

# EATON BRAY PARISH COUNCIL

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## EATON BRAY PARISH COUNCIL MEETING MINUTES

MONDAY 8 MARCH 2021, 7:30PM, REMOTE/ZOOM ATTENDANCE

### ATTENDANCE

**Parish Councillors:** Cllr Marie Brewer (Chairperson), Cllr Mark Tomkins (Vice-Chairperson), Cllr Helen Chubb, Cllr Joan Conner, Cllr Kathy Ellison, Cllr Gavyn Lugsden, Cllr Adam Richardson

**Public:** None

**Others:** Parish Clerk, Cllr Philip Spicer (CBC)

The Chairperson presented the rule regarding remote/Zoom attendance.

#### **(1) APOLOGIES FOR ABSENCE:**

Apologies were received from Cllr Mike Simkins. Cllr James Melzack was not in attendance.

#### **(2) SPECIFIC DECLARATIONS OF INTEREST:**

No declarations of interest were made at this point in the meeting.

#### **(3) PUBLIC OPEN FORUM:**

No members of public were in attendance.

#### **(4) SIGNING OF MINUTES: Eaton Bray Parish Council Meeting, 8 FEBRUARY 2021**

It was proposed to unanimously accept the minutes. All agreed. The Chairperson will sign the minutes when Covid-19 restrictions allow.

#### **(5) MATTERS ARISING FROM MINUTES: 8 FEBRUARY 2021**

(5.1) Page 1865, item (8)(8.5)(2): Clerk wrote to Luton Airport for clarification on emergency protocol for the parish, response received forwarded to Parish Councillors.

(5.2) All other matters arising to be discussed under Agenda items for 8 March 2021.

#### **(6) REPRESENTATIVES:**

##### **(6.1) CENTRAL BEDFORDSHIRE COUNCIL [CBC]:**

Cllr Phillip Spicer addressed the Parish Council.

(6.1.1) February report submitted by Cllr Philip Spicer.

(1) Sewage Pump Station (The Rye): Cllr Spicer has contacted the water board, who will be writing to residents to understand their concerns/issues. Cllr Spicer to get in touch with Anglian Water regarding the underground pipework. Matter ongoing.

(2) Flooding: The Parish Council has received the report from Central Bedfordshire Council. It was proposed to put a copy of the report of the Parish Council website, with a link to the report on Facebook. The Clerk to also write to those who previously contacted the council regarding their concerns, forwarding a copy of the report. All agreed.

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(3) Blocked Drain (The Rye): Despite being reported to CBC (via FixMyStreet), the drain is still blocked. The matter has been reported several times. Cllr Spicer to investigate further.

(4) Road Patching: No update on this matter. Cllr Spicer to speak with one of the officers on this matter to find out what is happening.

(5) Broken Manhole Cover (High Street): Reported to CBC, a site visit was carried out however it has been reported as 'no work to be done'. The issues with the manhole cover remain. Cllr Spicer to investigate further.

(6) Work at the Downs: A planning application has been submitted regarding installation of power cabling/pylons. Although not in parish there will be visibility and may be able to see the works being carried out.

(7) Harling Road Signage: It was raised with Cllr Spicer concerns regarding the sharp bends along Harling Road and the junction with Barry Cato Motor Repairs, with no visible warning signs this is a dangerous junction with car speeds up to 60mph. Cllr Spicer to look into this further.

(8) TerraCycle: Cllr Ellison spoke with Cllr Spicer about the possibility of CBC taking up this scheme. TerraCycle is a recycling company that specialises in recycling hard-to-recycle materials. Cllr Spicer to look into further.

(9) White Lion, Whipsnade: Looking very grubby. Cllr Spicer confirmed resurfacing was carried out a couple of years ago, when the area has dried out from all the seasonal rain it should look much whiter.

**(6.2) BEDFORDSHIRE POLICE**: No police were in attendance.

(6.2.1) Village Focus Group, Wednesday 17 March 2021: Cllr Brewer to attend. All agreed.

## **(7) PLANNING REPORT:**

(7.1) Planning enforcement issues relating to The Annex, Hollybrook, The Rye

The site needs further investigation as there appears to be breaches on planning. Cllr Spicer confirmed he has reported the gate to CBC. The Parish Council asked Cllr Spicer to request an additional inspection as additional breaches may have happened since previous site visit from CBC Planning Enforcement.

