



EDLESBOROUGH PARISH COUNCIL

Minutes for Meeting of Edlesborough Parish Council held on 19th September 2019 at Edlesborough Memorial Hall

<u>Agenda Item</u>		<u>Action</u>
Open Forum	<p>Mr Moore a resident from Cook Meadow attended the meeting to discuss the issue with the grass verge and hedge adjacent to his property. Mr Moore believes the Council contractor is not maintaining this area to the same standard as the other grass area and planting between Cooks Meadow and Cow Lane.</p> <p>Prior to the meeting the Clerk had provided the Council with a record of the previous discussions and agreements with Mr Moore regarding the grass verge and hedge.</p> <p>Cllr Williams & Cllr Wilkinson explained that the grass verge and planting between Cooks Meadow and Cow Lane is maintained by AVDC. The grass verge to the side of Mr Moore's property has for the past few years been maintained by EPC under Bucks CC Devolved Services. The EPC contractor has been cutting the hedge twice a year and the grass fortnightly during the growing season.</p> <p>Prior to the meeting the Clerk had contacted the Bucks CC Local Area Technician, Matthew Whincup for guidance on this matter. Matthew Whincup advised the Clerk that EPC should only be cutting a pavements width of the grass verge under Bucks CC Devolved Services and that EPC has no jurisdiction over the hedge and other planting to the side of Mr Moore's property. Mr Moore stated that he had maintained the area for over 34 years but that he was no longer able to do so, he felt that it had the potential to become unpleasant for his neighbours to look at. He stated that his neighbours showed no interest in maintaining the section of land.</p> <p>Cllr Wilkinson showed Mr Moore a copy of the grass cutting maps and explained which areas AVDC and EPC under Bucks CC Devolved Services maintained. Mr Moore declined the opportunity to take away a copy of the map.</p> <p>Cllr Williams reminded Mr Moore that the Council contractor does not collect and tidy cuttings & pruning create by other people. He also informed Mr Moore that EPC has no jurisdiction over the hedge and will carry out no further cutting of this hedge.</p> <p>Cllr Williams strongly recommended to Mr Moore that he contact County Cllr Anne Wight to resolve the matter and that he confirms with Bucks CC and the developer who owns the land adjacent to his property.</p> <p><i>Action: The Clerk will provide Mr Moore with the Bucks CC Local Area Technician contact number.</i></p> <p><u>Thames Valley Police Report</u></p> <p>PCSO Dodson and her colleague attended the meeting to appraise the Council and parishioners that TVP had recently assisted with the eviction of a group of travellers (including 10 caravans) from Pitstone. PCSO Dodson explained that TVP were doing all they could to alert local landowners and farmers to be extra vigilant for potential issues. TVP have also increased patrols in the</p>	Clerk



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	<p>area. Should parishioners have any concerns or witness any suspicious activity they should contact TVP as a matter of urgency. In addition PCSO Dodson reported that Crime in the area is currently down. There have been the following incidents:</p> <ul style="list-style-type: none"> • One break in in Dagnall • One van break in in Summerleys • One report of anti-social behaviour. <p>Cllr Williams thanked PCSO Dodson & her colleague for their attendance and report.</p>	
The Chairman formally opened the meeting at 19.57		
Present	Cllr Williams (Chair), Cllr Cabbage, Cllr Wilkinson, Cllr Nevard, Cllr Mrs Owen, District Cllr Chris Poll, Two representative from Thames Valley Police, Penny Pataky (Clerk to EPC) and three parishioners	
Apologies	Cllr Pratt, Cllr Mrs Thomas and County Cllr Anne Wight	
Declarations of Interest	Cllr Cabbage declared an interest in Northall Village Hall Car Park Extension	
Minutes	The minutes of the Parish Council meeting held 18 th July 2019 were ratified and signed with no amendments.	
Matters Arising	The minutes of the Extra Ordinary Parish Council meeting held 5 th September 2019 were ratified and signed with no amendments.	
District & County Cllr Reports	<p>County Cllr Anne Wight sent her apologies. Her report was circulated to the Full Council prior to the meeting. Hard copies were available for the parishioners in attendance and a full copy will be available on the Council website.</p> <p>District Cllr Chris Poll gave a comprehensive report during which he shared information about the following:</p> <ul style="list-style-type: none"> • Woodland Trust Tree Grant • Chairman’s Charity Fundraising • Environment • Motion to Oppose the Oxford to Cambridge Expressway • Unitary • Spending Review • Brexit <p>A full copy of the report can be found on the EPC website.</p>	



