

EATON BRAY PARISH COUNCIL

Email clerk@ebpc.co.uk – Website: www.ebpc.co.uk

EATON BRAY PARISH COUNCIL MEETING MINUTES MONDAY 5TH FEBRUARY 2024, 7:30PM, THE COFFEE TAVERN

ATTENDANCE

Parish Councillors: Cllr Marie Brewer (Chair), Cllr Richard Ball, Cllr Sue Cappella, Cllr Joan Conner, Cllr Alan Hines, Cllr Jo Secker, Cllr Mark Tomkins

Members of Public: x1

Others: CBC Ward Cllr Philip Spicer, Heidi Head-Parish Clerk

(1) APOLOGIES FOR ABSENCE:

(1.1) Cllr A Cappella and Cllr J O'Brien sent their apologies for absence.

(1.2) Bedfordshire Police were not in attendance.

(2) SPECIFIC DECLARATIONS OF INTEREST:

(2.1) Cllr S Cappella: Planning, Item (7)(7.3)(1) Eaton Park Development.

(2.2) Cllr Ball: Planning, Item (7)(7.3)(1) Eaton Park Development.

(3) PUBLIC OPEN FORUM:

(3.1) No matters raised.

(4) SIGNING OF MINUTES:

(4.1) **Meeting of Eaton Bray Parish Council, Monday 8th January 2024.**

(1) Amendment: Minutes page 2043, item (10)(10.1)(3) – to keep Precept at 0% *increase*.

(2) It was proposed to unanimously accept the minutes. Proposed, seconded, all agreed.

The Chairperson signed the minutes.

(5) MATTERS ARISING FROM MINUTES

(5.1) The Rye Gate: Waiting for quote.

(5.2) The Rye – Heritage site: Ancient monument sign – no sign due to no access to members of public/private land. Cllr S Cappella to respond. Agreed.

(5.3) Greenways Planning Application: CBC planning wanted additional landscaping within the design, application to be amended and resubmitted.

(5.4) Finial – community noticeboard: Rotted away, Clerk to look at costs for replacing. Agreed.

(6) REPRESENTATIVES

(6.1) **CENTRAL BEDFORDSHIRE COUNCIL (CBC):** Ward Cllr Philip Spicer

(1) The Rye – pony & trap: The council is aware of this matter and looking at suitable deterrents.

(2) Cllr Spicer has been walking around the village, recording issues with the poor road surface, to try and get CBC to carry out repairs.

(3) Market Square – flooding: There is a large amount of debris/silt within the gulleys. The riverboard is looking into their section to clear (stream). Highways to investigate their section (under road). Cllr Spicer is waiting to hear when this is to be conducted. The Parish Council would like to obtain a map showing the watercourse infrastructure but are struggling to get a copy of this information from CBC. Cllr Spicer to enquire with CBC.

(6.2) **BEDFORDSHIRE POLICE:** No representatives for Bedfordshire Police were in attendance.

EATON BRAY PARISH COUNCIL

Email clerk@ebpc.co.uk – Website: www.ebpc.co.uk

(7) PLANNING REPORT:

(7.1) Planning matters arising/updates from Planning Working Group: No matters raised.

(7.2) Planning Enforcement/Environmental: No matters raised.

(7.3) Planning Applications

(1) Application No: CB/24/00015/RM - Land north of Eaton Park, Eaton Bray

Proposal: Reserved Matters: Following Outline Application CB/18/04348/OUT (Outline

Application: Residential development comprising up to 58 dwellings).

Comment: With regard to this application the Parish Council have serious concerns regarding both surface water runoff and foul water management.

