

Minutes of the Meeting held in Village Hall, The Lane,
Wyboston on Monday, 10 January 2011

Present at the Meeting:

Councillors: Cllr G Woodman (Chair), Cllr R Brown, Cllr D Graves, Cllr V Howson, Cllr N Willoughby, Cllr M Yemm

In Attendance: Mr R Grasmeder (Clerk) Ward Cllr Mr T Wootton

Requests for Information

Ms Greenwell raised various points of concern regarding the Exceptions Site and the accuracy of the Needs Survey in defining the exact need for Affordable Housing in the Parish. Mrs Day asked whether a person living in the Parish who was leaving home for the first time would be eligible for these houses. Tim West (Jephsons) explained that as from April onwards Affordable Housing would only be in two categories – Shared Ownership or Flexible Tenure rented properties at a sub-market rent. He explained that properties on any Exceptions Site in the Parish would always in the first instance be offered to people in the Parish who were on the council housing waiting list and satisfied their criteria. If there were vacancies after this stage, which if the survey was accurate, there should not be, they would be offered to residents of surrounding parishes. Zoe Ashby (BRCC) pointed out that a Housing Needs survey only has a "life" of 3 years and that as the current survey was carried out in 2008 it would possibly be deemed insufficient to demonstrate a need now. With this in mind Jephsons had volunteered to fund a new Housing Needs survey that BRCC would carry out as a priority.

1. **Apologies for Absence:**

No apologies were received.

2. **Disclosures of interest by members (and employees) in items on the agenda:** Cllr Howson declared a personal & prejudicial interest in item 5 and offered to withdraw however this item was adjourned.

3. **Minutes of Meeting 1 December 2010:**

With the agreement of all those present the above minutes were confirmed as a correct record and signed by the Chairman.

4. **Co-Option of Members**

Mrs T Day had applied for co-option and **it was unanimously resolved** to elect Mrs Day subject to completion of the declaration of acceptance and register of interests.

5. **Exceptions Site for Affordable Housing**

It was resolved that this item be adjourned until such time as a new Needs Survey defined the requirements for affordable housing.

6. **Planning:**

a) **Planning Application No: 10/02869/OUT** for a 60 bed care home at Phoenix Park. **It was resolved** that the Council felt this site to be wholly unsuitable for this type of development. The Council believed that the site was designated for commercial development and as such residential development should not be allowed. The site is bordered by busy roads which would effectively imprison elderly residents. Councillor Graves requested that his objection be noted.

- b) **Un-Notified Business Planning Application No: 10/03051/FUL** for the erection of two storey side & rear extension alterations to fenestration and erection of fence and gate to 16 Homefield Road, Chawston. It was noted that this was an amended application for this property with the route of the fencing amended. Due to the urgency of a response **it was resolved** that powers to respond be delegated to the Clerk.
- c) **Planning Application No: 10/02007/MAO** for a continuing care home & retirement village at Wyboston Lakes has been refused.

7. **Reports:**

The Sustainable Community Plan Steering Group

Cllr Yemm reported that a meeting was scheduled for 17 January to review the final draft, printing & distribution.

Members Fund Grants

Cllr Wootton advised that there was a possibility that these grants might be extended. The Council thanked him for his efforts in assisting with the applications.

8. **Finance:**

- a) The Parish Precept form for 2011-2012 was reviewed and signed.
- b) The Risk Management Policy was reviewed at length and it was accepted, agreed and signed.
- c) **Un-Notified Business** A request from Cllr Willoughby had been received to attend the course on Developing Chairmanship Skills. This was discussed and **it was resolved** that as vice chair Cllr Willoughby be enrolled and the cheques drawn at this meeting. (*LGA 1972 s111*).
- d) The provision of additional litter bins for the villages was discussed and **it was resolved** that the preferred type was Glasdon Super Trimline 50 colour Dark Green and the Clerk was requested to order 4 of these.
- e) **Accounts for Payment:**

The payment of the following accounts was approved by all those present:

 - i. Wyboston & Chawston Village Hall – Hire of hall on behalf of Wyboston & Chawston Womens Institute invoice 297 -£12 (*LGA 1972 s133*)
 - ii. Wyboston & Chawston Village Hall – Hire of hall invoices 295 -£20 (*LGA 1972 s111*)
 - iii. R C Grasmeder – Parish Clerk salary & expenses 1 October to 31 December 2010 - £801.49 (*LGA 1972 s112*)
 - iv. R C Grasmeder – Printer paper & envelopes - £14.24 (*LGA 1972 s111*)
 - v. BATPC – Intermediate & Developing Chairmanship courses - £50 (*LGA 1972 s111*)(*MoM 1/12/2010 Item 10b*)

Correspondence:

- a) A request for assistance in objecting to a planning application received from Stevington Parish Council was discussed. The Council felt that this Parish was a considerable distance away from Stevington and that hitherto there had been no communication between the two parishes on other planning matters and **it was resolved that** the Council could not raise an objection.
- b) A communication regarding the 2011 Census was discussed and the Clerk was asked to request leaflets and posters and advise the contact details of Wavelength.
- c) A communication from Beds Highways (Amey) regarding speed limits in the parish was discussed. It was noted that both Cllr Yemm and the Clerk had sent a copy of the Road Safety Committee Survey and that no further action was required at this time.
- d) A communication Beds Highways regarding feedback on the Local Transport Plan Strategy Key Actions and the Clerk was asked to respond voicing concern about congestion at the Black cat roundabout and road safety and speeding.

9. Items for Information:

- a) The application forms for Ward Members Fund grants had been completed and submitted to Cllr Wootton with copies to Wendy Ludman (BBC).
- b) A letter of thanks from St Mary Magdalene Church for the grant had been received.
- c) A copy of the communication from the Highways Dept regarding Edible Ornaments premises had been received that confirmed that no amendments to the access to the site were required at this time.

10. Date of Next Meeting:

14 February 2011 (if required) at the Village Hall commencing at 7.30 p.m.

Dates of other meetings in 2011 if required were agreed:- week commencing 4 April (which will also be the date for the Annual Parish Meeting) 13 June; 8 August; 10 October; 5 December.

The Chairman closed the meeting at 9.15 p.m.

Signed by Cllr G Woodman (Chair)

at the meeting held on 14 February 2011