(7.2) Planning Applications:

### **(7.2.1) 20 The Orchards - CB/21/00776**

*Single storey rear extension and first floor rear and side extensions.*

- No objection, however we do have concerns with the impact of the balcony and the privacy afforded to the neighbours. Subject to normal planning considerations.

### **(7.2.2) 41 The Orchards - CB/21/00761/LDC**

*Lawful Development Certificate: Construction of rear single storey extension.*

- The Parish Council does not condone development without permission. However, we accept that it is up to the planning authority to decide if the lawful development certificate should be granted.

### **(7.2.3) 42 School Lane - CB/21/00762**

*Demolition of existing kitchen and utility to rear. Construction of two storey rear extension on identical footprint of existing single-story extensions.*

- No objection subject to normal planning considerations.

### **(7.2.4) Casero, Northall Road - CB/21/00765**

*Single storey rear extension.*

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- No objection subject to normal planning considerations.

## **(7.2.5) 2 Totternhoe Road - CB/21/00632**

*Erection of single storey side extension and installation of front gates.*

- No objection to the building work subject to normal planning considerations. We have some concerns that the gateway may cause traffic issues on the busy main road through the village.

## **(7.2.6) 92-94 High Street - CB/21/00296**

*Demolition of no's 92 - 94 High Street Eaton Bray and erection of 4x semi-detached and 2x detached dwellings with associated parking and ancillary works (new dropped kerb).*

- The Parish Council have serious concerns about this development and strongly object to it. It does not comply with many of the requirements of our Neighbourhood Plan. A check list is attached.
- In particular we feel that this is overdevelopment in the centre of the village. The replacement of two bungalows by four three-bedroom houses on the frontage of The High Street changes the open nature of this area. The roadway to allow access to two four bedroomed houses at the rear also changes the low-level development that currently exists.
- The development is not considered to be infilling as there are already houses in this space. Whilst the Parish Council welcome the provision of extra houses these proposed houses do not conform with our Neighbourhood Plan. The houses are large with three and four bedrooms whereas our Neighbourhood Plan specifically encourages 1, 2 and 3 bed houses.
- The incursion into the green Belt of the gardens of the rear houses is of concern. No special circumstance have been identified for this and gardens do not qualify as Green Belt.
- A major concern is the additional traffic onto an already exceedingly busy and congested road. Parking for the nearby shops is along the road opposite the development and so most traffic in the area is one-way. This is in an area where parents and children are crossing the road to get to the school in School Lane and there is no safe crossing zone.
- The neighbourhood plan looks for car parking in the ratio of one space per bedroom. This application allows for two spaces per house so does not meet this requirement.
- In terms of sustainability the application is rather vague. We would like to see more detailed specifications of how these houses would conform to the sustainability requirements outlined in our Neighbourhood Plan.

The Parish Council would advise residents to ensure they forward their comments to CBC. Cllr Spicer to call the application in. All agreed. Cllr Tomkins to check that site notices have now been displayed at the location.

## **(7.2.7) Dunstable Downs, Whipsnade Road, Kensworth - CB/21/00813/EB**

*Electricity Board Notification: To include the installation of 5 new H poles to facilitate the undergrounding of two existing 33kv overhead lines and associated towers at the Dunstable and Whipsnade Downs as part of an AONB improvement project promoted by the Chilterns Conservation Board.*

- The Parish Council welcome these improvements.

## **(7.2.8) 8 Woodside - CB/21/00540**

*Erection of single storey side/rear extension.*

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- No objection subject to normal planning considerations.

## **(7.2.9) 18 Moor End - CB/21/00379**

*Demolition of lean-to outbuilding and replace with single storey rear extension.*

- No objection subject to normal planning considerations.

### **(7.3) Planning Appeals:**

#### **(7.3.1) The Annex, Hollybrook, The Rye – decision: Planning Appeal Dismissed**

**Appeal reference:** APP/P0240/W/20/3262687

**Application reference:** CB/20/01072/FULL

Demolition of the existing buildings and structures and the erection of 3 No. dwellings with associated open space, landscaping, and car parking

#### **(7.3.2) Land to the Rear of 16 The Rye – decision: Planning Appeal Dismissed**

**Appeal reference:** APP/P0240/W/20/3262971

**Application reference:** CB/20/01802/FULL

Construction of 2x residential dwellings and all ancillary works.

## **(8) BUSINESS MATTERS:**

### **(8.1) MILL END CLOSE:**

(8.1.1) Waterside/IDB: The Parish Council has written to IDB regarding proposed work to be carried out. Awaiting a reply.

