allow the group to use The Coffee Tavern (subject to availability) one a quarter, cost of hiring the facility funded by the Parish Council. Cllr Chubb to obtain further information/details to present to the Parish Council. All agreed. B/f December meeting.

Cllr Chubb
Dec/PC

(8.5.3) Cubs/Scouts: An option was put to the Parish Council to offer the use of the Parish Council land in Bower Lane to the local Cubs/Scouts. Cllr Chubb to speak with the group to find out if there is an interested. All agreed. B/f December meeting.

Cllr Chubb
Dec/PC

(8.5.4) Large Poppies: It was proposed the Parish Council put forward a donation to the Royal British Legion for £120, for the large poppies used during remembrance. All agreed.

(8.5.5) Litter Pick Day, 26th October 2019: Seven people turned up to help in the Litter Pick and collected 30 bags of rubbish. The Parish Council would like to thank those volunteers who came and helped with the clear up. Cllr Brewer to put together a report of the event and forward to the Clerk for Focus. All agreed.

Cllr Brewer
Clerk

(8.8) Tenders/Quotations presented to Parish Council:

(8.8.1) Ground Maintenance Contract 2020-2023: The draft Tender was put to the Parish Council, it was proposed that the conservation area/bank at Mill End Close be included to ensure the area is kept tidy/cut back with any seeded trees to be removed before they become a problem to the area. All agreed. Clerk to action accordingly.

Clerk

9. REPORTS

(1) Chairman's Correspondence:

(1.1) Email/Problem Parking. Read to Councillors; the Parish Council is currently looking into these issues within the parish.

(1.2) Email/Planning concern – The Annex, Hollybrook, The Rye. The Parish Council are aware of this matter and will be responding to the application.

(1.3) Letter/Planning and construction concerns, Broadmead Farm. Read to Councillors.

(1.4) Email/St. Mary's Church. Read to Councillors. Clerk to check the Parish Council responsibilities/powers with regards to closed Churchyards and inform the Parish Council of such. Clerk to let the Church know that the Parish Council is looking into the points raised. All agreed.

Clerk

(1.5) Email/VE Day. Forward to St. Mary's Church for information. Clerk to action.

Clerk

(1.6) Email/National Community Energy Campaign. Read to Councillors. B/f December meeting.

Dec/PC

(1.7) Email/Coffee Tavern car park use for model railway event. Organisers to speak with Cllr Conner. All agreed.

Cllr Conner

(2) Clerk's Report:

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

(2.2) Village Gateway Damage: Clerk to forward crime number and relevant details of the damage to the Village Gateways to the Parish Council Insurers. All agreed.

Clerk

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(2.3) Magpas: The Clerk wished to pass on to the Parish Council a thank you from Magpas for all the Council's support, the donation was greatly appreciated.

(2.4) CCTV: The Clerk received a communication regarding the installation of a CCTV camera on a private property which is facing onto a public footpath. It was recommended the Parish Council write to the resident asking them to ensure that the CCTV camera is facing their own property/land and not a public footpath. All agreed. Clerk to action.

Clerk

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

(4) Cemetery: No matters to report.

(5) Allotments: 2020 Allotment renewals due. Payments can be made by cheque/cash, either posted to the Parish Office or payments made direct to the Parish Clerk on Monday 2nd December, 7:00pm in The Coffee Tavern, prior to the Parish Council Meeting.

Allotment Holders

10. ACCOUNTS:

(10.1) To resolve to pay October 2019 accounts: Presented to Council – all agreed.

