

FLITTON AND GREENFIELD PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Church Hall, Flitton,
on Wednesday 19th July 2017

Present: Councillors M Gates (Chair), N Thompson, N. Arthur, R Stokes, J Fisher, G. Ellis, P Woodland and M Lowe

Also Present:

CBC Cllr James Jamieson

D Lawson (Clerk)

16 residents signed an attendance sheet and were present at the meeting

2662 APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST

Apologies: Councillor T King
Cllr N Mackie was not in attendance

Declarations of Interest: Cllr Woodland declared an interest as a friend of the landowner of one of the sites in the Local Plan which may be discussed, but in fact none of the sites were discussed in any detail

LOCAL PLAN (LP) CONSULTATION

As most of the residents were present to discuss the Draft LP, the Chairman agreed to bring this item forward on the agenda for consideration and explained that he would allow some public comment and discussion, but that a further meeting may be called in August, where this could be considered in more detail.

He mentioned that several members of the Council, Clerk and Neighbourhood Plan team had attended a drop in session on the LP the previous evening and tried to find out more from the officers about the draft results and process and this information had not yet been shared, so the meeting was an opportunity for Cllrs as well as residents to get up to speed on where we are and what needs to happen next.

He outlined the background and said that the Council would be lodging its comments by the 29 August deadline and urged individuals to do the same directly to CBC but copying to the Parish Council as well.

There was no certainty at this point about whether any or all of the 6 sites which had been shortlisted in the Parish were likely to proceed or not and it was therefore important for people to make their views known.

He also mentioned that Flitton and Greenfield and Wardhedges had now been put into the list of large villages which has an implication on what may be allowed in terms of development. This is something which Cllrs are following up and had this afternoon received the scoring matrix which showed how this had been worked out. There was at least one anomaly and this would be considered in detail and our response made.

Cllr Jamieson outlined the importance of planning for future housing and jobs growth, as opposed to having this imposed or forced on CBC through Appeals. This allows the chance to plan infrastructure and ensure that services and facilities are available instead of development happening piecemeal. He talked about the Plan including 6-7 large scale development sites to meet the 20-30,000 homes which may be required and then how the 'Call for Sites' had prompted all the other areas of land being put forward (now shortlisted to around 160 sites). He reiterated the fact that sites shortlisted in Flitton and Greenfield may not necessarily end up being put forward and that in any event development would be over a 20year time span (with 5yearly refreshes)

CBC is awaiting Government guidance to clarify the exact number of homes which each local authority will be required to identify. They are having to be very methodical and evidence based in their assessments as they do expect challenge and so this may have allowed some sites to go forward whereas others not, but they had to be able to defend their reasoning. Now it is important to add public opinion into the discussions and a further draft Plan will be produced which should be ready for another round of consultation next Spring with a view to the final Plan being adopted no later than 2019.

Cllr Arthur noted that work on a Neighbourhood Plan (NP) was well underway in Flitton,

