

An ordinary meeting of Shillington Parish Council was held on Tuesday 7 November 2017 at 7.45pm at the Congregational Church, Church Street, Shillington.

Members Present:      John Clark                                  Tracey Forsyth  
                                 Alison Graham                                Tony Howells  
                                 Angus McCormick                            Sally Stapleton  
                                 David Mott                                    David Simkins  
                                 Derek Turner                                 Ben Jepps

Also present: Helen Smith (Clerk to the Council) and 7 members of the public.

- 1) No apologies for absence were received.
- 2) No declarations of interest were received.
- 3) Minutes of the ordinary meeting held 3 October 2017 were agreed and signed.
- 4) ***The meeting was adjourned to allow members of the public to speak. The members of the public present wished to speak on planning applications and other items on the agenda. One resident raised the following:***
  - A tree on the verge in Shillington Road, Gravenhurst is overhanging the road and preventing the double-deck Redborne school bus from getting through. This had already been reported to Cllr Alison Graham who had reported the issue to both the CBC school transport and tree officers. Cllr Graham advised the resident that due to the nature of the issue this was not something that can be resolved immediately.
  - The same resident also raised concerns about the lack of a footpath, cycle lane and street lights on the road between Gravenhurst and Shillington. The resident was concerned that increased development in the villages was causing increased traffic on the roads without money being used from developments to improve the infrastructure. Cllr Alison Graham advised that this was a CBC issue and was therefore something which should be discussed outside of the Shillington Parish Council meeting. Councillors also raised concerns that developments such as Pirton will increase traffic in other villages and discussed whether the local Parish Councils (Shillington, Gravenhurst, Meppershall etc.) should collectively request CBC to respond to these concerns.
  - Other members of the public wished to speak on items on the agenda

***The meeting reconvened and members of the public were permitted to speak when the planning application and the Greenfields development were being discussed.***

## 5) PLANNING

### a) DECISIONS from Central Bedfordshire Council:

- i) CB/17/04192/LB. Mr & Mrs C Sharwood-Smith, Green End Farmhouse, Mill Lane, Pegsdon  
Listed Building: Demolition of inappropriate porch. Alteration of old garage to form a home office and the construction of a new double garage and sun room. **APPROVED 10.10.17**
- ii) CB/17/04385/LB. Mr D Clarke, 14 Church Street, Shillington  
Listed Building: replacement of one ground floor and one first floor window – all to match existing. **APPROVED 16.10.17**
- iii) CB/17/03694/FULL. Mrs T Galleymore, Lordship Farm, 77 Upton End Road, Shillington.  
Change of Use of part of and agricultural building (barn) within property to a flexible commercial use of Class A1 and A3. Change of use will not involve any development or structural internal/external alterations. **APPROVED 17.10.17**
- iv) CB/17/03769/FULL. Mr & Mrs A Bryan-Davis, 62A Bury Road, Shillington.  
Single storey front porch extension and single storey side extension following demolition of existing conservatory. **APPROVED 20.10.17**
- v) CB/17/03679/FULL. Mr & Mrs Lewis, Chibley Farm, Stondon Road, Shillington.  
Conversion of the existing Atcost barn into two dwellings and associated work. **APPROVED 28.09.17**
- vi) CB/17/02264/FULL. Mr & Mrs D Mott, Land adjacent to 141 High Road, Shillington.  
Erection of 13 dwellings, access road and sewers. **WITHDRAWN**

### b) NEW/REVISED APPLICATIONS:

- i) CB/17/04565/FULL. Mrs & Mrs S Hill, Old Mill Lodge, Shillington Road, Gravenhurst  
Demolition of existing garage and construction of a new garage with bedroom in roof space. One of the members of the public present spoke on this application as a neighbour. Concern was raised over the proximity of the new garage to the neighbours.

**OBJECT, on grounds of proximity to neighbour's property and because it is believed to be on the flood plain, unanimous.**

- ii) CB/17/04435/FULL. Ms L Papworth, Hanscombe End Farm, Hanscombe End Road, Shillington. Partial demolition and change of use of redundant agricultural barns into three residential dwellings with associated development (Curtilage Listed Building)

**SUPPORT, unanimous.**

Comments: Parish Council would prefer something more in keeping with traditional barn conversions which have been undertaken in the village and would like to request that archaeology is considered during excavations on the site.

