

## FLITTON AND GREENFIELD PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Church Hall, Flitton, on Wednesday 19<sup>th</sup> September 2018

**Present:** Councillors M Gates (Chair), N Thompson, N Arthur, P Woodland, G. Ellis, T King, J Fisher and B Rishton

**Also, Present:**

D Lawson (Clerk)

Residents

Paul and Renata Austin, Martin Bonner, Marie Claire Hislop, Chris Ward. Janette and Paul Foote, Jo and Anne Austin, Helen Semple, Sue Franklin, Tracy Masters, Brendan McDonagh, Jacqui Stevenson, Malcolm and Carol Collis. Apologies Mike and Angela Brown

Visitors

Simon Andrews and Mike Lake

### 2720 APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST

**Apologies:** Cllrs M. Lowe, R Stokes and CBC Councillor J Jamieson

**Declarations of Interest:** There were no declarations of interest

Before the meeting started the Chairman welcomed and invited comments from members of the public. The following points were discussed

**Sand Road Flitton**

Residents from Sand Road expressed their ongoing opposition to the development at Sand Road and hoped that the Parish Council would also continue to oppose it. The Chairman noted that it was on the agenda for discussion and he did not believe that the previous opposition would be altered in any way.

Various residents commented about the number of times this application had been considered and a previous Appeal refusal. However, it was explained that each application or Appeal is considered on its own merits and whilst the decision makers would be aware of the history, it was unlikely to be the same Inspector and the same decision could not be guaranteed. For this reason, the Chairman urged all residents to re-submit their views to the Inspector so that the force of feeling could be felt.

The main difference with the current application is that the CBC Local Plan has now been submitted for approval and CBC are claiming a five-year land supply. However, the land supply is being refuted by developers and there is no date yet for the Local Plan approval. Whilst reference can and should be made to the emerging Local Plan it is unknown how much weight any Inspector will afford this.

It was also mentioned that the Neighbourhood Plan is progressing well after consultation and is based on the Parish wanting only small-scale development which meets local housing need and this can also be cited in any opposition.

Grounds for opposition were summarised as unwanted urbanisation, high density which changes the character of the village and a threat of becoming a much larger village with no corresponding increase in infrastructure (school, roads, public transport)

**41a High Street Flitton**

The Chairman explained that this planning application was also on the agenda for discussion and Cllrs were very interested to hear local opinions. There was some discussion about the checkered history of the site with refusals, retrospective applications and an Appeal decision, but it was noted that this application would be dealt with on its own current merits.

Residents outlined their opposition and concerns and the detrimental view they would experience if approved.

<p>It was noted that asking for conditions limiting any further expansion could not do any harm.</p> <p><b>96 Greenfield Road Flitton</b></p> <p>The Chairman explained that the Council had been made aware of this application on Monday, but still had not been officially notified or received the planning application. The CBC website had been updated on Tuesday to include the plans and so there had not been any time for Cllrs to look at these in detail. The original deadline dates for comments of 8th and then 16th October had fallen in between meetings and hence it was being looked at as part of the current agenda.</p> <p>However, in gauging the strength of feeling about the application, an extension to the consultation had been obtained until Friday 19<sup>th</sup> October which meant that it could be considered in proper detail at the Planning Sub Committee on 17 October 2018.</p> <p>The Chairman therefore suggested that a few comments could be made now including a word from the visiting developer, but that the main discussion take place later and no decision would be made until the October meeting.</p> <p>The visiting developer briefly outlined the scope of the development and asked people to look at a similar development at Manor Road Studham.</p> <p>The Chairman asked residents to spread the word about the meeting in October, which will be publicised on the website and the Chairman thanked everyone for their attendance.</p>	
<b>2721 MINUTES</b>	
The Minutes of the meeting held on Wednesday 19 <sup>th</sup> July 2018 were received and it was	
<b>RESOLVED:</b>	
<b>That the Minutes be confirmed as a true record and signed by the Chairman.</b>	
The following matters arising were noted, others are discussed again on the agenda	
<ul style="list-style-type: none"> <li>• Several issues were raised with Cllr Jamieson and these will be followed up for the next meeting</li> <li>• Cllr Thompson updated on the progress at the garden in Flitton with Japanese knotweed and said that it was being concluded to everyone's satisfaction, but he would continue to monitor</li> <li>• Actions for Cllr Stokes will be carried forward to the next meeting</li> <li>• The Clerk still had to seek quotes for new signage at the playing field</li> <li>• Action for Cllr Lowe about glass use at the Village Hall will be carried forward to the next meeting</li> </ul>	DL RS NT DL ML
<b>2723 DISTRICT COUNCIL AND POLICE REPORTS</b>	
<p>Cllr Jamieson had sent apologies and a recent Police crime report had been received but was not in full detail due to a system change.</p> <p>An update about the possible prosecution over the unauthorised hedge removal at Greenfield would have to be deferred for now.</p>	JJ
<b>2724 SUB COMMITTEE MEETINGS</b>	
<b>Allotments:</b>	
Following a recent visit to the Flitton Hill allotment site, it was agreed to offer the allotment holder a further rent-free year to help cover the costs of the clearance and cultivation works. Members once again expressed their thanks for the vast improvement to the site and the Clerk agreed to convey this information to the allotment holder	DL
<b>Planning including Neighbourhood Plan</b>	
Neighbourhood Plan	