<p>Greenfield and Pulloxhill, but had been solely based on remaining as a small village(s). Therefore the team had only been looking at any potential development of 10 houses or less. He explained that the NP would sit alongside the CBC Local Plan and would help the Parish to influence development in the area. Residents were still able to help the process of producing the NP and any additional assistance was always welcomed as it is being pulled together by a team of volunteers.</p> <p>There was a discussion about the village hierarchy and settlement envelopes and the classification as a large village and whether the Parish should have been designated as two small villages (Flitton and Greenfield) and a hamlet (Wardhedges) and noted that other areas have been dealt with in this way. Further urgent advice will be sought from CBC about this as it could have a major impact on the sites being identified and the NP. Several points were made about development in the village, including the capacity of the school, traffic and highway safety, public transport, water and sewage capacity, lack of shops as well as inaccuracies about the distance to local services in Flitwick. It was felt that a list of these could be pulled together as standard arguments in the case of each site. It was also suggested that residents representing the areas where sites had been identified may like to work together and appoint a 'champion' to co-ordinate any responses and be a link to the Parish Council.</p> <p>Finally the Chairman promised that if and when any more information became available, the Parish website http://flittongreenfield.bedsparishes.gov.uk/ would be updated.</p>	
<p>At 20:00h the Chairman adjourned the meeting to allow for public comment to be made</p>	
<p>A resident addressed the meeting about the ongoing disrepair of a crash barrier outside her home. The accident causing the damage had occurred a year ago and she felt that the lack of progress and communication by CBC had been appalling. She had received most of the information about what was happening through the Parish Council and asked Cllr Jamieson why no repair had been made yet and why she was not being kept informed about any decisions made.</p> <p>Cllr Jamieson expressed surprise that the work had not yet started or that she had not received information via email and apologised for this. He clarified that a decision had been made following a safety officers inspection and report, that the barrier did not need to be reinstated on safety grounds and that the damaged wall would be repaired plus remaining crash barrier made good. He had thought the order for work was placed about 6 weeks ago and was very disappointed that nothing had been done, although he said it was symptomatic of other problems with the highway Contractor at present.</p> <p>There was a discussion about why this decision had been made bearing in mind the deep ditch and facing brick wall and the fact that the safety barrier had actually done its job when the accident occurred. However it was pointed out that other deep ditches in the Parish do not have barriers and that those put in situ some 16 years ago were now outdated.</p> <p>The resident was not happy with the decision which had been made, understood there was a financial implication, but could not understand why the Council had not pursued this as an insurance claim against the driver. She pressed to have some illumination or sign denoting the ditch without the barrier and Cllr Jamieson said he would look into this as well as getting the repair expedited.</p>	<p>JJ</p>
<p>2663 MINUTES OF LAST MEETING(S)</p>	
<p>The Minutes of the meetings held on Wednesday 17th May and Wednesday 14th June 2017 were received and it was</p>	
<p>RESOLVED:</p>	
<p>That the Minutes be confirmed as a true record and signed by the Chairman.</p>	
<p>The following matters arising were noted, others are discussed again on the agenda</p>	
<ul style="list-style-type: none"> • Cllr Ellis updated on some of the Highways issues which were also included in the Highway Sub Committee minutes • It was noted that a MUGA Sub Committee meeting would be arranged 	<p>JF/DL</p>

<ul style="list-style-type: none"> As this was the third consecutive full Council meeting which Nigel Mackie had missed without sending any explanation or apology, it was unfortunately deemed that he had become disqualified from office and a casual vacancy would be notified. 	DL
2663 UNITARY COUNCIL AND POLICE MATTERS	
<p>Cllr Jamieson had already spoken about the LP and his disappointment with the Highway contractor in not getting work done quickly enough or at all. He also mentioned the two Jet Patchers out and about mending potholes in the highway and urged everyone to point out any problem areas. They are in CBC for two months and many pot holes can be repaired in this time and already some work had been done locally.</p> <p>On top of this CBC had also brought in three drain cleaning vehicles which will be used on rotation to clean and clear all drains in CBC as well as making a note about location and condition (risk) to produce a Gulley Register. Work has commenced in the high risk areas and will span the whole of the area over about a 14 month period and then continue as routine after that.</p> <p>There was a discussion about the Pulloxhill Industrial Estate, the LP and the NP and how any change may be instigated. It was agreed that the NP could be the best vehicle to carry this forward and that the LP was allocating significant industrial land in the Flitwick area, so now may be a good time to consider the issue.</p>	NP Team
2664 SUB COMMITTEE MEETINGS	
Planning and Neighbourhood Plan	
<p>Cllr Arthur gave an update about the state of the NP and a local resident's offer to help write it. He was meeting the resident tomorrow and would report back to the Team after that. Everyone understood the importance now of work progressing on the NP and it reaching adoption stage so it can dove tail into the emerging LP.</p>	
The following Planning Applications were considered and the response(s) agreed	
<ul style="list-style-type: none"> Land North of Clayhill Farm, Greenfield Road, Westoning, Bedford, MK45 5JD - Variation of Condition <p>There was no objection to this application, indeed it was agreed to support it as it brings Phase 2 forward (start July 2017) and to note in this response that the Community Benefit should now be triggered.</p>	DL
<ul style="list-style-type: none"> Rear Of, 50 Flitton Road, Greenfield, Bedford, MK45 5DJ - Reserved Matters <p>This application addresses some of the conditions imposed in the Planning Approval and there were no objections. Residents concerns about parking were mentioned, and it was suggested they look at the plans to satisfy themselves that the conditions were being met in full. Agreed No comment</p>	DL
<ul style="list-style-type: none"> Land Adjacent to 50 Flitton Road, Greenfield, Bedford, MK45 5DJ – Appeal <p>The Residents draft letter was noted and it was agreed that the Parish Council response would be a strong objection and submitted before the deadline of 24th July Cllr Gates mentioned that an Appeal was lodged on 11 July on the CBC website in connection with 30 Flitton Road, Greenfield, Bedford, MK45 5DJ (the Old Orchard site), although we have not received any notification of this yet. A note will be added to the website and Cllrs to make local residents aware that they will need to respond, as will the Council.</p>	DL
Playing Field	
<p>Cllr Arthur asked about progress on the tyres and the compost heap and the Clerk said she would follow this up with the maintenance contractor.</p> <p>He also noted the Potato Race Organisers offer to purchase two picnic benches for the Playing Field which was gratefully accepted and would liaise with them about location</p>	DL NA
Cemetery	
<p>There had not been a meeting and there was nothing to report, although there was a burial today</p>	
MUGA	

