

**Minutes of the Hulcote & Salford Parish Council Meeting held on Monday 13<sup>th</sup> September 2021 held in Mary Agate Hall, Salford starting at 7.30pm.**

**Present:** Cllrs K Butten – Chairman, J Abbey, R Harrison, J Martin, S Whiteman, Mrs Lyn Lyman (Clerk) and 11 residents.

447. **To accept Apologies:**

Apologies were received from: Cllr P Harris, CB Cllrs S Clark, K Matthews and R Morris.

448. **Parish Councillor Vacancy:**

After discussion it was unanimously agreed that Marcel Majoor be co-opted to fill the vacancy and he duly completed the relevant form.

449. **Specific Declarations of Interest:**

a) **Declaration of member's interest of a non-pecuniary nature:**

(Having membership of a club, charity etc or a close relationship). None

b) **Declaration of member's interest of a pecuniary nature:** None

(Having a financial bearing on a member or their spouse/partner). None

450. **Open Forum:**

There have been break-ins into properties during last week causing damage and items being stolen. At least three properties had been targeted in Salford.

It was noted that there is a gypsy/traveller encampment on Salford Road. CBC is to be advised.

**Action: LL/SC**

The Macmillan Coffee Morning is being held in the Mary Agate Hall on Friday 24<sup>th</sup> September from 7am.

The newly planted hedge on the boundary of the Willowford Hotel has been reported to Planning Enforcement Team as has the loud music being played and cars parking outside on the road and the bend. With the increase in parties and the number of vehicles attending the venue this is causing dangerous traffic conditions for both people leaving the site and other road users too as vehicles are parked in the pavement and road near a bend causing vehicles to be on the wrong side of the road.

451. **To accept Minutes from previous meeting:**

It was **RESOLVED** that the minutes of the Parish Council meeting held on 12<sup>th</sup> July 2021 be accepted as a true record and they were to be duly signed.

452. **To Consider Matters Arising:**

429e Mike Drew would like to make Brittens Lane one way. A TRO would need to be put in place for this by CBC Highways who would also have to liaise with the Police. Mike and Cllr Majoor agreed to speak to residents to see if it would be welcomed, if so which way.

**Action: MD/MM**

443 Defibrillator: As there actually isn't one located at the pub, it was agreed to ask them if they would be prepared to have one installed as they have permanent staff who could be trained. Cllr Martin had spoken to the Manager of The Swan who said he would like to know more about it. It appears that residents would prefer it to be at the hall. It needs to be easily accessible and would require a power supply. The Village Hall has a meeting soon so it can be discussed.

**Action: JM**

453. **Reports:**

**CB Cllr Clark** had advised that she had been to see Mr Rogers and had had a site visit regarding the Hulcote bund. She has also been following up with David Peachey the Planning Officer. (Decision Notice 16/05361).

Can we ask CB Cllr Clark to provide an update on the progress of the refusal to the Hulcote Bund. We understand that CBC are creating a smoke screen on legal matters rather than instructing the land to be reinstated as recorded in Decision Notice 16/05361. The Parish Council view remains as follows:-

The site has been an unwanted eyesore for over 7 years and with the expiration of the consent it is a chance to restore this part of our rural community to agricultural land and preserve the natural habitat. We do not support the application for a third variation as it is clear from condition 31 of the Decision Notice CB 16/05361/MW that in the event that the importation and deposit of inert waste on the site has not commenced by the 19 November 2019 expiry date imposed in condition 3 of the permission, the site shall be reinstated to its previous condition (i.e. prior to the implementation of the permission ref. CB/11/02613/MW) in accordance with a restoration scheme that has first been submitted to and approved in writing by the Local Planning Authority. We request that this condition is implemented.

**Action: LL/SC**

**CB Cllr Morris:** No report available.

**Highways:** The temporary bridge is due to be installed in Mill Lane, Hulcote next week. It should all be completed in the 1<sup>st</sup> quarter in 2022.

2 new speed cameras would cost £6,000 and Cllr Abbey asked if there could be any financial support from CBC towards this cost. CB Cllr Matthews said he would check what possible funds there are likely to be within CBC. Cllr Abbey agreed to follow this up with CB Cllr Matthews.

**Action: JA/ KM**

The road is sinking on both sides of Eagle Farm side of the new bridge and needs addressing. Cllr Abbey agreed to report this.

**Action: JA**

**Planning:**

**19 Wavendon Road:** Several comments have been received from resident following the recent approval of the underground swimming pool. They are complaining that they were not notified by CBC regarding the application and were unable to object. The works will have a direct impact on them.

**East /West Rail:** Cllr Harrison spoke about the consultation of the East West Rail. He will summarise that again and include in the Informer.

**Action RH**

**Mill Farm:** Permission has been obtained to return 300 acres of farm land to arable and provide a sustainable farm business going forward.

**Toureen:** Good news about Toureen Planning Appeal, although, we should consider the Inspectors comments on Noise and traffic as this may well influence future applications from landowners who could see advantage on these points.

We need to push on with getting the HGV route changed as this is clearly an influencing factor in future development and impacts directly on all residents.

