

SILSOE PARISH COUNCIL

Minutes of the Parish Council Meeting held in

Silsoe Village Hall on Wednesday 26th July 2017.

Present: Cllr Jarrard in the Chair

Cllrs. L Mann, H Flack, R Vass.

Apologies: Cllr Webb, I Kelly, P Kevan, J McGrory and Central Bedfordshire Councillor Alison Graham

71/17 PUBLIC PARTICIPATION:

None

72/17 MINUTES:

Minutes of 14th June 2017 were agreed and signed as correct record of the meeting.

73/17 DECLARATION OF INTERESTS:

None.

74/17 REPORT BY CENTRAL BEDFORDSHIRE COUNCIL:

- The CBC Local Plan is now available to view on the website and is for Public Consultation. This period of consultation will run for 8 weeks as opposed to 6 due to the summer holidays. It is a 20year plan, to create between 20,000 and 30,000 houses and 30,000 jobs. The critical criterion is that appropriate infrastructure is in place alongside the new developments. This is to include an East-West rail line, improved road systems and new school and medical facilities.
- The high level options include a new market town, four new villages, expansion south of the Wixams and North of Houghton Regis, not all of these will be confirmed. Approximately 2,000 new houses will be added to the total number of CBC villages. This will mean a 'modest' number of houses to each village and only where this can be supported by existing services or where development will enhance these. In many cases this will incorporate a health clinic as is being worked on for this ward.
- From the original Call for Sites, which produced 850 land offers, planning officers have only retained 200. All sites were subject to the criteria test and will now be considered against all CBC's new policies.
- CBC recently called high level Police Officers to a meeting to explain why Bedfordshire Police was the only force in England to be rated inadequate, the main reason being the underfunding for a rural force which has to deal with Luton and the Airport.

75/17 BLOOR HOMES COMMUNITY AREA:

Cllr Kelly provided an update on the key points:

COMMUNITY AREA:

- The Parish Council are still looking at the financial implication of legally taking on ownership of the community space.
- Bloor homes are under contract to maintain the site drainage system for 12 months, responsibility will then pass to Anglian Water, including drainage.
- The Parish Council now have a copy of the Bloor Homes Master Conveyancing Plan No N512-CM.

HANDOVER COSTS:

- Bloor Homes will hand over specific areas to the Parish Council and then an annual sum will be paid for maintenance cover, the contract is valued at approximately £30,000.
- The residents have a Service Contract which is valued at approximately £64,000 (400 residents), they do not have a schedule.
- The Parish Council are considering taking over part of the grass cutting contract in 7 areas and may include trees and shrubs.
- The Parish Council do not wish to have responsibility for collecting residents payments or administering/ varying the residents contract. They do however need to have the ability to increase the service charge when required.

RESIDENTS COMPLAINTS:

- Bloor Homes have been contacted with regards to residents complaints and work has now started, although there is no schedule. Cllr Kelly has agreed to meet with the Residents group.

PLAY AREAS:

- Meetings with CBC Leisure Services have taken place to discuss and agree the equipment and lay out of all 3 play areas. We are currently awaiting CBC to arrange a meeting with Bloor to agree the designs.
- The three areas are Alder Wynd, Ash Tree Covert and Plantation View. The area in Ashtree Covert is 50m sq below the recommended area and therefore there is concerns over the spacing of equipment. The Plantation View area is to be increased by 50m sq and will include additional equipment.
- Drainage is a serious concern at Plantation View and we have stated that this must be resolved prior to installation of equipment.
- Equipment is to be installed by and maintained by Hags-SMP Ltd.

VILLAGE GROUNDS MAINTENANCE: The Parish Council have instructed someone to carry out a survey.

HIGHWAYS: Awaiting contact from CBC with regards to the Mander Farm crossing.

SCSC:

- The Lower School intend to use the Muga, costs to be agreed.
- The Committee looked at the possibility of fencing and lighting available from Dunstable Leisure centre, it wasn't viable.

- Currently looking at adopting the pitches late 2017/early 2018, looking at grass cutting costs and awaiting a ROSPA inspection.
- Awaiting 2 quotes for gardening work at the SCSC, the work was not suitable for work experience or the Horticultural centre.
- The Rounders club has been started by Mrs Bell on the Parish Football pitches with a plan to move to SCSC, this has been added to the Parish Insurance. Mrs Bell will inspect the pitches prior to use.