There had not been a meeting, although one was due to be arranged shortly. The tennis lessons had been completed and there had been positive feedback which was good, it had been posted on the website to see if there were any suggestions for next year.	
Highways/Cycle ways/Footpaths/Grass-cutting	
There had been a meeting of the Sub Committee on 5 July 2017 and the following points were noted <ul style="list-style-type: none"> The landlord of the Jolly Coopers had kindly placed cones outside the pub, but it was not completely stopping parking in the vicinity, however nothing more could be done. He would be included in the consultation on a design scheme or any work for the area Cllr Ellis was still pursuing the progress of the GI cycle way funding with the Greensand Trust and it was thought the money could be used and transferred to a later phase of work if necessary. The bough at High Street Greenfield had been sorted The green box knocked over at High Street Greenfield was still being investigated but any suggestions as to who this belongs to would be welcome. 	GE GE DL
2665 FINANCE COMMITTEE	
There had been a meeting of the Committee on 5 July 2017 and the minutes were noted. There were no matters arising	
2666 LOCAL PLAN CONSULTATION	
This had already been discussed when members of the public were present. There was further discussion about the large village classification and it was agreed that the Clerk would follow this up	DL
2667 CLERKS REPORT AND CORRESPONDENCE	
<ul style="list-style-type: none"> BATPC Annual General Meeting Cllr Ellis would attend this meeting and the Clerk would notify the BATPC Friends of Bedfordshire Society The PCC be requested that if possible, the Bedfordshire Flag be hoisted on the Church on Bedfordshire Day - November 28th 	DL
2668 AOB (FOR INFORMATION ONLY)	
<ul style="list-style-type: none"> Cllr Thompson mentioned the allotment site at Flitton Hill and following up any legal advice and the Clerk said she was looking at this Cllr Stokes updated on the water situation at Joes Close allotments and said that he would follow this up, possibly with Anglian Water or else arrange the work on behalf of the Council Cllr Lowe asked about the tree pruning at Wardhedges and Cllr Ellis said he would follow this up with CBC Cllr Lowe also agreed to talk to the Managing Director of Woodrush about lorries using Pulloxhill Road at school times 	DL RS GE ML
DATE OF NEXT MEETINGDL	
The date of the next meeting is Wednesday 20 th September 2017 19:30h at the Church hall Flitton	
The meeting ended at 21.50h	
DATED this 20th day of September 2017	
Signed - Chairman	