

MEPPERSHALL PARISH COUNCIL

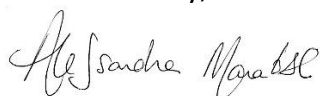
Parish Clerk - Miss A Marabese
c/o 30 Cherry Trees, Lower Stondon, Bedfordshire, SG16 6DT
T: 07930 813808
E: clerk@meppershall.org
W: www.meppershall.org



Dear Sir/Madam,

Notice is given that an ordinary meeting of Meppershall Parish Council will be held on Monday 13th November 2017 commencing at 7.45 pm in the Interim Village Hall, Walnut Tree Way, Meppershall, SG17 5AB. Members of the public and the press are welcome.

Yours sincerely,



Ms. A Marabese
Clerk to Meppershall Parish Council

Distribution: All Councillors
Ward Councillors
Village Notice Board

AGENDA

73. APOLOGIES FOR ABSENCE

74. CHAIRMANS ANNOUNCEMENTS

- a. Invitation to attend Community Priority Setting Meeting on 15th November at 7pm, Bedfordshire Police HQ.

75. MEMBERS INTERESTS

- a. To receive declarations of interest from councillors on items on the agenda

76. MINUTES

To approve distributed minutes of the Ordinary Meeting of Meppershall Parish Council held on Monday, 9th October 2017

The Chairman will suspend Standing Orders for a period of up to 15 minutes to receive reports from our Unitary Councillors and to allow members of the public to address the Council in relation to items on the agenda or request matters to be discussed at a subsequent meeting.

REPORTS FROM WORKING GROUPS

77. PLANNING AND HOUSING

- a. Planning Applications currently with planning officers
 - i. CB/17/00738/OUT – 100 High Street – Up to 38 dwellings.
Revised noise assessment and supporting statement received
 - ii. CB/17/02409/FULL - New Close Nurseries, Fildyke Road - Demolition of existing glasshouses and redevelopment with 13 residential dwellings and all ancillary works

b. Approvals/Refusals/Withdrawals received

- i. CB/17/02186/LDCE - Arran Park Fishery, Meppershall - LDCE for Use of land as recreational fishery and siting of 2 No. associated caravans.
12/10/17 – Refused
- ii. CB/17/02528/FULL - 52 Fildyke Road - Erection of two detached dwellings
12/10/17 – Granted
- iii. CB/17/03454/FULL– Standalone Farm House – Alterations to ground floor elevations and roof of ancillary residential building to enable conversion into two annexes for use incidental to the occupation of Standalone Farmhouse.
2/10/17 – Withdrawn
- iv. CB/17/03977/FULL– 79 Shefford Road – New build 3 bed detached single storey dwelling with integral garage and detached garage.
23/10/17 – Withdrawn
- v. CB/17/03887/OUT– Stocken House, 59 Shefford Road – Demolition of 59 Shefford Road, and associated buildings and the erection of up to 145 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicle access point from Shefford Road. All matters reserved except for means of access.
26/10/17 – Refused

c. Appeals

- i. CB/16/01012/OUT – 100 High Street – Demolition of existing dwelling and erection of up to 38 dwellings.
Appeal with Planning Inspectorate – Public Enquiry to be held 9th January 2018

d. Applications since last Council meeting for consideration

- i. CB/17/04571/VOC – 79A Shefford Road – Removal of condition 3 of planning permission CB/17/01410/FULL – conversion and extension to detached double garage at the rear of the house for purposes of an annexe.
Comments due to CBC by 16th November 2017
- ii. CB/17/04537/FULL – Land between 10 & 12 Hoo Road – Erection of 2 three-bedroom detached houses.
Comments due to CBC by 14th November 2017
- iii. CB/17/04800/FULL – 6 Rectory Road – Two storey rear and single-story extension.
Comments due to CBC by 24th November 2017
- iv. CB/17/04782/FULL – Land adj to 15 Shillington Road – Erection of 8 dwellings, formation of vehicular and pedestrian access with associated landscaping.
Comments due to CBC by 22nd November 2017

e. Enforcement / Other Planning Matters

- i. CB/EN/17/0326 – Land adjacent to 23 Shefford Road - Alleged breach of pre-commencement conditions attached to planning permission
Investigation underway
- ii. CB/EN/17/0498 – 4 High Street – Alleged non-compliance with approval CB/16/04896/FULL regarding unauthorised development in garden shop.
Permitted use of land for storage of plant & materials

f. Meppershall Action Group (MAG)

