

Minutes of the Hulcote & Salford Parish Council Meeting held on Monday 14th March 2022 held in Mary Agate Hall, Salford starting at 7.30pm.

Present: Cllrs K Batten – Chairman, J Abbey, R Harrison, M Majoor, J Martin, Mrs Lyn Lyman (Clerk) and 4 residents.

In Attendance: CB Cllrs S Clark & R Morris and Stuart Worrell (Stuart Worrall Homes) & Jagdeep Bhavra (Hinton Cook Architects).

479. **To accept Apologies:**

Apologies were received from: Cllrs P Harris & S Whiteman and CB Cllr K Matthews.

480. **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

481a. **Open Forum:**

Dog Fouling around the village is causing issues.

481b. **Proposed re-development of Waterhall Farm:**

Stuart Worrell of Stuart Worrell Homes and Jagdeep Bhavra of Hinton Cook Architects gave a presentation on the proposed plans for change of use development of Waterhall Farm giving background as to why this development is being considered.

They envisage a central entry as being the only entry/exit to the proposed site. The farmhouse will be maintained and renovated. There will be no industrial element.

Various issues were discussed with Cllrs previously. They feel that the various issues have been addressed and improved their first thinking.

Visibility splay is important. They envisage building 5 plots in total incorporating the farmhouse. 4 car park spaces per dwelling. Garages will be timber clad. Courtyard vision. Plot 1 – 4 houses, wood cladding included. They will not touch the orchard.

Stuart and Jagdeep were thanked for their presentation and they then left the meeting.

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

It was **RESOLVED** that the minutes of the Parish Council meeting held on 10th January 2022 be accepted as a true record and they were be duly signed.

483. **To Consider Matters Arising:**

443 Defibrillator: After further discussion it was suggested it be put on the end wall of the hall and the bottle bank be re-positioned. Funding to pay for it is in place and the electrician is ready to install the power supply etc. He will also look at the lighting situation so that it is lit up in the dark (possibly a timer switch). **Action: PH/JM**

471a Hedge planting at Willowfield Hotel: CBC says it is not their land, but it is so we need to go back to CBC. CB Cllr Morris will follow this up with Kevin Collins – Asset Department at CBC.

Action: RM

474. **To Accept Reports:**

CB Cllr Clark:

The Marston Vale application is being submitted to the Planning Department this week. A Traffic Assessment has been carried out over a 5 mile radius which is not a large enough radius. Marston Vale scheme will also increase traffic. Negotiations for the junction have to be with Highways England.

Local parishes are not happy with the Prologis application even with the proposed height 18/18.5 meter lower and the site being divided into 2. There is a consultation taking place at Ridgmont School tomorrow between 4pm – 8pm. M1 Junction 13 will still be an issue especially as there will be an increase in traffic due to the new warehousing too.

CB Cllr Clark has called in the planning application for Mill Lane.

CB Cllr Mathews: No report available.

CB Cllr Morris: Marshalls are holding a consultation meeting at Cranfield on Friday 25th March. Cllrs need to attend rather than have a meeting with Marshalls.

Highways: Cllr Abbey spoke about support from CBC for a SID replacement sign.

The replacement bridge has been put in in Mill Lane, Hulcote and the temporary one comes out on Thursday. It will then be complete.

CBC Highways will address the dipping of the road by the M1 bridge on Wavendon Road but they will not address the MKC side so Cllr Abbey agreed to report this to MKC.

Action: JA

Planning:

CB/22/00258/Full Red Lion. Erection of rear single storey ground floor and rear single storey first floor extension including change of use. The hedge is still an issue as is parking on the bend.

Bryon Lodge – nothing further has been heard.

Waterhall Farm – need to consider when application goes in.

Notice of Refusal of Planning Permission:

CB/21/01418/MW Brook Farm. Creation of a noise attenuation bund with the erection of acoustic fence on land to the east, west and south of Brook Farm – variation of conditions 3 & 4 of planning permission CB/16/05361/MR. They have 6 months to appeal.

Technology/Energy/Facilities: Cllr Harrison BT are considering a 5G as an experiment.

Footpaths/Rights of Way: Cllr Abbey spoke of Footpath 5 which runs passed the church. CBC has provided 2 kissing gates which Cllr Butten will get installed.

Salford Liaison: Once purchased Cllr Butten will arrange for the defibrillator to be installed.

Pilot training is being relocated to Cranfield. We need to know more about what will be involved. It was noted that there have been more jets coming in lately.