(8.1.2) Deep Water Signs: Cllr Tomkins met with the Village Handyperson to agree the location for the new signage.

(8.1.3) Fencing: Awaiting quotations for the new fencing (metal and wood), to include repair of the old fence on the other side of the bridge.

(8.1.4) Trees/Hedging: Cllr Richardson checked with CBC; the grant includes hedging (large shrubs). Cllr Richardson to include this location within the grant application. All agreed.

### **(8.2) VILLAGE YOUTH PROJECT:**

Cllr Chubb wanted the Parish Council to confirm that they are in favour of this project. All agreed. A recommendation of not just putting out information on Facebook but to approach location clubs was agreed. Matter ongoing.

### **(8.3) CBC CONSULTATION – RIGHT TO REGENERATE**

Concern was raised regarding the strip of Parish Council land in Bower Lane. It was proposed the council look into officially registering this strip with the Land Registry. All agreed. Clerk to action.

### **(8.4) VILLAGE RECREATION GROUNDS:**

#### **(8.4.1) School Lane:**

(1) Skate Park: Quotations were presented to the Parish Council; it was proposed that the council accept the quotation from Edwards Surfacing. We would hope to co-ordinate this work with the installation of the new benches (see item 2). Proposed, seconded, all agreed. The Clerk to ask the contractor to let the council know the date when work will be carried out to ensure recreation users are made aware of the disruption.

(2) Skate Park Benches: The proposed designs were put forward to the Parish Council for consideration/response. If approved, the benches can be ordered. All agreed.

(3) Play Equipment: Cllr Brewer has spoken with three play equipment contractors who are putting together ideas for this location.

#### **(8.4.2) Holmans Field:**

(1) EB Lions: The Clerk to visit the location and check that the goal posts have now been removed.

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(8.4.3) The Rye Ground: CBC has approved the Parish Council application for the 106 money. The Parish Council wrote to CBC Planning (on the recommendation of CBC Leisure Services) to check whether planning would need to be applied for. Despite being chased by Cllr Brewer and CBC Leisure Services the response from CBC Planning was extremely poor. After seven weeks, we received a response that was not definitive. To ensure that there is not a long period of delay in getting the equipment ordered and ready for fitting, it was proposed that the council look at progressing the equipment ordering. All agreed.

## **(8.5) HIGHWAYS MATTERS:**

(1) Speedwatch: Due to many members not being able to cover a Speedwatch shift, vulnerable list, the group are not able to carry out speed checks until the number of those able to volunteer increase. Hopefully looking at May.

(2) Harling Road Signage: see minutes page 18870, item (6)(6.1)(9).

## **(8.6) VILLAGE MATTERS:**

(1) Fly-tipping: This has become a huge problem in the parish, items are being dumped in dark, un-lit roads, not only environmentally hazardous but dangerous to road users. CBC are aware of the issue and have responded quickly to fly-tipping reports via FixMyStreet in getting the dumped waste cleared. It was proposed the Parish Council write to the Chief Executive of CBC to ask them to look into the option of the installation of a CCTV camera in hot spots. All agreed. In addition to write to CBC regarding the provision of refuge facilities in the area, including local traveller sites. There are costs to contractors (especially unlicensed) to take rubbish to the tidy tip and therefore no incentive to take items there. Cllr Brewer to put together a letter on behalf of the Parish Council, forward to all Parish Councillors for approval. If agreed, forward to Clerk to send to the Chief Executive at CBC, copy in Andrew Selous MP. All agreed. It was recommended that a reminder be put on the Eaton Bray Parish Council website, for residents to ensure that if they engage with contractors to remove rubbish/items, that they check that they registered. All agreed.

(2) High Street Flooding: see minutes page 1869, item (6)(6.1)(3).

(3) Recycling: see minutes page 1869, item (6)(6.1)(10). It was suggested that this may be a good scheme to get into schools. Cllr Lugsden to speak with the school about this new scheme. All agreed.

(4) EB Lions: email received from the football club was presented to the Parish Council. It was proposed that the Parish Council offer a reduced rent for the 2021-2022 season, full fee £400, rent reduction to £200 for the year (1<sup>st</sup> installment £100 / 2<sup>nd</sup> installment £100). With an extension to this year's use of the ground from 31 May 2021 to 1 September 2021. With the provision that the goal posts be removed if they are still on site. All agreed. Clerk to put together the Rent Agreement for 2021-2022, with the full rent £400 listed, but to include the agreed reduction and continued use of the ground. Before sending to the football club, Clerk to forward the amended agreement to all Parish Councillors for approval, once agreed, Clerk to send out. All agreed.

