

 **P A R I S H O F W E S T O N I N G**

 **MINUTES of the Meeting of**

 **Westoning Parish Council**

 **held on Wednesday 12th January 2022 at 7.30pm**

 **In the Village Hall, Westoning**

**PRESENT:** Cllrs A Rayment (Chairman), E Bhasin, P Ellis, R Botterell, P Kelly,

 C Luff, J Nethersole, B Rogerson, E Russell

**IN ATTENDANCE:** Mrs K Barker (Clerk), 6 members of the public were present

 Agenda published on the noticeboard and on the website

**7565 Apologies for absence** – Cllr E Leftly

**7566 Minutes**

The minutes of the meeting held on 8th December 2021 were amended and approved. Cllr Nethersole proposed, seconded by Cllr Russell the approval of the minutes as a true record. All agreed by those present and the minutes signed by the Chairman.

**7567 Declaration of interests**

Cllr Ellis – planning point 7577.1.2

Cllr Nethersole – finance point 7572.2

**7568 Matters Arising**

There were no matters arising.

**7569 Chairman’s actions**

* Ordered two litter bins to replace the two that are currently in the play area.
* Wrote to Countryside Homes
* Arranged for the return of the Christmas tree with a full refund.
* Obtained a quote for the Recreation Ground driveway.
* Reminded everyone of the Student COP1 environmental meeting which has now changed to 20th January. Cllrs Russell and Nethersole agreed to attend.

**7570 Reports and representations**

7570.1 Central Beds Councillor J Jamieson

CBC Cllr Jamieson was not present.

7570.1.1 Rural Match Fund Scheme

The Clerk circulated the scheme to all Cllrs. She said the deadline for applications is 1st April. The Parish Council to consider any schemes.

**7571 Public Participation**

Members of the public spoke about the planning application at 19 Home Farm Way. The property has already been largely extended and has an overbearing impact on neighbouring properties. The design is also not in keeping with other properties. The garage and office are extremely large and it is questionable why it is needed.

**7572 Finance**

7572.1 Bank balances and finance report:

The Clerk supplied a finance report prior to the meeting.

|  |  |
| --- | --- |
| **Account** |  **£** |
| TSB Community Account  | 42,391.76 |
| TSB Instant Access Account | 66,568.03 |
| **TOTAL**  | 108,959.79 |

7572.2 Cllr Rogerson proposed, seconded by Cllr Ellis the approval of the following payments, agreed by all present.

|  |  |  |
| --- | --- | --- |
| **Payment Method** | **Payee**  |  **£** |
| Debit Card | Dycol – fence and works to Oak tree | 1,020.00 |
| 000534 | Clerk – salary | 492.93 |
| 000534 | Clerk – expenses | 38.61 |
| 000535 | HMRC – Clerk tax | 2.40 |
| 000536 | Parish Warden – village tidying | 275.00 |
| 000537 | E.on – electricity bill | 57.00 |
| 000538 | Glasdon – litter bins | 576.23 |
| 000539 | J Nethersole – reimburse mince pies | 28.71 |
| 000540 | Barbara Osborne – payroll | 67.50 |
| 000601 | Andy Muskett Ltd – 3rd quarter maintenance | 130.20 |
| 000602 | Npower (formerly e.on) – electricity bill Jan | 91.07 |
|  | **TOTAL** | **2,779.65** |

7572.3 Other finance matters:

 7572.3.1 Andy Muskett Ltd – street lighting maintenance programme

The Clerk reported that there is no increase in the cost from last year. This was noted by the Parish Council.

**7573 Highways**

7573.1 Highways Issues reported to CBC - update

Nothing to report.

**7574 Recreation Ground**

 7574.1 Recreation Ground driveway – quote

The Chairman said that he obtained a quote for the work of £17,345 plus VAT but this does not include digging out the surface which was included in a previous quote. He said that he will ask the Company who supplied the quote what the cost will be if this work is included.

The Recreation Club have agreed that they will contribute £4,000 towards the cost.

7574.2 Recreation Club lease

The Chairman said that he spoke with the Recreation Club and they are prepared to accept a renewal of their lease on the basis of a licence rather than a lease. This needs further research.

**7575 Village Matters**

7575.1 Christmas Event

The Clerk said that she has received a number of emails from residents saying that they did not like the Christmas tree this year. The Chairman said that the Parish Council tried something different but that the new tree had not worked as well as thought and that it has been returned with a full refund. The Parish Council will organise a traditional tree next year. It was agreed for a need to plan the event over a longer period of time and that more Cllrs be involved. For further discussion at the February meeting.

The Clerk said that she received an email from a resident to say that they were disappointed that the PTA did not receive a mention or a thank you in the recent WoS publication for their work on the Christmas event. The Chairman said that he would reply. (**Action Chairman**)

7575.2 Lights – Ropkins Close

Andy Muskett to straighten the two lighting columns in Ropkins Close shortly.

 7575.3 Jubilee event

The Parish Council to consider ideas for an event and discuss further at the February meeting.

**7576 Play Area**

7576.1 Litter Bins – play area

The bins were ordered and have been delivered. The Chairman said that they will be installed shortly and he will obtain a quote for the works. (**Action Chairman**)

**7577 Planning**

7577.1 Planning Applications:

7577.1.1 CB/21/05464/FULL - 19 Home Farm Way - construction of garage and home office. The Parish Council object to the application.

7577.1.2 CB/21/05465/FULL - 19 Home Farm Way - demolition of existing conservatory and construction of single storey rear extension.

The Parish Council object to the application as it will increase the ground floor area of this much extended property considerably; the pitched roof proposed will dominate the rear garden of 21 Home Farm Way and place the lower part of its garden in shade; the roof construction should be changed to a flat roof which will avoid unnecessary harmful effects on neighbouring properties.

7577.1.3 CB/21/05535/FULL - 20 Richmond Road - proposed conversion of garage into habitable accommodation, first floor side extension, single storey front extension, infill and replacement of all the windows and doors in the house.

 The Parish Council has no objection but comment that adequate parking provision needs to be provided on site.

7577.1.4 CB/21/05411/FULL - Land off Flitwick Road, Westoning - Hybrid Planning Application: comprising: (i) Full application for 133 dwellings (class C3), including affordable homes, plus associated accesses, landscaping, open space, associated infrastructure and works; and (ii) An outline application, with all matters reserved except access, for 15 plots for self-build or custom build homes.

 The Parish Council object to the application. The Chairman to draft a letter of objection for approval at the February Parish Council meeting if the comments date can be extended or an additional meeting/via email. The objection comments to be added to the February minutes.

7577.2 Other Planning Matters:

 7577.2.1 Solar Farm

Nothing to report.

 7577.2.2 Land East of A5120

The Chairman said that he sent a letter to Jack Brentnall at Countryside Homes in response to their letter of 2nd December raising issues such as the significant additional burdens on existing facilities in the village, including the recreation ground and play area, the school, highways and local facilities and also raising the issue with the capacity of the cemetery, a lack of football pitches and site access difficulties. It is essential that the development plays its part in helping to contribute to enhancing local facilities and increasing sustainability and also to look at meeting local housing needs. The letter will be circulated.

**7578 Committees/Sub Groups/Representatives/Reports**

Nothing to report.

**7579 General correspondence:**

There was no correspondence

**7580 Date of next meeting: Parish Council Meeting**

 **Wednesday 9th February 2022 at 7.30pm**

 **In the Village Hall**

The meeting closed at 8.35pm

Approved: ………………………………………………. Date: ……………………………………………………….