

**Minutes of the Hulcote & Salford Parish Council Meeting held on Monday 27th July 2020 starting at 7.30pm.**

**In line with emergency Coronavirus Government Legislation, the Parish Council will not be holding face to face meetings for the foreseeable future. This virtual meeting is being held via Zoom Conference facility.**

**Present:** Cllrs K Butten – Chairman, J Abbey, P Harris, R Harrison, J Martin & S Whiteman, Mrs Lyn Lyman (Clerk) and 8 member of the public.

In Attendance: CB Cllrs S Clark, K Matthews & R Morris and Jonathan Robinson of Kirkby & Diamond and Francis Caldwell.

364 **To accept Apologies:**

No apologies were received.

365. **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

366. **Open Forum** – to include Toureen Group issues and MK Future Consultation:

**Frances Caldwell** – Diversion of Footpath 6: The landowner has concerns about the security. The recommendation was accepted by CBC DMC. Does the Parish Council wish to continue their objections?

CB Cllr Matthews said the decision made by CBC was approved by a 10 – 2 majority.

Frances said the diversion would enable the landowner to install an early warning device for security. DMC found much sympathy with the applicant. If the Parish Council wish to continue with the objection it could be very expensive all round and he asked the Parish Council to withdraw their objection.

Cllr Harris said he still supported the objection. We have sympathy with the issues but the access point is very different than it was and it should have been on a temporary basis. There are two issues - one a footpath and one a planning issue.

Common sense needs to prevail and the Parish Council should not be taken for fools.

CBC representative and Cllrs thought the proposed re-route was an improvement.

The footpath was difficult for dog walkers and needs to be altered. Something the community wants must be considered. The connectivity of the footpath is of concern on the Salford Road.

The other main concern is a possible wish to develop the land at a future date.

A vote taken: support 3 for and, 2 against. If it goes to enquiry with the Secretary of State, and the Parish Council wish to keep their objections, it comes with high costs.

After further discussion, the Chairman said unfortunately it looks as though the Parish Council will have to remove the objection.

Frances was thanked then left the meeting.

**Jonathan Robinson from Kirkby & Diamond** gave a presentation on the Toureen site. Toureen were looking for a site for overflow storage yard and were under the impression this site had permission for a commercial yard although it doesn't.

Water course/concrete base was discussed. Toureen have admitted what they have done.

CBC appreciated that the site was started to be cleared /tidied up.

Jonathan said the trees were not planted in 2018 as a result of the planning issues with the Northern Boundary/water course. The Council asked them not to plant at that time.

Raising the height of the site: soil was cleared and then built up. The wall has now been removed. Trees along the eastern boundary were removed by Toureen as a result of a request by a resident.

CBC Enforcement Notice has been extended.

Pre-app (was intended as an overflow site in 2017). There will be less HGV movements. They intend to lower the restriction required. Most days very few or no movements a day. Heritage stone delivered in 2017 is being taken away at present.

Toureen want to respect residents and want to right any wrongs which have taken place. They have been operating some 30 years and have a good reputation and they want to be a good neighbour. Looking to plant 60 trees and hedging to make good screening. Restrict operating hours. Lighting scheme would be under a planning consent.

Letters were delivered to some properties but not both letters were delivered. Jonathan will provide a list of who he delivered to.

Cllr Batten said Toureen stood in front of the Parish Council providing promises which were not delivered, Kirkby Diamond appear to be promising similar, are we to believe them.?

Toureen were given every opportunity to plant the trees but didn't happen.

Toureen / CBC enforcement didn't all happen. A lot of equipment was supposed to have been taken away from site but hasn't been. The enforcement notice is up in September. A letter dated 2<sup>nd</sup> March, states that materials have to be removed by 2<sup>nd</sup> December.

Normal practice when a planning application comes in, the enforcement notice is stopped. No planning application has been received as yet so the enforcement notice is still in place.

The planning application looks as if it will come in to bypass the enforcement notice. But if the planning application is refused, the enforcement notice remains. It is not known how quickly the planning application is likely to be submitted

Cllr Harris spoke about the height change of the site. The ground has been made up a considerable amount. He had concerns re the flood plain. Jonathan said he can only go with the surveys he has in front of him.

Cllr Butten has concerns about all the promises of restrictions and whether they would be complied with. Vehicle movements - maximum 40 a day in the new application. Extra large HGVs are nearly wiping local vehicles out now. The drivers attitude is not courteous to other drivers.

