

# CHEDDINGTON PARISH COUNCIL

MINUTES OF THE FEBRUARY MEETING HELD ON WEDNESDAY 2<sup>nd</sup>  
FEBRUARY 2022 AT 7PM IN THE PAVILION



## 15/22 PUBLIC FORUM

The Parish Council welcomed those present.

## 16/22 ATTENDANCE AND APOLOGIES

Present - Cllr C. Fee in the Chair, Cllr A Hollett Vice Chair, Cllr D Finch, Cllr K Oastler, Cllr T Daly and Roz Roberts, Clerk

Cllr Chris Poll – Buckinghamshire Council

1 Member of the Public

### **Apologies:-**

Cllr Tiffany Richards – Tennis Match

Cllr Derek Town – Buckinghamshire Council

Cllr Peter Brazier – Buckinghamshire Council

Cllr David Bevan - Unwell

## 17/22 DECLARATIONS OF INTEREST

There was nothing to declare.

## 18/22 APPROVAL OF MINUTES

The Minutes of the 5<sup>th</sup> January 2022 were approved and signed by the Chair.

## 19/22 TO RECEIVE ANY UPDATES FROM BUCKINGHAMSHIRE COUNCILLORS

### **Cllr Poll**

Cllr Poll updated the Parish Council on The Freight Strategy Consultation and the Boundary Review for Buckinghamshire Council Consultation.

- **Freight Strategy** - Cllr Poll advised that in the first instance it was important to get a pilot in place and prove that it could work so there is a proper strategy. There would then be a greater chance of getting funding from say a funding body like the government. Cllr Hollett supported the consultation but was concerned about how it would be monitored. It was agreed that the Parish Council would complete the on-line Consultation in support of the freight strategy proposal.
- **Boundary Review for Buckinghamshire Council** – Currently 147 Bucks Councillors with the proposal being for 98. Cllr Poll would keep the Parish Council updated.

## 20/22 CLERK'S REPORT - to note updates to ongoing matters

- **Community Speedwatch Training** – On hold.
- **Orchard Manor Zebra Crossing – Vision Splay and Wooden Fence Ongoing Queries**

Clerk had contacted Darryl Bonsor, Transport Coordinator, Directorate for Planning Growth & Sustainability at Bucks Council again on the 24<sup>th</sup> January and had a response on the 25<sup>th</sup> January. Highways are currently awaiting the Road Safety Auditors report following a site visit mid-January. The vision splay was mentioned so they await to see what the auditor recommends in terms of trimming back. Clerk to enquire if the Parish Council could see the audit once completed.

The fence, installed by Persimmon on private land, was not something Mr Bonsor could comment on as it would not be a highway asset. However, where the fence runs parallel either side of the path that crosses the ditch, Highways will want to see something more substantial such as a galvanised steel guardrail. The spacing of the rails would mean that not even a small child could

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fall through. Galvanised steel guardrails also do not have the same risks associated with timber such as rotting/splitting etc.

- **Village Hall Lease** – The Parish Council's solicitor, Adrian Wright of Wilkins Solicitors had received an update on the 19<sup>th</sup> January 2022 from the village hall solicitor Nigel Frostick, Austins Law. The outcome is that Mr Frostick has to submit an application for an order under s105 of the Charities Act 2011 permitting the transfer of the lease. The Parish Council had previously agreed with Mr Bill Gregory that this was acceptable i.e. to a surrender and a new lease prepared if required.

Clerk had asked for an update in respect of the fees. Mr Wright confirmed that current costs were standing at £1500 (plus VAT). If the parties were able to finally compete on what is already agreed, Mr Wright would not expect the final bill to exceed £1800 plus VAT. The worst-case scenario is having to discard everything done so far and then prepare and agree a deed of surrender and a completely new lease, which would be another £2000 plus VAT. He will reaffirm the costs before proceeding.

- **Tennis club lease** – Andrew Packard, Treasurer, advised by email on 27<sup>th</sup> January that the Club has finally decided to appoint three Trustees to represent the club as Lessees in this respect. A small amendment to the original Lease will be required and Mr Packard proposes to ask the Club's solicitors to make the amendment for consideration by the Parish Council and its solicitors. Mr Packard asked for confirmation that this was an acceptable way forward for the Parish Council. All agreed that it was.

- **COVID** – Spraying of The Green play equipment. Review April 2022 if restrictions are lifted.

- **Cheddington Neighbourhood plan** – Nothing to report.

- **Byelaws** – Clerk had received a response from the Local Government Improvement Division on the 21<sup>st</sup> January. With the Prime Minister announcing the end of Plan B Covid measures from 26 January onwards, including the end of "work from home" guidance, it's likely that a practical opportunity will emerge over the coming weeks to search for the hard copy documents.