- iii) CB/17/04542/FULL. Ms L Papworth, Hanscombe End Farm, Hanscombe End Road, Shillington. Demolition of existing 'Atcost' agricultural barns and erection of single storey dwelling and open 'cart shed' garage.

**SUPPORT, unanimous.**

Comments: Parish Council would prefer something more in keeping with traditional barn conversions which have been undertaken in the village and would like to request that archaeology is considered during excavations on the site.

- iv) 17/02563/1. Outline Application. Land off Holwell Road, Pirton

Outline planning application for the erection of up to 85 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Holwell Road. All matters reserved except for means of access.

Similar comments as previous application for 99 houses earlier in the year.

**Respond with comments made for previous applications for the site regarding construction traffic.**

c) **INFORMATION:**

- i) Notification received from CBC's Planning Enforcement Officer that the enforcement case for 91 Church Street, Shillington has been closed because of the required information necessary to discharge condition 5 attached to planning permission CB/16/0006 with regard to archaeological investigation has been received.
- ii) Notification received from CBC's Planning Enforcement Officer that an enforcement case has been created for Greenfields, Shillington re alleged breach of conditions 8 and 19 attached to planning permission CB/15/04047/FULL.

d) **APPEALS:**

- i) Notification received of planning appeal by Mr M Granger regarding refusal of planning permission for Construction of a mobile home as a dwelling at Land at Bury Road, Shillington, reference CB/17/00559/LDCE.

**As the Parish Council had already supported the application no further comments were made.**

**15 GREENFIELDS DEVELOPMENT:**

Cllrs Alison Graham and John Clark to report on remaining unresolved issues regarding the Greenfields Development.

This item was brought forward in the agenda so that members of the public could speak. Cllr John Clark circulated photographs of the rear of one of the new houses and its patio. This showed a large difference in level between the gardens of the existing houses in Hillfoot Road and the new development. Cllr Clark reported that concerns had been raised during the planning application consultation about the surface water run-off into neighbours' gardens.

It was also reported that the residents at 24 & 26 Hillfoot Road have garages at the rear of their houses and there were access problems to them. A member of the public present also raised concerns about verge parking problems and the loss of part of one of the parking bays in Greenfields. It was agreed that a site meeting would be requested with Jonathan Lord (Aragon).

**6) REPORT OF CENTRAL BEDFORDSHIRE COUNCILLOR (5mins):**

- The application for the barn at Higham Gobion has been withdrawn.
- Development Management Committee is meeting 8 November 2017 and the development at the Village Hall site on High Road, Shillington is on the agenda. The site visit had been held the previous day. Cllrs Alison Graham and John Clark would be speaking at the meeting.
- There were some issues with buses. The 79 bus turned into 78 bus some months ago but the 79 bus now seems to have been re- scheduled by Grant Palmer. CBC has put up some new timetabling information but this had confused some residents. CBC advise they have no budget for leafleting.
- Central government – planning processes to be stripped back – 2 criteria: projected demographics in an area and house prices in an area. New formula 2000 houses per year for next 5 years. Will be an issue for hostile planning applications – appeals will be an issue. James Jamieson went to Central Government but was told CBC must do this. DT – Is Beds MP doing anything about this? LGA have told Government that local Councils know best on what is required in their area.

- Councillors asked if there was any progress on the Thomas Meadow planning application. Cllr Alison Graham advised this would go to Development Management Committee as she had called it in.
- Cllr Mott asked why the street lights in Vicarage Close (on the former Scyttels Court site) were not working. Cllr Alison Graham requested this to be reported on the Highways Track it system.

7) **POLICE MATTERS:**

- a) Bedfordshire Police are holding a Parish Council Police Conference at 7pm on Wednesday 15<sup>th</sup> November 2017 at Bedfordshire Police HQ, Kempston. No Councillors are able to attend.

8) **FINANCE:**

- a) Council to consider grant application received from Shillington Village Hall for internal redecoration works.

Cllrs David Simkins, Sally Stapleton and John Clark declared an interest in this item as they sit on the Village Hall Committee and did not vote on this matter.

**Resolution, proposed by Councillor Derek Turner and seconded by Cllr Alison Graham to support this grant application. 5 for 3 abstentions.**

- b) Council to consider grant application received from Shillington Village Hall for external works. Cllrs David Simkins, Sally Stapleton and John Clark declared an interest in this item as they sit on the Village Hall Committee and did not vote on this matter.