<ul style="list-style-type: none"> <li>• Cllrs Fisher and Ellis updated following the recent meeting and confirmed that most of the information was now available including an outline draft, but the group were struggling to pull this together into a format which encompassed 'policies' and aspirations. To this end a quote had been obtained from Chapman Planning run by Sally Chapman who had helped the Council in the past on the NP.</li> <li>• The Clerk confirmed that the remaining part of the £9000 NP grant had been applied for to cover the consultancy costs and further publicity, amounting to £3686. However, no decision had yet been received from the government's agent about this and both Councils therefore needed to underwrite the cost should there be any delay or problem. Pulloxhill Parish Council had already done so.</li> <li>• Cllrs agreed to this and also that no other quotes should be obtained as the propriety advice offered by Sally meant she was the best person to do the work.</li> <li>• Work would not commence until after the grant decision is known and this ties in well with Sally's existing work timetable</li> </ul>	
<b>RESOLVED</b>	
That the Chapman Planning quote be accepted and the Clerk write to formally appoint the consultancy on behalf of the NP group	DL
The following planning issues were considered and it was agreed as below	
<b>Appeal CB/17/04201/OUT - Land off Sand Road, Flitton, MK45 5DT</b>	
The Appeal for 10 dwellings at Land off Sand Road, Flitton had already been discussed and the Councils opposition was formulated to include comments already submitted, those raised earlier in the meeting and information from the Neighbourhood Plan. This would be circulated prior to the submission date in October.	DL
<b>Application CB/18/03326/OUT - Small Scale Major Dwellings at 96 Greenfield Road, Flitton, MK45 5DR</b>	
The new planning application for 38 dwellings had already been discussed and It was agreed to defer discussion until the Planning Sub Committee on Weds 17 October at 19.30h in the Church Hall	DL
<b>Application Householder developments – CB/18/03092/FULL - 41A High Street, Flitton, MK45 5DY</b>	
This application had already been discussed and it was agreed to oppose based on the reasons previously outlined including vicinity of a listed building, views from the highway and public footpath and possible overlooking. A condition would also be requested.	DL
<b>Prior notification of GPD – CB/18/03160/GPDE larger extension at Kenilworth, 14 High Street, Flitton, MK45 5DU</b>	
This was noted as the Council had not been consulted and was already awaiting decision	
<b>Application Householder developments CB/18/03078/FULL - 9C High Street, Flitton, Bedford, MK45 5DU</b>	
The siting in front of the building line of this independent living annex was discussed although the garage was already there. Members were concerned about precedents set in the past where an annex had been converted to a separate dwelling and the Clerk had talked to the Planning officer about this. It was agreed not to object to it, but at the same time request a condition limiting its use to be associated with the existing dwelling only thereby preventing it being sold off as a separate dwelling or let at some time in the future	DL