The Officer did say that while he couldn't offer complete certainty it was highly likely that the copy the Clerk has emailed, sealed by the Council and confirmed by the predecessor of the Department, was the valid version which should be displayed and enforced. Clerk will check the current Byelaw boards.

Cllr Hollett asked Cllr Poll about dog wardens in the Buckinghamshire area. The current dog mess around the village was increasing. Cllr Poll advised that this was a countywide problem. Cllr Hollett asked Cllr Poll to consider this as a public health issue and to ask the Council how much it spends. Clerk to ask Persimmon about dog bins in Orchard Manor.

- **Barratts - Land at Gooseacre** – Nothing to report.

- **Recreation Ground Fence** – Clerk had contacted Network Rail in respect of the Heras Fencing on the 14<sup>th</sup> January and received an update on the 17<sup>th</sup> January. Customer Relations had sent our enquiry to the relevant maintenance team for an update and would get back to the Clerk as soon as they knew more. To date no update.

- **Street Lights** – The new contractor had carried out the repairs. Clerk had contacted Forde & McHugh chasing the invoice for the works carried out.

Cllr Hollett had reported to Buckinghamshire Council the precarious nature of the wall leaning on the street light at Church Hill.

### 21/22 CORRESPONDENCE, CONSULTATIONS AND CIRCULARS

**17.01.22 Cllr Alan Hollett** – Email re. another dog bin at Church Path – Clerk would get a quote for a new bin.

**24.01.22 Gail Steed/Carol Lister** - Cheddington Neighbourhood Watch Email re. Queens Platinum Jubilee Weekend.

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All agreed it was a good idea for a committee to co-ordinate all the various interested groups in the village.

All were in agreement to provide the Green/Village Hall or Recreation Ground/Pavilion for village use and the PC would pay any hire fees if required e.g. for the Methodist Chapel or the Village Hall. The Committee was also very welcome to use the Pavilion for any coordination meetings. Clerk to ask if the PC could be kept updated/provide more information.

**27.01.22 Suzy Sangster** - Sustainable Cheddington Email re.Trees - Queens Canopy request from Sustainable Cheddington

Cllr Fee advised that the saplings were 20-60cms so not suitable for direct planting. Also they could be planted on private land, just not on public land. Clerk to ask SC where they suggest 30 saplings could be planted and who would look after them for the 1<sup>st</sup> 5 years?

**16.01.22** Query from a resident Daniel Smith about planting a Christmas tree. – Clerk to advise Mr Smith that the Parish Council felt that planting a Christmas tree on their land would not be a good idea as it would set a precedent for other requests to plant Christmas trees. In the past some residents have planted Christmas trees on their own property and then donated it to the village for the Methodist Church when it reached about 15 ft.

The Parish Council is in the process of planting native trees on their land, but this has to be managed properly in respect of ongoing maintenance and where appropriate.

### **22/22 TO RECEIVE REPORTS FROM OUTSIDE ORGANISATIONS/MEETINGS ATTENDED**

There was nothing to report.

### **23/22 THE GREEN UPDATE**

The Parish Council had met with Wicksteed for an initial discussion on Thursday 13<sup>th</sup> January at 11am at the Pavilion. Wicksteed would put together 3 options. Representatives from the village would then be invited to discuss the options before arranging an 'open day' for residents' thoughts on the designs. Wicksteed would be available to answer questions on the open day.

At the same meeting Wicksteed were asked to update the quote for the static gym equipment at the Recreation Ground. See 25/22. Quote agreed.

Clerk to ring Omnikote as soon as possible to confirm if the railings were being dropped off early on Friday 4<sup>th</sup> February.

It was agreed to keep one of the panels (at the opposite end of The Green to the cenotaph) removable but padlocked.

### **24/22 PAVILION UPDATE**

Building regulations now passed by Salus.

Two residents viewing days had been held on 22<sup>nd</sup> and 29<sup>th</sup> January. Very good response received.

CCTV had been set up on the Clerk's mobile but due to the system being unplugged it had to be reset again. Clerk to arrange for this with the alarm company.

Signage over the door now installed.

Floodlights now installed over the car park and long the path to the pavilion. Lights are on a sensor that comes on when the light dims and then they go off at 12.30am.

Disabled Toilet Alarm installed

Petanque License in respect of land at the Recreation Ground signed to 31<sup>st</sup> December 2030.

On 10<sup>th</sup> January Clerk notified that the discharge application 19/B4252/DIS for Submission of details pursuant to Condition 3 (trees) 4 (details of screen, boundary walls and fences) relating to Planning Permission 19/04252/APP - Recreation Ground High Street Cheddington Buckinghamshire did not satisfy requirement. Clerk contacted Planning Department direct and explained the current situation. Subsequently the Planning department have acknowledged there has been a misunderstanding and to resubmit the application which would be passed.

