

Minutes of the Meeting of Slip End Parish Council held on Monday 10th January 2022 at the Village Hall, Slip End.

Present: Councillors: Mrs. S Minnighan; Mrs C Beeton; Mr. P Shaw; Mrs C Brennan; Mr. T Hooker; Mr. S Patterson.
P Segal (Clerk)

Ward Councillors: Cllr K Collins

Apologies: Cllr E Perry; Mr. Paul Cooper

Members of the public: None

This meeting was chaired by Cllr. Minnighan.

21/22/142 Declarations of Interest

Cllr. Hooker expressed an interest in item 5 on the agenda and made the following statement; "My declaration on my official Election Nomination said "say no to more housing development." I am generally opposed to more, new house building, but I have come to this meeting with an open mind." He also said he will be sound recording the meeting.

21/22/143 Meeting Open to the Public.

None

21/22/144 Minutes of recent meetings.

The minutes of the meeting held on 6th December 2021 were read.

The following resolution was then proposed by Cllr. Brennan and Cllr. Patterson;

To approve the minutes of the meeting of the Parish Council held on 6th December 2021 and to authorise the Chair to sign them.

The resolution was passed unanimously.

21/22/145 Planning Matters

CB/21/05403/OUT – Land adjacent to 128 Front Street, Slip End – Outline Planning Application for three detached dwellings with car parking.

Cllr Hooker said he was passionate about keeping the separate identities of Slip End and the surrounding hamlets of Pepperstock, Upper Woodside, Lower Woodside and Aley Green.

He said it would be very sad to allow development on the Green Belt land that immediately surrounds our hamlets so that we all eventually became residents of a much enlarged Slip End.

He proposed we object to this planning application for the following three reasons:

1. It is a proposed development that is beyond the current building limit of Pepperstock. He did not believe it can be classified as infill development as stated in the planning application.

2. The proposed development would constitute inappropriate development within the Green Belt. It would result in significant harm to the openness of the Green Belt for which no very special circumstances have been given which would outweigh the identified harm. The proposal is therefore contrary to paragraph 145 of the NPPF (that's the National Planning Policy Framework).

3. it is a development site that is not included in the approved Caddington and Slip End Neighbourhood Plan.

Following a short discussion, the meeting unanimously agreed with this, and asked the Clerk to "Object" to this outline Planning Application, citing the three reasons stated.

The Chair commented that the Planning Appeal for the development on the old Harrow car park had been rejected.

It was also noted by Cllr. Shaw that the land due to be the Newlands Retail Park had been sold to developers and the outline Planning Application due to be put to LBC Planners had been deferred to allow their Councillors more time to consider last minute submissions.

The Chair would seek clarification from Cllr. Collins when he joins the meeting.

Cllr Beeton asked if the proposed new house in Half Moon Lane situated in Hertfordshire had been approved. It was understood that no permission had yet been given.

21/22/146 Crawley Playground and Youth Shelter

The Chair said that the Clerk had previously circulated a cleaning quote from Mr. Prothero for £476.

Cllr. Hooker asked what was the hourly rate for this job. This was unknown, but his hourly rate for ad hoc work was £30.00 an hour. This job is likely to take a full day.

The price would include equipment use and also any cleaning chemicals used.

After a short discussion, it was agreed to accept the quote and the work should be done in the Spring.

The following resolution was then proposed by Cllr. Shaw and Cllr. Patterson;

To approve the spend of £476.00 to clean the Crawley Playground in Spring 2022.

The resolution was passed unanimously.

The Chair asked if Members had seen her email detailing equipment that requires attention; she will meet with Andy Prothero to view the issues before speaking with Kompan.

It was felt that the damage to the cradle swing post, which has now been repaired, could not have been done by a mower, and may be down to installation.

There was comment that the equipment should not need repair after such a short space of time.

The Chair said she will discuss this with Kompan. **(S.M)**

21/22/147 Closure of Community Projects Group

The Chair said that the CPG were waiting for some residual payments to be made before agreeing a net balance on their account.

Once this has been done and agreed, the residual amount will be transferred to Parish Council funds.

The GNS are still awaiting the Bank to set up their new account.

Cllr. Patterson said that the GNS Christmas party was well attended with fifty residents attending.