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Planning	The following applications were considered and it was agreed to submit the responses below to AVDC			
	Application No.	Address	Description	Parish Council Response
	19/02690/APP	1 Deans Meadow Dagnall	Two new bay windows and extension to porch canopy	No objections
	19/02453/APP	The Old Oaken Cottage Leighton Road Northall	Rear extensions, part two storey and part single storey	No objections
	19/02854/APP	Hall Farm Ringshall Road Dagnall	Erection of a three bay garage extension	No objections
	19/02947/APP 15 th August 2019	Whistle Brook Farm Slapton Lane Northall	Replacement roof to existing rear conservatory	No objections
	19/02986/AGN 14 th August 2019	Goose Hill Farm Ringshall Road Dagnall	Erection of agricultural building	No objections
	19/03137/APP 27 th August 2019	43 Dunstable Road Dagnall	Demolition of temporary side extension and erection of two storey side and single storey rear extension	No objections
	19/03340/APP 16 th Sept 2019	18 Leighton Road Northall	Erection of detached dwelling with detached single garage and new access	OPPOSE Front elevation needs to be aligned with No.19
19/01238/ADP (Amended) 17 th Sep 2019	Land off Slicketts Lane and Dove House Close, Edlesborough	Amended reserved matters application relating to outline permission 16/02821/AOP for residential development of up to 10 dwellings	OPPOSE Still does not conform to the Neighbourhood Plan	



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The following decisions had been notified by AVDC				
Application No.	Address	Description	Parish Council Response	AVDC Decision
19/00353/APP 31 st Jan 2019	43 Dunstable Road, Dagnall	Demolition of temporary side extension and erection of two storey side and single storey rear extensions	OPPOSE Insufficient off-street parking provision	Refused
19/01575/APP 26 th April 2019	32 Main Road South Dagnall	Detached garage.	No objections	Permitted
19/01968/APP 23 rd May 2019	26 Pebblemoor Edlesborough	Demolition of existing rear conservatory and replace with a single storey extension. Changes to external wall and roof finishes. Replacement windows and doors. New window to first floor.	No objections	Permitted
19/02986/AGN 14 th August 2019	Goose Hill Farm Ringshall Road Dagnall	Erection of agricultural building	No objections	Permitted
19/02947/APP 15 th August 2019	Whistle Brook Farm Slapton Lane Northall	Replacement roof to existing rear conservatory	No objections	Permitted
<p>Council agreed to send the following letter to Bellway Homes regarding the Open Space on the development in Edlesborough. <i>“Edlesborough Parish Council wish to express a concern regarding the Open Space Land and Play Area associated with Bellway Grange Development in Edlesborough.</i></p> <p><i>The leaflet being handed to potential customers on behalf of RMG Management Group Ltd, the management company appointed by Bellway to oversee the maintenance of the Open Space and Play Area, suggests that the Parish Council has chosen</i></p>				



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	<p><i>not to adopt those facilities. That of course is misleading as the Parish Council has not been offered the opportunity to adopt the facilities. Instead Bellway have apparently decided to transfer the Open Space to a management company in accordance with paragraph 1.2 of the Fourth Schedule of the Section 106 Agreement.</i></p> <p><i>That in itself is not a problem, but the fact that the cost of maintaining the Open Space and Play Area will be passed on to the residents of the development could give rise to a misunderstanding of the status of those facilities going forward. Because the residents will be paying for the maintenance via their management fees, it is quite likely that they will assume that the facilities are for their exclusive use unless they are informed otherwise. Paragraph 1.7 of the Fourth Schedule of the S106 Agreement however clearly states that "the Owner shall make the Open Space land and all the facilities on the Open Space Land available for use by the public as an open amenity or recreation area in perpetuity and shall allow the public to have unrestricted access at all times to the Open Space Land including the right to gain access to the Open Space Land over any roads and associated footways and footpaths on the Land which provides access to the Open Space Land even if such roads footways and footpaths are in (or remain in) private ownership after the Development has been Completed". In other words, the general public will have the right to access and use the Open Space and associated Play Area in much the same way as they use Edlesborough Village Green.</i></p> <p><i>It is important that the status of the Open Space Land and Play Area is understood by all from the outset, to avoid any misunderstanding and consequent bad feeling in the future. The Parish Council is looking to Bellway to ensure that their clients fully understand the status of the facilities. The Parish Council welcomes the availability of the additional recreational land associated with the development and for its part will publicise the availability of the additional facilities as one of the benefits of accepting the growth resulting from the development."</i></p> <p><i>Action: Clerk to send letter.</i></p>	Clerk
<p>Villages</p>	<p><u>Edlesborough</u> Council agreed to the adoption of new streetlights on Cow Lane. <i>Action: Clerk to confirm with Careys & to inform UK Power Networks. Clerk to arrange for EPC labels to be attached to the lights.</i></p> <p>Council discussed the 14 new streetlights on High Street, Edlesborough. Cllr Wilkinson explained that the existing lights on that stretch of the High Street are all less than 10m from a new light. Cllr Wilkinson proposed EPC decommission the following four of the existing lights when the new lights are operational. These have currently been switched off by Bellway.</p>	Clerk



