

FLITTON AND GREENFIELD PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Church Hall, Flitton, on Wednesday 14th November 2018

Present: Councillors M Gates (Chairman), N Thompson (Vice- Chairman), N Arthur, P Woodland, G. Ellis, J Fisher, B Rishton, M Lowe, R Stokes and CBC Councillor J Jamieson

Also, Present:

D Lawson (Clerk)

Residents Janette Foote, Robert Davison, Phil and Beryl Mitchell, Becky Ballinger, Paul and Tracey Masters. Sue and John Franklin, Chris Ward and Jacqui Stevenson

2727 APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST

Apologies: Cllrs T King

Declarations of Interest: There were no declarations of interest

Before the meeting started the Chairman welcomed and invited comments from members of the public, all of whom were present to discuss the planning application at land adjacent to 30 Flitton Road, Greenfield, for a development of up to 10 bungalows with all matters reserved except access.

The Chairman outlined the context to the application which has been the subject of several planning applications and an Appeal dismissal last year. It is also the site where the old orchard trees and hedgerow were deliberately removed earlier in the year and for which the landowner has now been served a Hedgerow Replacement Notice and is being taken to Court in December for his actions, although he does have a 28 day right to Appeal. The planners are aware of this background, but it could be mentioned in any response to the application. The Chairman also noted that the site next door is currently subject to an Appeal by the same land owner and that decision is due at any time. This will be important as both sites form the important open space between villages as designated in the emerging CBC Local Plan.

The following comments were made

- A resident asked if there was any limit to the amount of times an application can be made for the same site or the decision Appealed and the answer was that there is no limit and each application must be considered individually and on its own merits. Therefore, it is important for any comments to be made over and over as they are not carried forward from any earlier applications
- The process mentioned above was endorsed by another resident who commented that it has meant a reduction in numbers and type of properties being proposed and can lead to modification of a scheme, so on-going individuals' comments are very helpful.
- There was a query about whether existing infra-structure particularly water and sewage capacity is capable of accepting additional properties in this area and the village in general as there has not been any upgrading for over 40 years. It was explained that all infra-structure service providers are consulted on every planning application at the detail stage and they can specify upgrades if they feel they are necessary. Most of this application is for outline consent, so details will not be considered yet.
- It was hoped that the dwelling type of bungalows would not be more than one storey to avoid overlooking the existing bungalows in Holmewood Road.

| | |
|--|------------------------|
| <ul style="list-style-type: none"> The position of the access to the site was being dealt with as a non-reserved matter and therefore the Hedgerow Replacement Notice may have an impact on where any hedge is replaced with regard to access. There was also a concern that the two sites adjacent to each other may become one overall estate and therefore again access is important. Cllr Jamieson pointed out that with a good 5 years plus land supply and a Local Plan waiting for approval, CBC is in a much better position to fend off predatory planning applications in the rural area now: and is currently winning about 80% of all Appeals (including Sand Road in Flitton) He also commented that this application would go to Committee if not refused and residents would have a chance then to make their views known. A query was made relating to any other important designated countryside gaps in villages (in the Local Plan) and whether these Towns or Parishes were fending off planning applications and Cllr Jamieson agreed to check this and report back. | JJ |
| 2728 MINUTES | |
| The Minutes of the meeting held on Wednesday 19 th September 2018 were received and it was | |
| RESOLVED: | |
| That the Minutes be confirmed as a true record and signed by the Chairman. | |
| The following matters arising were noted, others are discussed again on the agenda | |
| <ul style="list-style-type: none"> Cllr Thompson updated the meeting with regard to the complaint he had been following up concerning a property in Highfield Road The Clerk had sought quotes for signage at the Playing Field, to be discussed later Cllr Stokes said he would look at a quote for the Allotment sign Cllr Lowe said that she had raised the issue of glass with the Village Hall Committee The Chairman noted that Charles Well had still not responded with the paperwork or invoice for the defibrillator licence and he would chase again. The meeting was pleased to hear that the two installed defibrillators had now been registered and were available for use. The Commemoration of WW1 concert had been very well attended and the silhouettes much admired. The Clerk asked the Council if they would pay for the name plaques for the three WW2 names so that 13 silhouettes could be used with plaques in future years on Remembrance Day. The cost would be approximately £35 and this was agreed. | RS MG DL |
| 2729 DISTRICT COUNCIL AND POLICE REPORTS | |
| <ul style="list-style-type: none"> Cllr Jamieson had updated the meeting (above) on the status of the Local Plan, which was still with the Planning Inspectorate Service Asked about gulley cleaning, he agreed to check the latest position, although it was noted that this may have taken place at Flitton Hill this week He mentioned that CBC had been pleased with the result of the Appeal at Sand Road and there was good information for re-use in the Inspectors report There will be a 5-day road closure next month when a new raised table is installed in Pulloxhill, affecting Pulloxhill Road, Greenfield. This will be publicised and work to re-surface the road at the junction near | JJ |