Cllr Butten said he was interested to see Kirkby Diamond do a lot of work in this area. He asked how they came up with the rental figure for a horticulture site which is extortionate. (£2,500 which is 5 times the going rate).

A resident showed huge concern about HGV's driving round the bends on the wrong side of the road at present. The number of vehicles and incessant noise all day is concerning. Jonathan spoke of the noise assessment which will need to be addressed.

A resident re-iterating the noise issues on the site and the number of HGV's. When the bridge re-opens there is going to be a lot of trouble. There are dreadful danger spot especially when Toureen vehicles are queuing to gain access/egress to the site.

At present, despite having been given assurances, the operating times are being breached. There is also a lot of noise from hand held machines too.

CB Cllr Clark said she has great concerns. Toureen attended a Parish Council meeting some two years ago. This meeting was also attended by a large number of residents. She said they were operating illegally then. Residents are not ever going to welcome Toureen as good neighbours

Jonathan is of the impression that Toureen have engaged Kirkby Diamond to help smooth things over and take on board all the comments and improve the situation.

CB Cllr Matthews said as and when a planning application is received, he will refrain from making any comments as he is chairman of DMC.

A resident said Jonathan needs to understand the alien nature of Toureen, as Hasmeed were horticultural. KS Construction then bought the site from Hasmeed. It was never a B8 site. No basis of historical usage.

Toureen know they are in the wrong site which has caused problems for residents.

Jonathan was thanked for his presentation and left the meeting.

The most important thing for residents is when the planning application is received. And the Parish Council will be engaging professional assistance.

CB Cllr Clark said she cannot see how they can do a noise assessment.

A resident asked if anyone had spoken to the Police Accident Department as large trucks were stuck across the road today. It was suggested that we invite a Police Safety Officer or Police Community Officer to attend the next meeting.

**Action: LL**

MK Futures: The Parish Council had put their comments forward.  
CB Cllr Clark had received a letter from MKC saying it wasn't a consultation at present but due to the Covid situation, she was not certain this was the case.

367. **Parish Councillor Vacancy:**

Two expressions of interest in the vacancy have been received.  
Subsequently Kevin Nesbit was invited to fill the vacancy and he is to be sent the relevant form to complete. **Action: LL**

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

It was **RESOLVED** that the minutes of the Annual Parish Council meeting held on 11<sup>th</sup> May 2020 be accepted as a true record and they will be duly signed.

369. **To Consider Matters Arising:**

Frances Caldwell - The landowner who owns the land which Footpath 6 crosses is still concerned about the situation. See above.

370. **To Accept Reports:**

**CB Cllr K Matthews:** Had previously said he had been chasing the bund issue but the case officer hasn't come back to him. He will continue to follow this up. **Action: KM**

**CB Cllr Morris:** advised that if and when a planning application is received from the Toureen Group, he will call it in.

**CB Cllr Clark:** advised that the Local Plan is out for consultation. (Consultation closes in mid August). Marston Gate appears to be the major issue.

At the Marston Vale Liaison Group meeting held in March, really good comments were made regarding O & H. The next meeting is to be held in September by Zoom conference facilities where traffic must be discussed.

CBC are operating a Covid 19 related Councillor Grant of upto £1,000. This does not have to be match funded and can be used for revenue as well as capital. An application for the Mary Agate Hall is to be made. **Action: PH**

**Community Speedwatch:** This scheme was discussed again and it was agreed to encourage residents to become members of the group.

**Highways:** Cllr Abbey reported that

- more potholes have been filled.
- CBC has installed the posts for the speed indicators but it is in the wrong place.
- Wavendon Road – should we investigate a weight limit ? Cllr Abbey is to investigate.

**Action: JA**

**Planning:** No planning applications have been received.

**Technology/Energy/Facilities:** Cllr Harrison said 73 serviced for Hulcote & Salford had had fibre to premises available. He wanted to see the profile for who needed the access etc. Unable to progress it only by going to MP. Openreach did exactly what CBC asked but there is now a

complete brickwall at CBC on these contracts. Mill Lane Hulcote needs fibre as they are only domestic and not business.

We may be able to put in a Freedom of Information request to CBC. (Trish Etheridge) as Parish Council representative for Broadband.