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- Next to the moat wall
- Outside No. 98
- Opposite No. 75
- Opposite the Scout Hut and the Memorial Hall

This would still leave a total of 16 lamps (plus the 2 Belisha beacons) over the 358m stretch of the High Street between Chiltern Avenue and Pebblemoor. The distance between any two streetlights would then vary from 33m to 13m making it an extremely well-lit stretch of road. The spacings between the six existing lights are 150m, 92m, 45m, 44m, and 27m.

Council agreed to the proposal.

Action: Clerk to arrange for the removal of the EPC labels on the EPC lights switched off by Bellway. Clerk to write to Bellway noting that the new lights have been installed and are all connected except two. Also to express disappointment that the Council has not been notified that the four EPC lights have been switched off without seeking the approval of EPC first. Clerk to allocate numbers to new lights in readiness for adoption.

Clerk

Council also discussed that the new lights showed how poor the street lighting on the rest of the High Street.

Action: All Cllrs to consider & propose potential new locations for the four decommissioned lights either on the High Street or Pebblemoor, being the main thoroughfares in the village. Clerk to investigate whether placing these lights on existing telegraph poles is permissible. Request quote from CU Phosco for relocation of four decommissioned lights.

Clerk

Pavement Outside Edlesborough Stores

Following an elderly resident contacting the Clerk about the condition of the pavement outside Edlesborough Stores the Clerk and the resident both reported the issue to TfB. TfB have filled the holes, however the pavement is still very uneven and hazardous particularly to the elderly who may be unsteady on their feet. The Clerk has sent further pictures to TfB advising them that the pavement is still hazardous and that the repairs are already crumbling at the edges.

Action: Clerk to monitor & chase TfB as necessary.

Clerk

Blocked storm drains in Summerleys

The blocked storm drain in Summerleys has been reported to TfB. TfB have added it to their schedule.



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	<p><u>Speed Signs on B440 near Travellers Rest</u> 40mph/national speed limit sign facing wrong way. This has been reported to TfB and has been added to their schedule of works to be repaired/corrected.</p> <p><u>Request for Recycling Bins on Edlesborough Green</u> The Clerk outlined the request for recycling bins in Edlesborough. She informed the Council that AVDC were not able to install recycling bins outside the Green as they currently do not have the facility to empty these bins. Additionally if EPC introduce recycling bins on the Green it currently does not have the facility to empty these bins. Council agreed to investigate the feasibility of introducing some recycling bins on the Green once the New Pavilion is complete provided there is space to install a large recycling bin for the collating of all the items. This will also be dependent upon the collection service provided by the new Unitary Authority and the ECSC. <i>Action: Clerk to circulate document to all Cllrs and respond to parishioner accordingly.</i></p> <p><u>Traffic Cones on High Street</u> There are now four traffic cones permanently on the High Street at the junction of St Mary's Glebe. Following previous communications from residents about this the Clerk has contacted PCSO Dodson about the matter & is currently awaiting a response. <i>Action: Clerk to ask TfB for white "T" lines at the junction of St Marys Glebe and High Street.</i></p> <p><u>Dagnall</u> Council ratified their response to London Luton Airport about Community Noise Report.</p> <p><u>Northall</u> Prior to the meeting Cllr Cabbage had circulated a comprehensive document to the Full Council outlining the details of the NVH Car Park Extension. Cllr Cabbage requested a donation from EPC of £20,000 for this project. Cllr Mrs Owen proposed that EPC donated £20,000 to the NVH Car Park Extension. Cllr Williams seconded the proposal. All Cllrs agreed to the proposal. <i>Action: Clerk to raise purchase order for the works.</i></p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p><i>New Pavilion</i></p>	<p>Following the Extra Ordinary on 5th September the following actions have been completed:</p>	