| | |
|--|----------------------|
| <p>Cornerways Garage will take place next Spring, such that only temporary patches are being made for now.</p> <ul style="list-style-type: none"> • He commented that negotiations were continuing on the site at Greenfield Road Flitton, before the current planning application is determined. It is however looking unlikely that anything more than a small S106 payment will be made and this was the subject of debate. He assured Cllrs that everything possible was being done to try to take into account the Parish Council comments on this site. • Asked about the relationship of the land-owning company and the Housing Association involved in the application for 30 Flitton Road Greenfield, Cllr Jamieson said he was already checking this out • Also asked about any progress on the Solar Farm community benefit, Cllr Jamieson said he was surprised that we had not heard anything and suggested that we made direct contact with the development company. He confirmed that the formula had been agreed by all Parish Councils and therefore it was no longer being monitored by CBC. The clerk agreed to follow this up | <p>JJ</p> <p>DL</p> |
| <p>2730 FINANCE COMMITTEE</p> | |
| <p>The minutes of the meeting held on 17 October were received and</p> <ul style="list-style-type: none"> • It was noted the first 'Flitton Flick's had been held and a message of thanks had been received from the Organiser for the grant enabling blinds to be fitted. The inaugural sessions made £177 turnover and despite a fairly low turn-out, various schemes to promote the next showings mean the organisers are pretty hopeful that December will see a better audience. • The telephone allowance of £9.99 per month which was discussed at the last meeting was agreed • The Vice Chairman mentioned communication issues and the fact that residents were unaware of activities and planning matters in the area, despite these being publicised on the website, in Flit'n'More and on notice boards. It was noted that some very useful comments were being added to the Community Facebook page unofficially by a resident and these were prompting some response. However, in general it was agreed that every effort was already being made to keep residents informed and the Clerk and Cllrs were thanked for their efforts in keeping the website and notice boards up to date. <p>There was a discussion about trying to get more people interested in the Parish Council prior to the Election next May and it was agreed to discuss this in more details nearer the time.</p> <p>The Finance Committee Chairman urged all Councillors to let the Clerk have any ideas for funding next year to be included in the budget preparations</p> <p>The next meeting is being held on Weds 9th January and not 11th, to consider the precept level</p> | <p>DL</p> <p>ALL</p> |
| <p>AGREED that the telephone allowance of £9.99 per month should be paid to the Clerk</p> | |
| <p>2731 SUB COMMITTEE MEETINGS</p> | |
| <p>Allotments:</p> | |
| <p>Cllr Stokes commented that despite adverts earlier in the year on the notice boards and website, there had not been any interest in the vacant allotment plots. The Clerk agreed to re-advertise on the website</p> <p>It was felt that one reason may be the lack of a water supply and Cllr Stokes agreed to follow this up again with CBC</p> | <p>DL</p> <p>RS</p> |

| | |
|---|------------------------------|
| The two vacant plots nearest to the River were discussed as a potential community orchard and may be a project to be funded in the next budget, although it was known that there was another potential site being considered in the Parish | |
| Planning including Neighbourhood Plan | |
| <p>Neighbourhood Plan</p> <ul style="list-style-type: none"> • Cllrs updated following the recent meeting and confirmed that most of the information was now available including an outline draft written by the Consultant, who hoped to present a first rough draft of the Plan at the NP meeting in November. It was envisaged this may mean submission for approval (following consultation and the referendum) by Spring 2019 • There was discussion about a resident's request for data from the Housing Needs survey and how it should be handled. The Clerk explained that the Chair of the NP meeting had asked for it to be considered at the next meeting and all views expressed by Cllrs could be taken into account then. | |
| The following planning issues were considered and it was agreed as below | |
| Appeal CB/17/04201/OUT - Land off Sand Road, Flitton, MK45 5DT | |
| It was noted that the Appeal for 10 dwellings at Land off Sand Road, Flitton had been dismissed | |
| Application CB/18/0304/FULL 11 Silsoe Road Flitton proposed car port | |
| According to the CBC planning portal an Appeal has been lodged although there has not yet been any official notification of this | |
| Application CB/18/04018/OUT Land adjacent to 30 Flitton Road, Greenfield, MK45 5DJ Outline application: Development of up to 10 bungalows with all matters reserved except access | |
| The new planning application for 10 bungalows had already been discussed in the open session and It was agreed to object on the grounds already submitted in the past, mentioned at this meeting and as set out in the recent Appeal dismissal. This will be circulated in advance of submission especially as the Chairman had made a number of notes on the application documents which should be included | |
| AGREED that an objection be lodged based on the grounds set out above | DL |
| Playing Field Sub Committee | |
| <p>The notes of the last subcommittee meeting were considered and the following points made</p> <ul style="list-style-type: none"> • Three new unexplained litter bins had appeared in the field during the same week that an insurance claim was agreed and two new bins purchased to replace the burnt ones. The Clerk had established that the new bins had been provided by CBC (without any notice) as a result of earlier discussion with them about a bag problem being experienced by the volunteers. It was assumed no charge would be made for them and a key to unlock two of them had been requested, because they cannot be emptied at the moment. The volunteers had been asked if they would be prepared to empty all 5 bins if the new ones are also located in the playing field and they had agreed to this, but preferred the wheelie bin to be moved closer to the new pedestrian gate. This had been agreed and Cllr Lowe agreed to let the Village Hall representative who puts the bins out, know this. The Clerk agreed to get the two new bins sited as agreed • The position for the School football shed had been agreed with all concerned, but has not yet been constructed. The large football goals will be moved further along the fence line so they are out of the way. • The storage compound will be built once the school shed has been built | <p>ML DL DL</p> |