## **(8.7) PARISH TREES:**

(8.7.1) St. Mary's Churchyard:

The Clerk is waiting to hear back from the Church regarding the choice of native hedging to replace the removed Leylandii trees. Once received, a planning application will be submitted for the agreed work.

(8.7.2) CBC Tree Planting:

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(1) Cllr Richardson to meet with MWAgr Ltd to look at the suggested locations and recommended plants. Cllr Richardson is checking with CBC whether the grant is for the supply of the trees only, or does it include planting.

(2) Cllr Richardson checked with CBC whether the planting of wildflowers in the parish can also be obtained through the CBC scheme. It does not.

## **(8.8) VILLAGE ENHANCEMENTS/EVENTS:**

(1) Hanging Baskets: Matter on-going.

(2) Village Calendar 2022: Old photos are being sent to the Parish Council for possible inclusion within the calendar. It was recommended the Parish Council check the legalities regarding the sale of items (i.e., VAT), Cllr Tomkins/Parish Clerk to investigate further. All agreed.

(3) Wildflowers: see minutes page 1874, item (8)(8.7)(8.7.2)(2).

## **(8.9) TENDERS/QUOTATIONS:**

No additional quotations were presented to the Parish Council.

## **(9) REPORTS:**

### **(9.1) PARISH COUNCIL CHAIRPERSON:**

(9.1.1) No matters to report.

(9.1.2) Correspondence:

(1) Email – hedge removal/The Rye: An email was presented to the Parish Council from the resident. Cllr Brewer spoke with the residents who were extremely apologetic. When the trees were removed (on their land) the boundary hedge had become intertwined with the trees and came away as the trees were cut back. The residents will be putting in a fence along the boundary and will replant hedging whips in the gaps made. It was proposed the Parish Council write to the residents supporting the proposal of them putting in new hedging whips. All agreed.

### **(9.2) PARISH CLERK:**

(1) Cheering up events: It was proposed that the Parish Council look at organising some events, i.e., afternoon tea for the school children, music on the field, cake stalls, organise something for the clients of Good Neighbours, etc. It was suggested that Cllr Ellison and Cllr Chubb put together a proposal to present to the Parish Council. All agreed.

(2) Willow tree/land ownership: The Clerk to find out the registered owners of this land and contact them regarding care and maintenance. All agreed.

(3) Garden tipping/School Lane: A large amount of garden waste was dumped in School Lane car park, due to this being the responsibility of the Parish Council, it has incurred a cost to the council for the safe removal. The Parish Council wished to remind residents that garden waste cannot be put in this location, it does not come under the CBC recycling bin collection and asked that this be taken to the local tip for disposal.

### **(9.3) PARISH AMENITIES/VENUES:**

(1) Cottage: No matters to report.

(2) The Coffee Tavern: The annual extinguisher/6-month fire alarm checks have been carried out. There were two faulty lights, which have been replaced.

(3) The Village Hall: Cllr Richardson contacted the committee, waiting a reply. He also forwarded a copy of the Village Hall Survey to them. Clerk to speak to Village

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Handyperson to see if he has another contact for the committee and forward to Cllr Richardson. All agreed.

## **(9.4) PARISH BURIAL GROUNDS:**

### **(9.4.1) Bower Lane Cemetery:**

(1) Burials: Number of burials for February 2021: one.

(2) Gate sign: The sign on the cemetery gate is broken and needs replacing.

Recommended wording to include, all dogs must be kept on a lead. Suggested a metal or dibond material. All agreed.

(2) St. Mary's Churchyard: No matters to report.

## **(9.5) PARISH ALLOTMENTS:**

(1) Holman's Field: No matters to report

(2) Allotment Renewals: We have released five plots to those on the waiting list. The allotments are now currently full.

## **(10) MONTHLY ACCOUNTS:**

**(10.1) TO RESOLVE TO PAY FEBRUARY 2021 ACCOUNTS:** Proposed, seconded, all agreed.

*A copy of the Parish Council monthly accounts can be obtained by applying to the Parish Clerk.*

## **(11) ITEMS FOR NEXT AGENDA:**

(11.1) Next Meeting: It was recommended that the next meeting for Eaton Bray Parish Council be on Monday 12 April 2021. All agreed.

(11.2) Agenda items: Cheering up events.

Meeting closed at 21:17hrs.