MONTHLY PAYMENTS: SEPTEMBER 2019	
Contractor: Ground maintenance	£2,267.40
Contractor: Village Handyperson	£200.00
Neighbourhood Plan: A2 panels	£72.00
Neighbourhood Plan: NP completion/gift	18.00
Donation: The Royal British Legion / large poppies	£120.00
Village Enhancements: 2x 18ft Christmas trees	£360.00
Village Enhancements: Christmas Brass Band	£150.00
Village Enhancements: EB Bloomers / replacement brackets & planters	£31.80
Village Enhancements: Flat/Union Jack	£128.87
Central Bedfordshire Council: Uncontested election/May 2019	£100.42
Equipment: Fire Safety & Defibrillator arrow sign	£9.82
Membership Renewal 2019-2020: SLCC	£156.00
Parish Office: Stationery/miscellaneous	£59.02
The Coffee Tavern: <i>monthly internet access/usage 3.co.uk</i>	£11.99
Salaries: <i>Council staff</i>	£869.38
Pension: <i>Council staff</i>	£24.18
HM Revenue & Customs (PAYE/NIC)	£22.36
TOTAL Monthly Outgoings	£4,601.24

11. NEXT AGENDA

(1) Items for the November Parish Council Meeting Agenda MUST BE SUBMITTED to the Clerk by Sunday 24th November 2019. Items submitted after this date will not be included in the December meeting.

Councillors

(2) (2.1) Skatepark (2.2) Cubs/Scouts (2.3) Good Neighbours

Dec/PC

The meeting closed at 21:58hrs

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

- Monday 2nd December 2019, from 7:30pm
- *Allotment Renewals, 7:00pm-7:15pm (ground floor meeting room)*
- Monday 13th January 2020, from 7:30pm
- Monday 3rd February 2020, from 7:30pm

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EATON BRAY PARISH COUNCIL

S106 FUNDING

We have identified projects for the village. These are:

- (1) Updating and/or replacement of the very old play equipment in The Rye recreation ground.
- (2) Extension of the existing Skatepark in School Lane park and updating of the play equipment in this area.
- (3) Infrastructure works, such as the change to the traffic flow at the top of The Rye and the provision of a pedestrian crossing point across the High Street near School Lane. Both of these would help with traffic calming which is of great concern in the village. The latter would allow safe crossing of children and adults across our increasingly busy High Street.
- (4) Improvements to Dyers Lane bridleway.

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EATON BRAY PARISH COUNCIL

Planning Applications/Appeals – responses/matters raised

Please find below the Parish Council's comments to planning applications/appeals:

(1) CB/19/03311 - Hollybrook, The Rye, LU6 2BQ/Demolition of existing building and erection of five dwellings

Comments: Objection

Eaton Bray Parish Council (EBPC) have carefully considered the above Application and object strongly to the development of 5 new houses. Our objections are described below.

Our principle reason for objecting is that Eaton Bray and in particular this site is protected by Green Belt designation. The NPPF states “once established Green Belt boundaries should only be altered in exceptional circumstances.” Also, “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (vsc)”. EBPC do not accept that vsc have been proven.

There are currently a number of buildings on site, none of which have the benefit of formal Planning Permission. As we understand it two buildings have retrospective permission from Lawful Development Certificates and both the ménage and stable block were built without planning permission but may have existed on site for a period that enforcement would not be possible.

In our opinion only two buildings on site, the annex and the garage annex should be considered when assessing the current massing on the site in respect of future development. Additionally, we note that all current buildings on site are single storey. One and a half storey dwellings as proposed effectively doubles the built area. We object to increasing the volume of buildings on site beyond the current total developed area of the two single storey buildings (the annex and the garage annex). This site being within the Green Belt, there are no vsc to support development beyond the total developed area of the annex and garage annex.

The proposed additional dwellings will increase the burden on already overloaded sewers. Houses at the end of The Rye have made repeated complaints to EBPC regarding the foul sewage system not working correctly and foul matter ending on domestic drives. There are significant doubts about the ability of the local infrastructure to cope with additional dwellings.

Proposed plots 4 and 5 extends the building line approximately 25 metres beyond the newly permitted development at the old nursery site. To avoid building further into the countryside any new buildings should not extend the building line beyond the dwellings furthest from the roadway on the old nursery site.

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EBPC believe the increased bulk and dwelling massing is out of scale with dwellings in The Rye and will have an adverse effect upon the character and appearance of a street which is at the edge of our small village.

The EBPC Neighbourhood Plan (NP) was made on 3rd October 2019.