ROAD MAP:

Walnut Walk does not appear on the map, it has been referred to CBC.

VILLAGE FUN DAY:

Well attended, SCSC had a stand at the event.

CBC LOCAL PLAN PRESENTATION DAY:

- Nothing available associated with Silsoe Road improvements.
- An improvement to Clophill roundabout will directly benefit Silsoe.
- If the North Luton Bypass goes ahead then we will need to ensure that the Silsoe Bypass is duelled to cope with the traffic, we need to make the case that it opens up both North bound but also East-West routes.
- This will be our only chance to get an alternative access road to Wrest Park.
- The access road into Wrest Park needs to be re-labelled and call it 'the new eastern approach road into the village'. Change the rhetoric to sound like 'opening up the village to give better connections, enlarging the village in a manageable way, while maintaining its unique character' and 'opportunities for and improved employment links' and 'support to the jewel in English Heritage business.'
- Unlikely to be major road projects prior to 2035 that will be significant enough in size to absorb these works. Something to maybe consider for the Neighbourhood Plan.

Information referring to the drainage of the Bloor site has been obtained from Cranfield University and Turnbury, this will be looked at.

The ponds and paths remain the biggest issue, Cllr Jarrard will speak to Cllr Kelly for further updates and will update the remaining Councillors.

76/17 NEIGHBOURHOOD PLAN:

There was a good response to the Consultation day and the stand at the family fun day was very busy.

The Local Plan has now been released and none of the sites in Silsoe we were concerned about have been called up.

Cllr Flack had a meeting with Jesse Honey from Acon and has another conference call scheduled for tomorrow (27th July 2017). She will be discussing the plans for plot 1A and 2A, the 6 houses by the entrance of Wrest Park and the Greenland. No planning applications have been submitted for these

sites and they are not on the 'call for sites' schedule. The area opposite Obelisk way is susceptible to flooding, John Ballam suggested that photographic evidence of this will assist in opposing any future development proposals.

A new cycle route is being investigated as part of the Neighbourhood Plan, the Committee are working alongside Clophill and Flitton Parishes.

77/17 FINANCE:

Cllr Kevan gave an update of the finances.

Bank balances: Current acc £52,171.43 Dep £130,455.67

Payments this month:

GRANGERS £2761.32 and £266.32

Eon £4.36

Playsafety Ltd £285.60

Clerk fees £465.34

H Flack £398.59 (Neighbourhood Plan)

Balances:

Deposit Ac £130,455.67

Current Ac £76,254.82

78/17 FINANCIAL REGULATIONS AND CODE OF CONDUCT:

Deferred to next meeting due to small number of Councillors in attendance.

79 /17 PLANNING:

CB/16/03497/PAAD Land off Silsoe Road.

Notification that CBC do not accept that the applicant has benefitted from an illegal act. Cllr Jarrard will speak to Roger Shrimplin and Cllr Kevan concerning this prior to responding to Mr Lamb's letter.

CB/TCA/17/00249 Works to trees in a conservation area. 2 The Oaks Silsoe. Cllr Foolkes will assess.

CB/TCA/17/00266 Works to trees in a conservation area. 57 High Street, Silsoe. Cllr Foolkes will assess.

CB/17/03285/FULL County Garage, application for the installation of 2 rapid vehicle charging stations. No Objections.

Statutory notice of Tree Preservation Order No 1/2017. Mander Farm Rd Orchard, Silsoe.

80/17 CONSULTATIONS AND CORRESPONDENCE:

- Thank you letter from Magpas Air Ambulance.
- CPRE Newsletter.
- Citizen's advice annual report.
- CBC Draft Local plan flyers.

81/17 AOB:

- Streetwatch should be in this months magazine.
- The bins are overflowing again. Cllr Mann will report the main bins to the Clerk and she will report to CBC.
- The bottle bank situation has improved.

82/17 NEXT MEETING

The next Parish Council meeting will take place on Wednesday 13th September 2017 at 7.30pm in the Village Hall.