**Resolution, proposed by Councillor Derek Turner and seconded by Cllr Alison Graham to support this grant application. 5 for 3 abstentions.**

- c) New laptop, hard-drive and software received by the Clerk to the Council.

- d) Council to consider half year finance statement to 30 September 2017 (copied to all councillors). No questions / comments were made.

Cllr Derek Turner advised he is currently refurbishing the seat outside the old vicarage and has repaired a bench in the play area and will submit a bill for the materials used.

9) **TRAFFIC/HIGHWAYS:**

- a) Clerk to the Council to provide a list of current items of highway maintenance. The following items were discussed:
- b) The Clerk to the Council reported that CBC Public Transport had advised that the new bus stop on Marquis Hill should not have been installed and that the Meppershall Road sign should have been replaced instead.
- c) Notification received for temporary road closure of Higham Road, Higham Gobion (A6 to Hanscombe End Road) from 13-17 November (09:00 – 15:30) to enable resurfacing to be carried out safely. An alternative route will be signed accordingly and access may be allowed from time to time according to local signing.
- d) Notification received for temporary road closure of Apsley End Road, Shillington (whole length) from 20-21 November (08:00-18:00) to enable resurfacing to be carried out safely. An alternative route will be signed accordingly and access may be allowed from time to time according to local signing.
- e) Notification received for temporary road closure of Hanscombe End Road, Shillington (whole length) from 21-22 November (08:00 – 18:00) to enable resurfacing to be carried out safely. An alternative route will be signed accordingly and access may be allowed from time to time according to local signing.

10) **PUBLIC RIGHTS OF WAY - FOOTPATHS AND BRIDLEWAYS:**

- a) It was noted that no further update had been received from landowner regarding possibility of creating a gravel track on fields along Upton End Road. **The Clerk will contact the landowner's solicitor again.**

11) **VILLAGE SIGN:**

- a) Chair to update re new village sign at the next meeting.

12) **SHILLINGTON MEMORIAL PLAYING FIELD:**

- a) Council to consider quote received for repairs to barrier at car park and play area gate. **Resolution, Proposed by Cllr John Clark, seconded by Cllr Ben Jepps and unanimously agreed to accept the quotation dated 5 October 2017 from MJ Granger Grounds Maintenance Ltd and place an order for (1) replacing the post and rehangng the play area gate and (2) reinstalling the post to the car park barrier at a cost of £187.00 + VAT.**

13) **HORNS PASTURE:**

**14) ASSETS OF COMMUNITY VALUE (LOCALISM ACT 2011):**

- a) Council to consider request from resident regarding nominating The Crown public house as an asset of community value under the Localism Act 2011.  
The Clerk advised there is an application form and supporting guidance on the Central Bedfordshire website. Chair and Clerk to complete applications for the three pubs (Noahs, Crown, Musgrave Arms).

**Item 15 was discussed after the Planning section to allow members of the public present to speak.**

**16) REPORTS OF OTHER MEETINGS:**

**17) INFORMATION/CORRESPONDENCE:**

- a) Council to consider letter received from resident (copied to all Councillors) regarding crop spraying. The Clerk reported that the Health & Safety Executive (HSE) website provides details on the enforcement of pesticide use and how any concerns about exposure to them should be reported. Clerk to respond to the member of the resident providing these details. An item will be included in the next Parish News advising that a concern has been raised by a resident and including the HSE details so that any other residents who have concerns can report them to the relevant authority.
- b) CBC have opened a public consultation on Pharmaceutical Needs Assessment.
- c) Town and Parish Council Conference to be held on Tuesday 21<sup>st</sup> November 2017, 6.00-9.00pm at Priory House, Chicksands. Chair and Clerk to attend.