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	<ul style="list-style-type: none"> • The Clerk has asked the Council’s insurance company to revise its quote taking into account the demolition of the Pavilion. Council agreed to the Pavilion being insured for Liabilities only at until the Council confirms it has been demolished. <i>Action: Clerk to confirm with insurance company and o raise payment for the renewal fee.</i> • Richard Diggle’s invoice has been submitted to the NHB scheme for reimbursement. • Asbestos Report Completed. The good news is that it is low level and does not need a specialist company to dispose of it. It does require the waste to be in sealed bags for disposal. • Village Cleaning given notice. • The Sports Clubs have been asked to remove all their belongings by 5th October and have been informed that any belongings left in the building after this date will be disposed of by the contractor. • Residents in Brook Street & The Green have been sent letters advising them of the start date and hours of work etc. • The Clerk is seeking a donation for the sponsor board. • The Clerk & Cllr Williams have removed most of EPC’s belongings from the Pavilion, the Clerk will do a final check on 5th October. • The Clerk has clarified procedure for S106 & NHB payments. 	Clerk
Projects	<p><u>Adult Gym Equipment in Dagnall</u> This item was deferred to the October meeting due to lack of response from the suppliers. Council agreed that prior to the equipment being installed it will need to be agreed who will own the equipment, & who will be responsible for the weekly checks and insurance.</p>	
EDaN & Traffic Management Team Updates	<p><u>Traffic Calming Feasibility Study</u></p> <ul style="list-style-type: none"> - Results of Dagnall Speed Survey – Cllr Wilkinson had circulated a comprehensive report to the Council prior to the meeting summarising the results. - Results of Speed Survey on B440 in Edlesborough – Cllr Wilkinson had circulated a comprehensive report to the Council prior to the meeting summarising the results. - It was noted that the speeds in Dagnall were very similar to the speeds on the B440 near the speed camera in Edlesborough. - Council discussed the feasibility of holding a Traffic Calming Meeting in Dagnall. It was agreed that the residents of 	



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	<p>Dagnall need encouraging to become more engaged with the EDaN Traffic Calming Group, using the Sentinel speeding device.</p> <ul style="list-style-type: none"> - EPC will investigate borrowing the VAS for use in Dagnall. - Cllr Williams reported that at the recent LAF meeting Cllrs were informed that TVP will not enforce speed reductions, therefore TfB see them as a waste of time and resources. It was advised that the most effective method for slowing traffic was to park a car on the carriageway. However, Cllr Williams will continue with plans for Sentinel use in Edlesborough and alternatives where appropriate. Training on the equipment is delayed by a shortage of approved trainers. - Proposals from Cllrs Cubbage and Williams for additional Speedwatch signage and bin stickers were approved. <p><u>FOTCOTH</u> Council agreed to make a donation towards the purchase of badgers gates for the church yard to help alleviate the issues created by the badgers. <u>EDaN Beautification Team</u> Nothing to report.</p>	
<i>Parish Amenities</i>		
<i>AED's & CFR</i>	<p>Munns Farm Shop have agreed to the installation of the Bellway AED on the outside of the shop. JRH Electrical Ltd has agreed to install the cabinet free of charge. <i>Action: Clerk to ask JRH when installation will take place.</i> The heated cabinet has been purchased at a cost of £365+VAT. The Council thanks the Carnival committee for a donation of £100 towards the cabinet and The Burghope Trust for a donation of £250 towards the cabinet. The CFR Nicola Lack has been informed of the progress on this project.</p>	Clerk
<i>EMH</i>	<p>Following the PAT test the Fridge Freezer plug will be altered by JRH Electrical, this has been delayed due to work commitments & annual leave.</p>	
<i>The Green</i>	<p>Over the summer there were several incidents with tap under cricket square being interfered with & left running. The manager has asked ECC to ensure the lid is left secure.</p>	



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	<p>MW Agri has inspected and secured the lid. ECC will need to borrow a special tool to access the tap next season and will be expected to replace the security measure following each watering.</p> <p>On 29th August one of the Pebblemoor bollards was removed & there is evidence of a car being driven on the green. MW Agri quickly replaced the post.</p> <p>Bench by the Tennis Courts One leg is broken. The Clerk has asked the contractor if they are able to fix it in addition to trying to source a replacement leg. <i>Action: Clerk to ask contractor for suggested locations and quote to relocate benches currently in front of the Pavilion.</i></p> <p>A parishioner has tripped on a hole for the adult goal posts. The manager has responded to the parishioner & has reminded the FC that the holes must be capped when not in use. The adult goals are now reinstated.</p>	Clerk
Sports Clubs	<p>Clubs notified to remove all belongings from Pavilion. EB Lions have paid their fees in full for the 2019/20 season</p>	
Play Area	<p>Nothing to report</p>	
Allotments	<p>All rent notices & letters have been issued.</p> <p><i>Cow Lane</i> Following discussions over the condition of their plot, one tenant has had their plot reduced in size. The remaining poles will be offered to the first person on the waiting list.</p> <p><i>Dagnall</i> Following a report of asbestos on a communal part of the site the clerk made arrangements for this and three dumped gas canisters to be removed. Dagnall tenants have been asked to be extra vigilant for fly tipping particularly in the copse area. Currently there is a fair amount of dumped waste in this area. See Dagnall fly tipping document.</p>	