Special recognition of Cllr Kevin Nisbets work on all the research undertaken in bringing the key points to our attention to inform the communities objection was duly noted. Without the late Cllr Nisbets input we would not have had the basis of an argument regarding change of use.

(Appeal: CB/20/03032 Former KS Construction Site (Toureen), Mill Lane. Change of Use of land and buildings for storage of building plant machinery, associated equipment and materials (Class B8 use) including ancillary office (B1). Following the planning application being refused, it has now gone to appeal. It is understood Toureen are checking the land valuation with or without planning).

The chairman explained to those present that a plan had been put together for 8 houses, and an office together with a community building. (It would be appreciated if we could include Ground force heat pumps). This should provide sufficient profit to put towards doing something with The Mill.

We need to produce a pre-app. The approx costs of a planning consultant and architects will be around £5,000. The next edition of The Informer has been held back to enable information about Toureen to be included. Richard Mann and Cllr Whiteman are on standby).

**Technology/Energy/Facilities:** Cllr Harrison said nothing is really happening within CBC regarding Broadband. It is understood that new masts should be going up in a few month which could provide 5g. Offcom are going to work with BT.

**Footpaths/Rights of Way:** Cllr Harris had asked if there had there been any further progress on the proposed change of footpath route that has gone to the Secretary of State? Cllr Abbey said nothing further has been heard.

**Salford Liaison:** Cllr Martin said there had been flooding of a culvert close to Willowford Hotel which is to be reported. **Action: JA**

Cllr Abbey confirmed that CBC has put in a post which is for use with the speed camera.

**Hulcote Liaison:** Cllr Batten nothing to report. Cllr Abbey had reported a few potholes. **Action: JA**

**Village Hall:** Cllr Harris had advised that the Harvest Supper being held on Monday 27<sup>th</sup> September is now fully booked.

**Charities:** Cllr Harrison said they are going ahead with the churchyard grasscutting and Steve Simms has been cutting the grass.

They are putting together sound systems to use at both churches on various events.

The PCC have appointed Jackie Abbey to represent the charity on the PCC.

**Church:** There have been quite a few complaints about the state of the graveyard at Salford but as above, the grass is now being cut again.

Cllr Batten would like a service to celebrate the lives of those lost over the last 12 months within the villages.

As seating is restricted at St Marys, Salford due to the bat situation, Cllr Batten agreed to speak to Rev Isaac Pain regarding holding the service. **Action: KB**

**School Liaison:** Andy Emerson said that there are 49 pupils on the Husborne Crawley Lower School role, 2 of which attend from our parish. There are to be a Scarecrow Trail and Harvest Festival celebrations.

**The Informer:** awaiting info from Cllrs Butten & Harrison. It is aimed to produce an edition as soon as possible.

**Noise Working Party:** Mike Drew said it has been quiet although there are days when it has become loud again. They are waiting permission to go onto the land to take noise measurements.

454. **To consider Correspondence:**

Magpas Air Ambulance Service has sent a letter of appreciation regarding the donation which the Parish Council made towards the service they provide.

CBC has advised that the Central Bedfordshire Local Plan 2015 – 2025 has been adopted. Our neighbourhood plan dovetails with the Local Plan.

455. **To accept Finance:**

Approx Balances as at 31<sup>st</sup> August 2021: Current A/C £1,826.22  
BS A/C £22,218.22 (which includes the £6,550.00 Neighbourhood Grant)

K Severs	35.00	100516
Internal Audit		
Came & Company	404.53	100517
Annual Insurance		
Mrs Lyman	20.00	s/o
Clerks Allowance - August		
Mrs Lyman	20.00	s/o
Clerks Allowance - September		
Mrs Lyman	224.60	s/o
Clerks Salary – August		
Mrs Lyman	224.60	s/o
Clerks Salary – September		
	<u>928.73</u>	

It was unanimously **RESOLVED** that the above invoices be paid.

456. **Toureen, Neighbourhood Plan Update and Section 106 Funding:**

**Toureen:** Cllr Butten said he had received a call from Toureen a week before the refusal. They told him to go ahead with Heads of Terms. Cllrs Butten and Harris will be arranging meeting with a prospective developer, all Cllrs welcome to attend. The Parish Council has an outline scheme. If this can go ahead, it could fund updating the mill. The position has got a lot stronger now. The scheme should look more attractive with housing.

**Neighbourhood Plan:**

Cllr Butten said Toureen dovetails into this.

Chris Ackill, the consultant who was used originally on the draft neighbourhood plan appears to have gone missing as Cllr Butten has been unable to make contact with him.

***Section 106 Funding:***

(Through Section 106 funding we have £3,158.48 allocated to our parish but it can only be spent on Recreation Ground equipment). The Clerk had asked if it could be spent on a bench for The Green but this did not qualify. If the allocation is not spent by a given date, it has to be returned to the developer. We need recreation ground space.

457. **Date of next meeting:**

Monday 8<sup>th</sup> November 2021 starting at 7.30pm in The Mary Agate Hall. Apologies were received from Cllr Whiteman.

The meeting closed at 8.40pm.