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Clerk had contacted RPL to quote for the fence in readiness to install asap. Cllr Fee asked for 2 gates.

Clerk had also reminded RPL of the following: \_

- The latch in the non-disabled toilet does not catch so will not lock.
- Also concerned about the length of time the taps in the non-disabled toilet run for. Asked if this could be looked at.
- Also, the flush handle in the same toilet was very loose.
- The windows needed to be beaded properly on the outside (especially the front windows).

Clerk liaising with the Tennis Club (TC) in respect of the monthly hire agreement and setting up the bookings calendar which would be shared with Andy Thompson, TC Chairman. It was hoped to let the Tennis Club provisionally start on the 13<sup>th</sup> February depending on the insurer confirming that the correct cover was in place and that all the TC's paperwork was in order.

### **25/22 FINANCIAL MATTERS**

**a)** To agree payments in accordance with the financial report. Circulated prior to the meeting to Cllr Fee and Cllr Bevan for signing off.

**b)** To discuss allotment rent increase for Year 22-23 –

Full Plot from £31 to £34

¾ plot from £25 to £28

½ plot from £20 to 24

¼ plot from £14 to 16

The above was decided to bring charges in line with current rates. As from October 2022. Allotmenters were made aware of the increase as detailed in the Allotment invoices sent in September 2021.

**c)** Static Play Equipment - Approval of quotation from Wicksteed in the sum of £18,467.07 but to hold off instructing until the VAT payments in respect of the build were received. Clerk would chase HMRC.

**d)** To agree the quote for hygiene disposal bins for the Pavilion – £206 plus VAT.

After the Financial meeting held on 19<sup>th</sup> January 2022 the precept figure of £107K was submitted to Buckinghamshire Council. A rise of 4.34%.

### **26/22 PLANNING MATTERS**

**To Consider Applications Received via Buckinghamshire Council:-**

**Ref. No: 22/00162/APP** – 8 Church Hill, Cheddington, LU7 0SY – Two Storey front extension and conversion of garage to study and storage room – No objection.

Cllr Fee asked Cllr Poll about the Buckinghamshire planning portal which was proving very difficult to navigate. Cllr Poll advised that all the information from the 5 planning authorities was being migrated across gradually and agreed that it was a bit confusing.

**To Receive Determinations by Buckinghamshire Council:-**

**Ref. No: 21/04396/APP** - Thornlea 2 Keepers Close Cheddington Buckinghamshire LU7 0EH - Householder application for removal of existing conservatory and erection of single storey rear extension - **Approved**

**Ref. No: 21/04317/APP** - 25 New Street Cheddington Buckinghamshire LU7 0RL Householder application for relocation of front door - **Approved**

### **Other Planning Matters**

- **3 Horse Shoes build out** – No notice gone up to date.

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- **Church Hill Farm** – no notices have gone up yet on site. There was a general discussion about the number of comments and the organisations that have commented. Cllr Poll had never seen this on a planning application before.
- Completion of the Bucks Local Plan for Buckinghamshire Survey – Cllr Hollett, on behalf of the Parish Council, would complete the survey.

Cllr Poll referred to the Orchard Manor S106 agreement and the 'improved footpath' aspect which he raised with the Head of Planning at the last Select Committee stating that the money could be spent better elsewhere. He awaits an update.

### **27/22 REPORT ON ANY URGENT MATTERS**

#### **28/22 DATE OF NEXT MEETING**

The Next Parish Council meeting will be on Wednesday 2<sup>nd</sup> March 2022 at 7pm in Cheddington Pavilion.

Cllr Finch advised he would be unavailable.