Infill development (outside the Green Belt) is supported, the scale and type of development supported is described in the NP. Two policies, EB13 Sustainability and EB14 Housing Mix describe supported development. Both policies are attached for information.

Policy EB13 Sustainability. This policy requires new dwellings to include the highest levels of sustainability. Following is a list of the sustainability criteria missed from the Hollybrook application, any approval must insist that policies within the NP are followed:

The incorporation of on-site energy generation from renewable sources.

The provision, in all applications for new homes, of an energy study to demonstrate that the development will maximise the use of renewable energy, group heating, combined heat and power technologies, improved insulation values, solar shading and other passive technologies.

The encouragement of walking and cycling to access local facilities and public transport. The provision of off-street parking for one vehicle per new bedroom. For this application off street parking for 5 vehicles must be provided on plot 4.

The provision of off-street parking and garages of a size that can accommodate a large saloon car.

The inclusion of an electric vehicle charging point for each new home or an electricity circuit capable of accommodating a car charging point at a later date.

The management of surface water run-off using water attenuation measures to avoid an increase in run-off over the level calculated prior to development.

Demonstration of how developments within Flood Zones 2 and 3 would manage effectively the risks of fluvial flooding.

Encouragement of the adoption of the Building Research Establishment's HQM five-star standard.

Policy EB14 Housing Mix states "Proposals for housing development should be predominantly 1/2/3 bedroom...proposals for executive style houses will not be supported". All of the proposed dwellings would be classed as executive houses and as such not supported in the NP. All dwellings must comply with Policy EB14.

Planning history. This proposed 5 house development is the latest in a long line of building on the Hollybrook site by the same developer. Originally the site was a field, then a nursery, then a bungalow built with an agricultural tie. The agricultural tie was removed when the nursery and bungalow were sold separately. Then an annex to the bungalow and a garage were built without planning permission, but subsequently a retrospective certificate of lawful development was granted. Planning permission has

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recently been granted for 4 houses on the nursery site. This latest application would bring the total number of dwellings up to 10.

EBPC object to the persistent escalating development within the Green Belt.

**(2) CB/19/02990 – Church Lane, LU6 2DJ / two storey side extension
No Comment, subject to normal planning conditions**

**(3) CB/19/02567 – 98 Totternhoe Road / replacement dwelling&workshop
No Comment, subject to normal planning conditions**

**(4) CB/19/03454 – Land adjacent to 25 Bower Lane, LU6 1RB / construction of five bed dwelling&garage
Comment: Recommended refusal**

Eaton Bray Parish Council (EBPC) have carefully considered the above Application and object to this application to vary the design of Plot 4 from 4 bedrooms to five. Our objections are described below.

The new proposal would increase the massing of the dwellings on this site which would have a detrimental effect upon local residents, particularly those in Medley Close.

This dwelling is out of scale with neighbouring properties and will have an adverse effect upon local character and appearance.

The EBPC Neighbourhood Plan (NP) was made on 3rd October 2019. Applications after 3rd October must comply with NP Policies.

Infill development (outside the Green Belt) is supported, the scale and type of development supported is described in the NP.

Policy EB13 Sustainability. This policy requires new dwellings to include the highest levels of sustainability. Following is a list of the sustainability criteria missed from the above application:

The incorporation of on-site energy generation from renewable sources.

The provision, in all applications for new homes, of an energy study to demonstrate that the development will maximise the use of renewable energy, group heating, combined heat and power technologies, improved insulation values, solar shading and other passive technologies.

The encouragement of walking and cycling to access local facilities and public transport. The provision of off-street parking for one vehicle per new bedroom. In this dwelling off street parking for 5 vehicles must be provided.

The provision of off-street parking and garages of a size that can accommodate a large saloon car.

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The inclusion of an electric vehicle charging point for each new home or an electricity circuit capable of accommodating a car charging point at a later date.

The management of surface water run-off using water attenuation measures to avoid an increase in run-off over the level calculated prior to development.

Demonstration of how developments within Flood Zones 2 and 3 would manage effectively the risks of fluvial flooding.