**18) ACCOUNTS FOR PAYMENT:**

**RESOLUTION, Proposed Cllr Alison Graham, seconded by Cllr David Mott and unanimously agreed to pay accounts as per list'**

			AMOUNT	CHQ NO
1	<b>DJ Granger Grounds Maintenance Limited (Invoice no 017918 dated 13/10/17)</b> <ul style="list-style-type: none"> <li>• 9<sup>th</sup> full parish grass cut of season</li> <li>• Cut top of ditch with tractor</li> <li>• Cut newly seeded areas with flail</li> <li>• + VAT @ 20%</li> </ul>	£306.90 £160.00 £130.00 £119.38	£716.28	301025
2	Andy Muskett Ltd (Invoice no 3598 dated 30/09/17) <ul style="list-style-type: none"> <li>• 2<sup>nd</sup> quarter street lighting maintenance</li> <li>• + VAT @ 20%</li> </ul>	£188.00 £37.60	£225.60	301026
3	Lonsdale Direct Solutions (Invoice no 217407 dated 13/10/17) <ul style="list-style-type: none"> <li>• Printing Issue 132 Parish News</li> </ul>	£357.00	£357.00	300009
4	Lonsdale Direct Solutions (Invoice no 217885 dated 31/10/17) <ul style="list-style-type: none"> <li>• Printing Service of Remembrance</li> </ul>	£43.60	£43.60	301027
5	Laptopsdirect (Invoice no 60237626 dated 20/10/17) <ul style="list-style-type: none"> <li>• Acer EX2540 Core i5-7200U 4GB 500GB 15.6 inch Windows Laptop</li> <li>• Microsoft Office Home &amp; Business 2016 P2</li> <li>• + VAT @ 20%</li> </ul>	£354.14 £158.31 £102.49	} } } }	301028
6	Laptopsdirect (Invoice no 60232371 dated 20/10/17) <ul style="list-style-type: none"> <li>• Toshiba Canvio Basics 500GB 2.5" Portable Hard Drive in Black</li> <li>• Carriage</li> <li>• + VAT @ 20%</li> </ul>	£35.81 £4.95 £8.15	} } }	
			£663.85	

7	MJ Granger Grounds Maintenance Ltd <ul style="list-style-type: none"> <li>PO 2017/09/01 replace wooden bollard and fill gaps in surfacing</li> <li>+ VAT @ 20%</li> </ul>	£184.00 £36.80	£220.80	301029
8	Whitecherry Business Solutions Limited (Invoice no 000207 dated 04/11/17) <ul style="list-style-type: none"> <li>Domain name renewal – Shillington.org.uk (2years)</li> </ul>	£16.04	£16.04	301030
9	Mrs K J Cousins (former Clerk to the Council) <ul style="list-style-type: none"> <li>Consultancy for month of October 2017</li> <li>Less PAYE</li> </ul>	£68.49 -£13.60	£54.89	301031
10	Mrs H Smith (Clerk to the Council) <ul style="list-style-type: none"> <li>Payment for hours worked in September 2017</li> <li>Salary for month of October 2017</li> <li>Allowance for month of October 2017</li> <li>Overtime for month of October 2017</li> <li>Less PAYE</li> </ul>	£35.49 £377.10 £133.33 £44.37 -£118.00	£472.29	301032
11	Donation to Royal British Legion Poppy Appeal <ul style="list-style-type: none"> <li>Poppy Wreath for Chair to lay on Remembrance Sunday</li> </ul>	£20.00	£20.00	301033
12	Viking (Invoice no 574228 dated 06/11/17) <ul style="list-style-type: none"> <li>Brother DR3100 Drum Unit</li> <li>Protection Plus</li> <li>+ VAT @ 20%</li> </ul>	£144.00 £2.96 £29.39	£176.35	301034

**19) AGENDA ITEMS FOR NEXT MEETING/ANY OTHER BUSINESS (information only):**

Cllr Derek Turner

- Reported that the ridge beam of 19 Bury Road has now collapsed and security of the site is poor. Nothing seems to have been done since the CBC conservation officer met with the owner after the fire. That CBC officer has retired – Clerk to contact new conservation officer.
- Requested the Clerk to obtain the quotation for cutting back the bushes on Horns Pasture at the rear of the school (raised at last meeting).
- Commented that some farmers are slow in reinstating line of footpaths across fields that have been ploughed (this should be done within 24hours).

Cllr Alison Graham

- Reported that a disabled parking bay has been passed in Bury Road by CBC Traffic Management Committee. This puts pressure on this heavily parked area and the committee requested as a matter of urgency that the use of adjacent amenity land be considered for the provision of additional parking.

There being no further business the meeting closed at 9.40 pm

..... (Signed)

..... (Date)