The meeting finished at 9.15pm

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FINANCIAL APPENDIX

MONTH 11

AS AT 31/01/2022

VCHR	DATE	PAYMENTS - CURRENT ACCOUNT	NET	VAT	TOTAL
<b>DIRECT DEBIT PAYMENTS DEBITED</b>					
173	17/01/2022	SSE Electricity	£ 813.91	£ 162.78	£ 976.69
174	21/01/2022	BT re. wifi - pavilion	£ 28.95	£ 5.79	£ 34.74
175	22/01/2022	Bank Charges	£ 6.68	£ -	£ 6.68
176	24/01/2022	Epson - Printer Cartridges Subscription	£ 9.99	£ -	£ 9.99
177	27/01/2022	O2 - Clerk Mobile	£ 13.33	£ 2.67	£ 16.00
178	27/01/2022	NEST Pension January 2022 - DD	£ 102.83	£ -	£ 102.83
		<b>TOTAL DDs Made</b>	<b>£ 975.69</b>	<b>£ 171.24</b>	<b>£ 1,146.93</b>
<b>CHEQUES ISSUED AND PRESENTED</b>					
			£ -	£ -	£ -
<b>DD PAYMENTS TO BE MADE</b>					
		<b>TOTAL DDs To Be Made</b>	<b>£ -</b>	<b>£ -</b>	<b>£ -</b>
<b>ONLINE PAYMENTS MADE</b>					
179	06/01/2022	E R Roberts re. Tree Stakes	£ 26.22	£ 5.26	£ 31.48
180	06/01/2022	E R Roberts re Pavilion Vacuum Cleaner	£ 38.22	£ 7.64	£ 45.86
181	07/01/2022	E R Roberts re Pavilion Coat Hooks	£ 12.46	£ 2.49	£ 14.95
182	07/01/2022	E R Roberts re. Pavilion Drain Cover	£ 10.82	£ 2.17	£ 12.99
183	13/01/2022	Printerland	£ 241.84	£ 48.37	£ 290.21
184	14/01/2022	Cheddington Methodist Church Meetings	£ 180.00	£ -	£ 180.00
185	20/01/2022	Mr B Small - Generator	£ 246.53	£ 49.30	£ 295.83
186	24/01/2022	RPL Construction CIN 415 - Cable for CCTV	£ 230.00	£ 46.00	£ 276.00
187	24/01/2022	Paul Harrison Sign Writer - Pavilion	£ 310.00	£ -	£ 310.00
188	25/01/2022	E R Roberts - Salary January 22	£ 1,223.60	£ -	£ 1,223.60
		<b>TOTAL OL Payments Made</b>	<b>£ 2,519.69</b>	<b>£ 161.23</b>	<b>£ 2,680.92</b>
<b>ONLINE PAYMENTS TO BE MADE</b>					
189	03/02/2022	E R Roberts - General Expenses January 22	£ 85.33	£ 8.22	£ 93.55
190	03/02/2022	Brian Small Handyman - January 2022 Inv no B0093	£ 824.06	£ 5.85	£ 829.91
191	03/02/2022	HMRC 06.02-05.03.22	£ 287.86	£ -	£ 287.86
192	03/02/2022	Simon Barrow - January 22 (SB0325)	£ 2,283.33	£ 456.67	£ 2,740.00
193	03/02/2022	Leighton Hire re. Portaloo Inv 68328 Nov 2021	£ 114.40	£ 22.88	£ 137.28
194	03/02/2022	Leighton Hire re. Portaloo Inv 68673 Dec 21	£ 119.60	£ 23.92	£ 143.52
195	03/02/2022	Wel Medical Inv I249013 re. Defib Battery	£ 203.95	£ 40.79	£ 244.74
196	03/02/2022	RPL Construction CIN 414 re. vents/alarm/car park lights	£ 923.00	£ 184.60	£ 1,107.60
197	03/02/2022	Rialtas Inc SM24825 re Annual Support 2022	£ 124.00	£ 24.80	£ 148.80
198	03/02/2022	SLCC Clerk Membership 2022	£ 186.00	£ -	£ 186.00
		<b>TOTAL OL Payments To Be Made</b>	<b>£ 5,151.53</b>	<b>£ 767.73</b>	<b>£ 5,919.26</b>
<b>CURRENT ACCOUNT - Community</b>					
T7	06/01/2022	Transfer from Savings Account	£ 4,500.00	£ -	£ 4,500.00
T8	24/01/2022	Transfer from Savings Account	£ 3,000.00	£ -	£ 3,000.00
R63	28/01/2022	Petanque Pitch Annual Rent 2020-2030	£ 10.00	£ -	£ 10.00
			<b>£ 7,510.00</b>	<b>£ -</b>	<b>£ 7,510.00</b>
<b>SAVINGS ACCOUNT - BMM</b>					
T7	06/01/2022	Transfer to Current Account	-£ 4,500.00	£ -	-£ 4,500.00
T8	24/01/2022	Transfer to Current Account	-£ 3,000.00	£ -	-£ 3,000.00
			<b>-£ 7,500.00</b>	<b>£ -</b>	<b>-£ 7,500.00</b>
<b>BALANCES 31.01.22</b>					
		Current A/c			£ 4,337.30
		Savings A/c			£ 98,875.13
		<b>TOTAL</b>			<b>£ 103,212.43</b>
		Less DDs to be paid			£ -
		Less Online Payments to be made			£ 5,919.26
		<b>CURRENT BALANCE</b>			<b>£ 97,293.17</b>