As you approach Waterhall Farm, there are a lot of broken branches. The Red Lion need to be advised about this. Cllr Martin will advise The Red Lion. **Action: JM**

Hulcote Liaison: Cllr Butten advised that the culvert is blocked on Rook Tree Lane and there has been a lot of flooding which has been reported to Highways.

Village Hall: Cllr Harris said the AGM will take place on 21st March starting at 19.00. As Cllr Butten will be unable to attend this year, he said it would be appreciated if Cllr Harris could provide a report back to the Parish Council.

It is not sure whether the village is doing anything to celebrate the Queens Jubilee. It was agreed to ask Cllr Harris.

Charities: Cllr Harrison confirmed that Rev Pain has been elected Chair of the Charity.

Church: The fence panels next to St Marys Church are beginning to fall down and Church Warden Maurice Rust would like to Parish Council to write to the occupants of The Clock House. It is understood that the fence is supposed to be taken down as part of the planning permission.

Maurice Rust would also like something done about the upkeep of the grass verge by the church as he says it belongs to the Parish Council. Cllrs Harrison and Abbey will do some research on this. **Action: RH / JA**

Bats in church: Church Warden Maurice Rust has shown Cllr Harrison a glass screen to protect the bats although the bats are not a protected species so the Arch Deacon wants to know why this is going on.

School Liaison: Andy Emerson nothing to report.

The Informer: Cllr Butten expressed his concern about data base of village residents so we can communicate with residents. He would like to use his hub spot so we need a privacy Policy and Privacy Notice. Cllr Butten will finalise a document to find out who wants to opt in and contact us if they want to opt in. **Action: KB**

Cllr Whiteman said she has some material ready for the next Informer.

Noise Working Party:

Mike Drew was trying to find a noise survey report. He spoke to Chief Planning Officer at MKC. He has now found the report and will send to Cllr Harrison. MKC has a noise model which they are getting checked.

Marshalls: Cllr Harrison will set up a meeting to Cambridge to check noise issues.

Action: RH

485. **To consider Correspondence:**

The future of Luton 2022 Statutory Consultation being held between 8th February and 4th April. No local consultation venues.

The Queens Platinum Jubilee June 2022 – CBC have a website link and are encouraging participation in any way.

CBC Bridleway No 2 and part of Bridleway 2 & 25 Hulcote & Salford – temporary prohibition.

O & H had circulated their Marston Valley Updated Transport Assessment.

486. **To accept Finance:**

Approx Balances as at 31st December 2021: Current A/C £4,679.82
BS A/C £18,219.95 (which includes the £6,550.00 Neighbourhood Grant)

Expenditure:

Mrs Lyman Zoom Facility annual payment	14.39	100522
Agate Hall Hall Hire for Meeting	70.00	100523
Mrs Lyman Clerks Allowance - February	20.00	s/o
Mrs Lyman Clerks Allowance - March	20.00	s/o
Mrs Lyman Clerks Salary – February	224.60	s/o
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	<hr/> 540.59	

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

As requested, The Clerk had been to the Metro Bank regarding switching bank accounts from Barclays.

Requirements:

In order for a community account and a business savings account to be opened and for them to be serviced entirely by The Clerk who is also the Responsible Financial Officer, The Chairman and The Clerk need to visit Metro Bank so that they can be identified and the accounts be opened and the switching to begin.

Cllr Butten has asked what Government protection would be available should Metro Bank cease to trade. They adhere to the Financial Services Compensation Scheme. **Action: KB/LL**

Clerks Salary Increase for April 2021 has been agreed but not April 2022 as yet, that is still under discussion/agreement with SLCC / NALC. This is an increase of £12.80 per month - £153.60. Will need to alter the standing order.

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

Toureen: need to arrange a meeting with Toureen. Cllr Abbey agreed to speak to Chris.

Action: JA/CA

Neighbourhood Plan:

Cllr Abbey has engaged Chris. A village consultation day is to be arranged after 24th April. All residents are to be advised personally and digitally once the date is known.

There is now the need to progress and dovetail with Toureen.

Tilsworth development is the only developer on the table.

Residents views: They were unhappy with the Toureen site. They would much rather see housing than industry. The Red Lion is still wanted as a pub not housing. Marshalls will bring in a lot of jobs.

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. Cllr Harrison wondered whether we could qualify for a new sound system and Cllr Butten wondered about a permanent bbq. Cllr Harrison will enquire with Laura Badham at CBC. **Action: RH**

488. **Date of next meeting:**

Monday 9th May 2022. **The Annual Parish Meeting will start at 7.15pm and will be followed by the Annual Parish Council meeting.**

The meeting closed at 9.40pm.