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	year's Remembrance Day Service.	
Bus Shelters	Nothing to report.	
Litter Bins, Dog Bins, Car Parks	<p><i>Dog Bins</i></p> <ul style="list-style-type: none"> - The new dog bin ordered for Northall has been chased. Once received the Clerk will arrange its installation and for it to be added to the AVDC emptying round. - Cow Lane dog bin has been re sited. <p><i>Pebblemoor Car Park</i></p> <p>In readiness for the building works at the New Pavilion Council agreed to remove the first yellow hanging barrier at the Pebblemoor car park and to repaint the black and white gate barrier. This will allow the Council's contractor access to the Green.</p> <p><i>Action: Clerk to ask contractor to carry out necessary works.</i></p> <p><i>Pavilion Car Park</i></p> <p>For health & safety reasons the Pavilion car park will be closed to the public for the duration of the building works.</p> <p><i>Action: Clerk to inform Garage, sports clubs and to include in Next Focus report.</i></p>	<p>Clerk</p> <p>Clerk</p>
Streetlights	The failed lights in Cow Lane and Good Intent are both repaired. SSE has credited EPC for the May overcharge on energy costs.	
Website, Facebook & GDPR	<p><u>Facebook</u></p> <ul style="list-style-type: none"> • Road safety on High Street <p><u>Website</u></p> <ul style="list-style-type: none"> • Cllr Wilkinson had earlier identified that items were not displaying correctly. Theo Gray swiftly rectified this issue. <p><u>GDPR</u></p> <ul style="list-style-type: none"> • No reported breaches 	



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<p>Bucks CC Devolved Services</p>	<p>To date there has been no response from Bucks CC re the installation of a drop bollard at the Cow Lane RoW.</p> <p>The damaged power post for the speed camera near the Church and has been repaired.</p> <p>A resident of Brownlow Avenue (SP) has requested that the hedge at the front of their property is cut significantly lower than 8 foot. The resident is prepared to pay for this work and would like to use our contractor. Our contractor asks that EPC grant permission for this before they complete the work. Council agreed to this request. <i>Action: Clerk to inform the resident and contractor that the Council grants permission for the hedge to be cut lower.</i></p> <p>Council agreed to confirm their intention to continue with the current Devolved Services contract until March 2022. <i>Action: Clerk to confirm to Rob Smith, Director of Growth, Strategy and Highways, Project Officer – Devolution Project</i></p>	<p>Clerk</p> <p>Clerk</p>
<p>Finance</p>	<p>The Accounts for month ending 31st July & 31st August 2019 had been circulated to the Council prior to the meeting. Cllr Cabbage asked for clarification regarding the DVH Play Equipment spending and the forecast figures. <i>Action: Cllr Nevard & the Clerk will address the issues raised by Cllr Cabbage, the accounts will then be recirculated to all.</i></p> <p>Insurance & Fixed Assets Review – The items to be insured have been sent to Came & Co for a revised insurance quote. Council authorised the Clerk to raise payment for this once the Policy is amended re the old Pavilion. <i>Action: Clerk to raise payment.</i></p> <p>Prior to the meeting the Clerk had circulated suggested candidates for the Council’s New Internal Auditor. Council agreed to appoint Mr Roger King. <i>Action: Clerk to confirm with Mr Roger King.</i></p> <p>Council ratified the August Payment Run and agreed the September payments.</p>	<p>CN & Clerk</p> <p>Clerk</p> <p>Clerk</p>
<p>Correspondence</p>	<p>The Clerk shared an email from Mrs. E Braiden informing the Council that Sue Bingham will become a Trustee of the Parish Nurse Charity.</p>	



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Items for 17 th October Meeting	<ul style="list-style-type: none">• Outdoor Gym Equipment• Relocation of four streetlights• Dagnall Traffic Calming	
The meeting closed at 22.47		

DRAFT