Cllr Whiteman thought it would be a good idea to put another article in The Informer.

***Rights of Way/Footpaths:*** Cllr Abbey said:

- Footpath 7 has still not been started (by Red Lion). Start date required.
- A resident has made reference to the track past the Mill from Broughton Road. It was confirmed that this is only a track and is not officially recognised as a footpath. A notice is to be put on the area saying that it is a private land.

***Salford Liaison:***

- Julian Barrett passed away in June.
- The bridge closure has been extended to 31<sup>st</sup> August for opening.
- The Swan is now re-opened.

***Hulcote Liaison:***

It was confirmed that the bridge in Mill Lane is to be replaced and traffic diverted whilst the work is being carried out.

***Village Hall:*** Cllr Harris said the hall is still closed and will be for the foreseeable future. Unfortunately this will affect the MacMillan event. Decorating works are almost completed with the exception of the replacement windows.

***Charities:*** Cllr Harrison explained that certain difficult issues need to be resolved regarding resignation of an Almoner. There is a need to replace the Parish Council member.

***Church:*** Cllr Button reported on the prospective new Incumbent. 3 expressions of interest had been received although one had withdrawn. It had been agreed that the two were not suitable so neither were appointed. Cllr Whiteman explained about the Pilot scheme in Bedfordshire and the Bishop is of the view, that he has someone in mind.

***School Liaison:*** No report available.

***The Informer:*** Cllr Whiteman and Richard Mann will work together to take the next edition of The Informer forward in the not too distant future. Cllr Whiteman has some copy and asked Cllrs for more.

***Noise Working Party Update:*** Mike Drew said he has tried to get hold of the developers as he explained the problems we are experiencing with the various buildings. He is using the press and media too. New warehouse being built the other side of the M1.

Cllr Butten said the good news is that he has progressed the green infrastructure. Trees will be available free of charge for possible bunding, 3 year old trees and will include planting to benefit the noise for the village.

### 371. **To consider Correspondence:**

Magpas Air Ambulance have requested donations towards the running of the excellent service which they provide across Bedfordshire. (Last year we made a donation of £100). It was unanimously agreed to donate the same this year.

CBC Local Plan consultation on additional evidence – June 2020. The Local Plan is now at the consultation stage and will then go to the Examination Stage, where if accepted by the Independent Inspectors, can be adopted.

**372. To accept Finance:**

Approx Balances as at 30<sup>th</sup> June 2020: Current A/C £7,915.91  
BS A/C £22,214.05 (which includes the £6,550.00 Neighbourhood Grant)

**Expenditure:**

Jed Gibson Website setup. The bank refused the previous cheque	150.00	100495
Came & Company Annual Insurance	364.20	100496
HMRC PAYE	168.00	100497
Cancelled		100498
*H & S PCC Church Donation	200.00	100499
Magpas Air Ambulance Donation	100.00	100500
Mrs Lyman Clerks Allowance – June	20.00	s/o
Mrs Lyman Clerk allowance - July	20.00	s/o
Mrs Lyman Clerks Salary - June	224.60	s/o
Mrs Lyman Clerks Salary July	224.60	s/o
	<u>1,471.40</u>	

- This is normally paid at the Annual Meeting in May.

A resident used to be paid for charging the SID battery but it was noted that he hasn't been doing it for over a year. It is now done by Cllr Abbey as it is easier to take the readings etc. Discussion took place about a further SID.

It was unanimously agreed to accept Sections 1 & 2 of the AGAR Part 2 and the form will be duly signed by the Chairman and Responsible Financial Officer (The Clerk).

373. **To receive the Neighbourhood Plan Update and Section 106 Funding update:**

***Neighbourhood Plan update:***

Cllr Batten reported on the Green Infrastructure Plan meeting with Jo Roberts. Edit will be done by this time next week. A survey will be the secondary consultation via Survey Monkey due to the Covid 19 situation. There is a need to increase the engagement by residents. It was agreed a note may be able to be put in The Informer.

***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.

Do we want to liaise with the charity or keep the section 106 funding in abeyance? It was agreed to leave it for the Charities to discuss and for them to come back to the Parish Council.

374. **Date of next meeting:**

Monday 14<sup>th</sup> September 2020 starting at 7.30pm. This will be carried out using Zoom Conference Facility.

The meeting closed at 10pm.