| | |
|--|------------------------|
| <ul style="list-style-type: none"> • The old pedestrian gate had been locked and there had not been any comments about this. • The new gate is now up and a self-closing device was fitted yesterday. There was some discussion about separating the new paved path from the Village Hall carpark with a fence or sleepers, but it was agreed not to do anything about this for now • It was noted that a representative of the Gala Committee had been approached about a contribution towards the work on the vehicular gates, but the Chairman of the Committee (Cllr Lowe) asked for a formal request to be made to her and the Clerk agreed to this. • Painting of the remaining play equipment had been completed today • The Clerk had spoken to the team at CBC responsible for administering Dog Control Orders and was told that these only apply if a children's play area is completely fenced off and therefore are not applicable to the whole Playing Field. It was noted that the PC could apply for a bye-law, but would need to pay for this quite costly process and be in a position to enforce so approval was unlikely. There was discussion about fencing off a smaller area to enclose the play equipment and changing the wording on the sign, but it was agreed to leave the situation as it is and see if the dog warden is able to help with any education and publicity with this in the future and on Gala day. | <p>DL</p> <p>DL/ML</p> |
| <p>Cemetery Sub Committee</p> | |
| <ul style="list-style-type: none"> • Any outstanding actions for Cllr King which would be carried forward to the next meeting • Cllr Arthur noted that he was slightly concerned about the angle of one of the older headstones although it felt fairly firm and a Cllr Lowe agreed to look at this | <p>TK</p> <p>ML</p> |
| <p>MUGA Sub Committee</p> | |
| <p>A number of issues had been considered recently and a brief site meeting held with the maintenance contractor</p> <ul style="list-style-type: none"> • A broken tennis net had been mended and clearing the moss would soon be tackled • The bi-annual lighting service and a change of bulbs had been carried out and the invoice expected • There had been complaints about the MUGA surface and following inspection, it was noted that the surface was breaking up and may present a trip hazard. This may be partly caused by the unauthorised use of the surface by young people on bikes doing wheelies and generally messing around and it was noted that this was still happening despite requests to MUGA members to think carefully about the use of their keys and was now likely to incur considerable expenditure. The clerk agreed to seek advice and quotes for re-surfacing with a view to getting the work done before the tennis coaching next year. | <p>DL</p> |
| <p>Highways/Cycleways/footpaths/Grass cutting</p> | |
| <p>Cllr Ellis reported that</p> <ul style="list-style-type: none"> • The Wardhedges scheme consultation has ended and some changes were being made. A safety audit will now be carried out and subject to this work should commence in March or April 2019. • Outstanding work at Pulloxhill Road was also being considered and the Highways team had asked for any photographic evidence that the spaces opposite the school in between the barriers were still being used for parking. It was felt that this use had dropped off recently. Once all outstanding work has been completed the outstanding invoice will be raised by CBC | <p>DL</p> |

| | |
|--|-----------|
| <ul style="list-style-type: none"> • Following the meeting with a Highways representative Cllr Ellis ran through a list of issues which were being tackled including the request for an extra bollard or two at the bottom of Flitton Hill. • There was discussion about moving the speed sign currently located by the chicane in Greenfield, but both issues above were still awaiting further guidance and contact from CBC highways • Cllrs Lowe and Woodland raised the condition of the footway between Highfield and Wardhedges and Cllr Ellis said this would be raised with the highway's representative | <p>GE</p> |
| <p>2732 CLERKS REPORT AND CORRESPONDENCE</p> | |
| <p>The upcoming Police priority setting meeting was mentioned but no-one was available to attend.</p> | |
| <p>2733 ANY OTHER BUSINESS – FOR INFORMATION ONLY</p> | |
| <p>Cllr Thompson raised the issue of whether the Parish for planning reasons should try to follow up the split into three settlements rather than one small village. There was considerable discussion about the pros and cons of this, and it was agreed not to progress at this time.</p> | |
| <p>DATE OF NEXT MEETING</p> | |
| <p>The date of the next meetings was noted as Wednesday 23rd January 2019 19:30h at the Church Hall Flitton and Cllrs Gates and Rishton gave advance apologies</p> | |
| <p>The meeting ended at 21.50h</p> | |
| <p>DATED this 23rd day of January 2019</p> | |
| <p>Signed - Chairman</p> | |
| | |