Encouragement of the adoption of the Building Research Establishment's HQM five-star standard.

Policy EB14 Housing Mix states "Proposals for housing development should be predominantly 1/2/3 bedroom....proposals for executive style houses will not be supported". EBPC object to increasing the size of the approved dwelling as it does not comply with Policy EB14.

**(5) CB/1903604 – 2 Northall Close, LU6 2EB / single storey rear extension
No comment, subject to normal planning conditions.**

**(6) CB/19/02675 – Shepherds Farm, Tring Road, LU6 2JX / Lawful
Development Certificate Existing**

**Comment: do not want to encourage intensification on site due to
potentially adverse effects on neighbouring properties - subject to normal
planning conditions.**

(7) Appeal Reference APP/P0240/W/19/3239386

Site at Land at Bower Lane, Eaton Bray, Beds

**A planning application Ref No: CB/18/03308/OUT received on 30 August
2018, development of up to 120 dwellings with all matters reserved except
access at Land at Bower Lane, Eaton Bray, Beds was submitted on behalf of
Settle Group and Taylor French Developments.**

Eaton Bray Parish Council (EBPC) have carefully considered the above Application Appeal and object strongly to the development of 120 houses off Bower lane. Our objections are described below.

All of EBPC's objections to the original application still apply. EBPC do not agree with the Optimis Consulting's rebuttal letter of 22nd November 2018 in particular their assertion that very special circumstances (vsc's) have been met.

The above development represents a potential increase to the housing stock within Eaton Bray of over 10%. We believe that an increase this large will put the existing infrastructure, eg., the academy, roads, sewer etc. under considerable strain, possibly beyond breaking point.

Eaton Bray and in particular this site is protected by Green Belt designation. The NPPF states "once established Green Belt boundaries should only be altered in exceptional

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circumstances.” Also, “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in vsc”. EBPC do not accept that vsc have been proven.

EBPC have very serious concerns over the developments effect upon the traffic around Eaton Bray including safety for pedestrians and road users.

The EBPC Neighbourhood Plan (NP) was made on 3rd October 2019.

Infill development (outside the Green Belt) is supported, the scale and type of development supported is described in the NP. Two policies, EB13 Sustainability and EB14 Housing mix describe supported development. Both policies are attached for information.

Policy EB13 Sustainability. This policy requires new dwellings to include the highest levels of sustainability. Following is a list of the sustainability criteria missed from application Ref No: CB/18/03308/OUT, any approval must insist that policies within the NP are followed:

The incorporation of on-site energy generation from renewable sources.

The provision, in all applications for new homes, of an energy study to demonstrate that the development will maximise the use of renewable energy, group heating, combined heat and power technologies, improved insulation values, solar shading and other passive technologies.

The encouragement of walking and cycling to access local facilities and public transport.

The provision of off-street parking for one vehicle per new bedroom.

The provision of off-street parking and garages of a size that can accommodate a large saloon car.

The inclusion of an electric vehicle charging point for each new home or an electricity circuit capable of accommodating a car charging point at a later date.

The management of surface water run-off using water attenuation measures to avoid an increase in run-off over the level calculated prior to development.

Demonstration of how developments within Flood Zones 2 and 3 would manage effectively the risks of fluvial flooding.

Encouragement of the adoption of the Building Research Establishment’s HQM five-star standard.

Policy EB14 Housing Mix states “Proposals for housing development should be predominantly 1/2/3 bedroom....proposals for executive style houses will not be supported”. A high proportion of the dwellings proposed in this application would be classed as executive houses and as such not supported in the NP. All dwellings must comply with Policy EB14.

Policy EB4 Light Pollution. EBPC expect the applicant to prove this policy has been complied with.

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Policy EB8 Local Gaps. EBPC are concerned that this development decreases the separation of Eaton Bray from Edlesborough.

Policy EB11 Traffic. EBPC have concerns over the effect of this development upon traffic entering and exiting our village.

EBPC and local residents (see over 500 letters of objection sent during the 2018 application) strongly object to the size and inevitable impact of this proposed development.