The Clerk asked Cllr. Patterson for the list of potential Grant applicants so that letters can be sent to them in February. **(S.P)**

21/22/148 Community Improvement Fund

The Chair said that Mr. Prothero had spoken to Alan from Plantscape querying the cost of lamp post testing being charged by their chosen external testing company. Plantscape have outsourced their testing to another company due to capacity, but Alan from Plantscape is hoping to bring our testing back under Plantscapes jurisdiction, in which case there should be a rebate on the price already charged.

21/22/149 Gardening Contract Tenders

Previously, the Clerk had circulated all the Gardening Contract Tenders, references and a comparison spreadsheet to Members.

Cllr. Hooker commented that the quote from Lansdowne Services was the lowest and also was the most professional, and included references as requested.

Mr Thrift of Lansdowne is also a qualified tree surgeon.

After a short discussion, it was unanimously agreed to award the Gardening contract to Lansdowne Services.

A contract or terms will be drawn up to be signed by the contractor and clerk, Mr Thrift will be required to attend a ROSPA course before commencing the contract on 1st April, the cost of which will be covered by the Parish Council.

21/22/150 Fly Tipping

The Chair said that there was a tip of what looked to be remnants of a cannabis farm debris on Front Street in Spiers field but it has already been picked up by Central Bedfordshire Council's grabber lorry.

- 21/22/151 Highways and Footpaths**
 There were some doubts expressed that roads had been gritted recently.
 The Clerk stated that one of the invoices for payment was for gritting, and it stated there had been gritting runs in December 2021 and on 5th January 2022.
- 21/22/152 Parish Trees**
 No Issues
- 21/22/153 Account for Payment**
 Prior to the meeting The Clerk had circulated the schedule below (**Appendix A**) to Members for approval. The payments were unanimously approved, having been proposed by Cllr. Brennan and seconded by Cllr. Beeton
 Cheques were signed by Cllr Minnighan and Cllr. Patterson
- 21/22/154 Policing**
 No Issues
- 21/22/155 Residents Communications**
 The Chair said that a historical shrub planted on the corner verge of Summer Street and The Orchard has grown to the extent that residents were having to attend to it to allow visibility up and down the road from the junction, so she has reported it to Central Beds and their contractor will attend to it shortly.
 Cllr Hooker said he is getting messages on his E-Mail page advising him that his available space is limited. It was agreed he could contact the web provider directly to resolve the matter and ask for a list of usage by each member; members were advised to delete any unwanted sent and deleted E-Mails to free up space.
- 21/22/156 Report by Ward Councillor**
 Cllr. Collins said that Rick Thompson, CBC's Highways Guardian, had been off work with Covid and so there was no update as to when the flooding issue in Grove Road would be tackled. However, the road is due for closure in the near future so it can be assumed that it will be worked on then.
 The Newlands Retail Park development decision has been deferred by LBC.
 LBC have not agreed to pay for parking or new roads, but may put money into a fund for later use.
 CBC have challenged the detail on the plans for roads and junctions around the development.
 LBC have agreed that plans for roads and junctions will be made a planning condition.
 There has been no update on the BT Open Reach cabinet in Woodside, this is on Rick Thompsons list.
 The recent reports of drug dealing around Summer Street has been taken up with the Community Policing team and they will be taking an interest in illegal activity here.
 There is no update on the fence in Half Moon Lane on Highways land.
- 21/22/157 Closing Comments**
 Because of the later date this Month for this meeting, the Parish News copy deadline is fast approaching so Members need to respond quickly to any Draft copy.

Date of next meeting – 7th February 2022.

Signed.....
Chair

Date.....

Appendix A

Cheques for Payment January 2022

<u>Payee</u>	<u>Reason</u>	<u>Amount</u>	<u>Cheq Num.</u>
Catena Engineering	Lamp Post Testing	£719-64	100223
HMRC	PAYE and NI Q3	£1007-59	100224
Village Garden Servs.	Gritting Dec/Jan	£129-29	100225
Kompan Ltd.	Playground Equipment Repair	£642-00	100226
A Prothero	Gardening Dec 2019	£648-05	100227
P Segal	Data Protection Fee	£40-00	100228
P Segal	Clerks Salary Dec 2019	£962-39	100229
P Segal	Clerks Expenses Dec 19	£151-13	100230
Community Heartbeat Trust	Five new Defib Pads	£274-80	100231