<p>Members asked about the progress of a recently reported breach of planning permission at the new Flitton Hill shop and it was noted that enforcement action was going to result in a planning application being made</p>	
<p>There was a brief discussion about the development site (24 dwellings) at Greenfield Road Flitton, discussed at the last meeting, and what was happening about the hedge retention or S106 agreement. However, without more information from CBC this could not be progressed</p>	
<p><b>Playing Field Sub Committee</b></p>	
<p>The following were considered</p> <ul style="list-style-type: none"> <li>• The two quotes were considered and it was agreed to ask the lowest price contractor to separate the cost of the pedestrian and vehicular gate so that any work could be considered and done in stages. In general Members were happy that this quote represented the best value for money and would prefer to accept this contractor for the work at the pedestrian gate.</li> </ul> <p>The Clerk noted that the gala committee had been approached to see if they would contribute towards the cost of the vehicular gate and they were considering this. The vehicular gate was already in a pretty poor condition as it had probably been there since the start of the playing field, however it is not used very often and mostly on the gala or large event days. There was not universal approval to replace it unless a contribution towards the cost could be made.</p> <p>The Clerk agreed to contact the contractor and speak to a gala Committee representative.</p>	<p>DL</p>
<p><b>AGREED:</b> Once the separated quote is received that work on the pedestrian access be commenced</p>	<p>DL</p>
<ul style="list-style-type: none"> <li>• The quote for the compound had not been received and it was agreed to put this on hold until the school football shed had been erected at which time the gate contractor could also be asked for a quote</li> <li>• Problems with the litter bins had been reported by the Good Neighbour Volunteers and CBC, the supplier two years ago, had agreed to look at them. In the meantime, Cllr Arthur said he would look at the problem with one of the volunteers</li> <li>• Work has been commissioned at the Playing Field following consideration of the annual ROSPA safety report. The Councils contractor had agreed to undertake a list of jobs by end October and this would be monitored</li> <li>• There had been a few problems reported by the gala committee relating to dogs, unruly youngsters using cycles in the Playing Field/MUGA and litter collection on the day.             <ul style="list-style-type: none"> <li>○ The litter collection problem should be solved in future with the new contract for a Playing Field wheelie bin, due to arrive at any time.</li> <li>○ Cycles on the field and MUGA appear to be very hard to control at any time and especially on gala day and there were no suggestions as to how this could be enforced.</li> </ul> <p>It was agreed to ask the MUGA surface contractor what damage this causes to the surface before any decision is made about keeping the MUGA padlocked on the day or indeed trying to stop this. The MUGA sub committee would meet if necessary to seek a way forward</p> <li>○ Members agreed it would be hard to vary the dog exclusion rule in the playing field just on gala day, but acknowledged that it was also very difficult to enforce it if people ignored requests by the gala volunteers not to take their dogs in.</li> </li></ul> <p>It was agreed to ask CBC how the rule could be enforced and to liaise with the gala committee about this</p>	<p>NA</p> <p>NA</p> <p>DL</p> <p>DL</p>

Cllr Arthur reported that the football season had started and there appeared to be no problem with the two football teams, but the Clerk noted that there may be a problem with an unauthorised team playing there again.	
<b>Cemetery Sub Committee</b>	
<p>There had been a few recent issue and Cllr King explained</p> <ul style="list-style-type: none"> <li>• that a recent request for a child burial by a non-resident had resolved itself whilst she was away, but that it had raised the question of whether non-resident burials should be permitted at the cemetery. This question had been extensively debated back in 2013 when the sub committee revised the existing (minimal) rules and regulations and they had agreed, for a number of reasons, to allow non-resident burials.</li> </ul> <p>Cllrs exchanged views ranging from a complete ban on any non-resident burials through to imposing some kind of qualifying conditions. Cllr King said she was happy to consult with the sub committee on this and bring the matter back for further consideration and this was agreed</p> <ul style="list-style-type: none"> <li>• the broken fence had been looked at and was being addressed</li> <li>• a private environmental cemetery company had recently contacted the Council about possible water table contamination and offered to provide their services to undertake a survey. However, some research had been done and Flitton would seem to be relatively low risk because of the number of burials taking place annually which ranged between 0-5. A common-sense approach was therefore being taken with a reference to this low risk being added to the risk register for the cemetery.</li> </ul>	<p>TK TK/DL</p> <p>TK/DL</p>
<b>MUGA Sub Committee</b>	
Work has been commissioned at the MUGA following consideration of the annual ROSPA safety report. The Councils contractor had agreed to undertake a list of non-urgent work by end October and this would be monitored.	JF
<b>Highways/Cycleways/footpaths/Grass cutting</b>	
<p>Cllr Ellis reported that</p> <ul style="list-style-type: none"> <li>• there had been a meeting with a CBC Highways representative and a list of issues had been raised. Some of these had since been followed up in writing, some were already being progressed and some were still outstanding. All the issues raised by other Cllrs had been included in the discussion and these would be monitored</li> <li>• members should be encouraged to report any highway problems like pot holes on the CBC on-line highway reporting system but said if there were problems doing this he could get through to the representative if necessary.</li> <li>• a meeting had been held with the Greensand Partnership about <ul style="list-style-type: none"> <li>○ planting wild flowers at the church yard and on the verges</li> <li>○ restoring the sandstone wall at the bottom of Flitton Hill</li> <li>○ and unexpectedly restoring the sandstone wall around the Church</li> </ul> </li> </ul> <p>The Trust had responded to all issues but required details about ownership of the overgrown wall (which was being queried with CBC as Highway Authority) and also the need to consult CBC as the closed Church-yard manager.</p> <p>Further information would be brought back to the Council once the issues above had been clarified.</p> <p>Following consultation with the Chairman and Vice Chairman, an Agreement had been signed with the Greensand Partnership to supply and erect (free of charge) street signs and boulders depicting the Greensand logo at all entrances to the village. The Council had to agree to add these to the asset insurance and to maintain for a 10-year period</p>	<p>GE</p> <p>GE/DL</p> <p>DL</p>
<b>2725 CLERKS REPORT AND CORRESPONDENCE</b>	
The Clerk reported on.	

