

SILSOE PARISH COUNCIL

Minutes of the Parish Council Meeting held in

Silsoe Village Hall on Wednesday 12th December 2018.

Present: Cllr Jarrard in the Chair

Cllrs. L Mann, P Kevan, I Kelly, McGrory.

Apologies: Cllr Flack, Bache and Harrison.

A brief discussion took place concerning the cutting of the hedges on the Millennium Green, The Clerk has obtained an additional quote for cutting back the hedges on the pathway, all Councillors agreed the works. The area around the allotments and the side hedge require cutting back, the Clerk will obtain a quote for this and email the costings around to Councillors to agree and then will instruct the Contractor. The contractor has also suggested that the ditches be dug out at some point.

118/18 MINUTES:

Minutes of 14th November 2018 were agreed and signed as correct record of the meeting.

119/18 DECLARATION OF INTERESTS:

Cllr Mann in reference to planning application at 2 Vicarage Road.

120/18 BUDGET AND PRECEPT:

We agreed an expenditure budget for 2019/20 of £84,000.

On the income side, we forecast receipts for grass cutting, allotment rents and interest of £2,500.

This left a balance of £81,500 to be funded. We agreed this would be covered by a precept of £60,929 with the balance of £20,571 being taken from our current free reserve. This means the per household precept cost will increase 5.0% compared with 2018/19, and the funds available for future projects / years will drop from an estimated £54,257 at the end of the current financial year to a balance of £33,686.

121/18 FINANCE:

Payments to be made:

£2000 SILSOE VILLAGE HALL (POST OFFICE USE)

£50 M JARRARD (TRUMPETER)

£40 SILSOE VILLAGE

£26.66 EON

£2.15 & £11.97 ANGLIAN WATER

£703.12, £64.80, £936, £1896 GRANGER

£36 CPRE MEMBERSHIP

122/18 PLANNING:

CB/18/04322/FULL Agricultural building at Silsoe Farm, Gravenhurst Rd, Silsoe. The access to this site is already restricted and a blackspot for vehicles so accommodating further vehicles could cause issues. There is also another garage in close proximity.

CB/18/04339/FULL 12 Church Rd Change of use of part of the site for the retention of an existing B1 light industrial vehicle repair garage.

The applicant states that "*None of the operations undertaken at the site can be seen or heard from any adjoining residential properties*" residents have reported noise throughout the day as cars and delivery vans enter and leave the workshop, from car engines being revved during tuning, by car horns being honked to check electrics, plus the associated noise from hydraulic and electrical machine tool use. Car maintenance is carried out 7 days a week, often working till after 5pm.

The applicant states that "*All boundaries adjacent to the garage and the parking area used for the vehicles being serviced and repaired are extensive and mature and serve to protect the neighbours from any visual impact of this small home-run business*" There is a see-through boundary separating the garage from residents.

The applicant claims that he "*does not offer on-site parking facilities and will only take on vehicles that are being lined up for repair*", yet on any day, there can be 2 or more cars parked just outside the property on Church Rd - on both sides of the street - and they are parked on a fairly blind corner. Church Rd is already a popular parking spot for those attending church services, by hikers/walkers, large vehicles already find it difficult to manoeuvre. Church Road is small and has no footpaths so increasing the number of vehicles will increase the potential dangers to pedestrians.

It states in the Silsoe Neighbourhood Plan that the Village does not support Commercial businesses in the Conservation area and it seems that the applicant is unsympathetic to the situation and is not attempting to demonstrate or make any reasonable adjustments to reduce or limit the effects of his business on those living adjacent. And for these reasons SPC object to this application – or similar.

CB/LSTR/17/033456 application for Fish Chip van within the Village. Cllr McGrory will conduct a short survey on FB to determine the thoughts of the residents for the next week and then confirm the outcome with the Clerk prior to 23/12/18.

The Cllrs would like CBC Highways to consider safety before granting this application as some of the locations highlighted are in their view inappropriate due to the road width, the type of junction and available pedestrian access

CB/18/04233/FULL, 2 Vicarage Rd, Replacement conservatory, No objections. The Committee observed that the roof finishes to the house and the garages are finished in slate. The house is situated in the Silsoe Conservation Area and in compliance with that and the Silsoe Village Design Statement we would request that the roof of the new Conservatory be finished in slate.

CB/18/04345/FULL, 3 Vicarage Rd, single story rear extension. The application refers to the materials being used as tile the Cllrs recommend that this replaced with slate so as to be in keeping with the area. Don't think this is correct I think we waived this through. I have checked the application and includes an extension to the exiting rear extension by 2498mm and fit sliding windows. The roof throughout is to be a flat roof and therefore not visible.

123/18 CONSULTATIONS & CORRESPONDENCE:

- CPRE renewal
- CPRE magazine
- Poster advertising event on 14th January for prospective CBC Councillors, posters to be displayed on notice boards.
- EON update of changes to deemed prices and prospective prices.

124/18 – AOB

- Cllrs thanked Cllr Kevan for his work on the budget and Cllr Kelly for all his work on the grass cutting.
- The last meeting with Bloor Homes took place on 30th November 2018, an Adoption Manager has been appointed.

125/18 NEXT MEETING:

The next meeting of the Parish Council will be held on 9th January 2019.