Cllr Thomason to provide report

g. S106 monies

Proposed Cllr Bulley/Seconded Cllr Smith P that MPC support Ward Councillor Adam Zerny in putting forward a motion to Central Beds Council for its meeting of 16th November that in future there must be greater local involvement in how S106 money is handed out. The motion reads:

"This council understands that Section 106 monies provide an important source of revenue for mitigating the impact of development and enabling schemes to proceed. In order to ensure this funding is focused on the right priorities it is important to ensure that local councillors, parish and unitary, are involved in the process at a point when their input can have material influence.

The council resolves that wherever possible the local parish, and unitary authority member should be consulted by planning officers on what they think should be the priorities for each Section 106 allocation within their ward, and calls on the Chief Executive to put in place measures that will ensure that this happens"

Cllrs Bulley and Smith P also request that Shefford Ward Councillors support the motion.

78. NEIGHBOURHOOD PLAN

Cllr Thomason to report

79. COMMUNITY ASSETS

Cllr Smith P to report

80. HIGHWAYS AND TRANSPORT**a. Cllr Smith R to report****b. Clerk to provide update on:**

- i. RMF High Street traffic calming and parking scheme after meeting with CBC Principal Highways Officer
- ii. Clerk to provide update from CBC on Hoo Road road safety
- iii. Cost of speed cameras.
- iv. Fildyke Road overgrown vegetation at entrance issues
- v. Hoo Road resurfacing and outstanding contributions

81. ENVIRONMENT AND LEISURE**a. Cllr Merryweather and Clerk to report on**

- i. Allotment future plans and aspirations following meeting of E&L Working Group.
- ii. CBC Leisure Strategy and Parish Schedule Update
- iii. Goal posts for Old Road Meadow

b. Cllr Foskett to provide Village Hall update**82. HEALTH & SAFETY and RISK MANAGEMENT**

Clerk to provide update on action plan

83. PROCEDURES**a. Reform of Data Protection Legislation – In progress**

- b. **Village Emergency Plan** – In progress
- c. **Freedom of Information** – In progress
- d. **Press and Media Relations** – In progress
- e. **Records Management** – In progress
- f. **Data protection** – in progress
- g. **Employment Handbook and Policies** - In progress
- h. **Standing Orders** – Draft of amended version circulated to councillors
- i. **Financial Regulations** – Draft of amended version circulated to councillors
- j. **Dispensations** – Discussion required

84. OTHER MEETINGS

BATPC AGM – Cllr Parsons to report.

85. CLERKS REPORT & MATTER ARISING

- a. **Understanding Planning Course 1** – Attendee details to be forwarded to Clerk
- b. **Notice board relocation** – temporary notices in Village Stores as CBC investigating issues regarding erection of notice board on High Street. Notice board not yet purchased
- c. **Grass cutting update** - Update on issues regarding invoicing and grass cutting. Date to cut Old Road Meadow Nature Reserve.
- d. **Planning for homes in the right places** – Parish response update
- e. **GNOMES** request for defibrillator training for residents
- f. **Information request** response for Community Priority Setting Meeting
- g. **Community Governance Review** – Parish Council response

86. FINANCE

- a. **Document approval** - journal entries, bank reconciliation and bank statements
- b. **Audit action plan update**
- c. **Precept & budget 2018/2019** – update on plans and request for information
- d. **Grant request** – Wanderbus
- e. **Orders for the payment of money** - A schedule of payments will be distributed at the meeting for approval and authorisation

87. CLOSE OF THE MEETING

NEXT PARISH COUNCIL MEETINGS - The next two Parish Council meetings will be an Ordinary Meetings on 11th December 2017 and an Ordinary Meeting on 8th January 2018. The cut-off time for the receipt of papers for the November meeting agenda is 5 p.m. on Wednesday 29th November 2017.