Surface Water:

- *We have major reservations about the capacity of the Attenuation/Detention Pond and the subsequent consequences should it not be sufficient to cope with prolonged periods of rainfall. The Drainage Strategy plan shows the overspill route from the site towards Eaton Park and onwards to the High Street. While the Drainage Strategy Plan shows some pipe details the submission does not appear to constitute a detailed scheme. In addition, there are no calculations to accompany the plan to indicate that the Lead Local Flood Authority (LLFA) and/or Anglian Water have been consulted. As such, we suggest that Conditions 10, 11 & 12 of the Outline Planning Approval have not been met. Previous excess surface water runoff in this area has flooded houses in Eaton Park, the High Street and Knights Close, the most recent example being in January 2021.*
- *In addition, we have concerns as there does not appear to be any consideration of the potential Health & Safety issues with regards to the need for the Attenuation/Detention Pond to be fenced off due to its close proximity to the proposed residential dwellings. We welcome clarification as to how this potential hazard might be secured and yet still allow access for routine maintenance.*
- *We rely on the successful findings and outcomes of the Flood Risk Management assessment to be undertaken by Central Bedfordshire Council, in order to ensure that the Developer makes sufficient provision to future proof the site.*

Foul Water

- *We have further serious concerns about the current capacity of the sewage system. It is our understanding that the Eaton Bray foul water/sewage system flows to Northall and onwards to Stanbridge.*
- *As an example, during the most recent period of heavy rainfall, the pumping station in The Rye was unable to cope causing sewage to feedback into neighbouring houses and gardens. We were informed that this was apparently a result of the sewage works in Stanbridge being unable to cope with the quantity of foul water. It is also understood that foul water was discharged into neighbouring streams to relieve the pressure on the sewage works.*
- *If the existing village system is unable to cope with rainfall levels as seen recently, and these are predicted to be more frequent in the future, it is highly concerning as to what impact this development will have when adding the waste of a further 58 houses onto the system.*
- *Additionally, there is concern that the existing sewage pipework in Eaton Park may already be of inadequate dimensions and diameters than they should be and therefore may not cope with the additional waste from 58 more residential dwellings.*

Ongoing Maintenance

- *Whilst the post development maintenance plans for the pipe work and pond look adequate there is concern about ongoing management and control of the Site. It raises the question of who will have overall responsibility for ensuring that the maintenance is undertaken as specified and to whom the assigned maintenance company will have to report its findings and outcomes.*
- *Should CBC planning be reassured regarding these issues and minded to grant permission, we*

EATON BRAY PARISH COUNCIL

Email clerk@ebpc.co.uk – Website: www.ebpc.co.uk

would request that there is a clause in the permission whereby the developer indemnifies the local residents should flooding occur as a result of inadequate surface and foul water management.

The Parish Council have no other objections. All agreed.

(2) Application No: CB/24/00202/VOC - The Bungalow, Tring Road, LU6 2JU

Proposal: Variation of condition number 9 of planning permission CB/17/06045/FULL (New 6 Bedroom House) Re-siting of garage from side elevation to part front elevation / introduction of dormer windows to front and rear elevations at first floor roof level.

Comment: No objection. All agreed.

(3) Application No: CB/TCA/24/00036 - 4 Church Lane, Eaton Bray, LU6 2DJ

Proposal: Works To Trees in A Conservation Area - removal of a Lawsons Cypress tree.

Comment: No objection, subject to decision of Tree Planning Officer. All agreed.

(8) BUSINESS MATTERS:

(8.1) VILLAGE RECREATION GROUNDS:

(1) Matters arising: No matters to report.

(2) School Lane:

(a) Play area gate: Closure mechanism – waiting for quote.

(b) Zip-wire: Since removal of links, the zip wire is no longer dragging on the ground.

(c) MUGA: Matter ongoing.

(3) Holmans Field:

(a) Ground entrance: Waiting for quotations for installing gridforce flooring at the bridge entrance to the field.

(4) The Rye Ground:

(a) Gate: waiting for quote.

(b) Noticeboard: Ordered, waiting for confirmation of delivery.

(c) Picnic Benches: Ordered, waiting for confirmation of delivery.

(d) Pony & Trap: The Parish Council to look at suitable solutions to stop access to the green. One option is to replace the current car park barrier fence with a high fence (metal), to include gated access. Cllr S Cappella to look into this. All agreed.

(8.2) BUSINESS MATTERS:

(1) Mill End Close/Waterside: IDB [Internal Drainage Board] are on site carrying out requirement maintenance/repair works.

(2) Neighbourhood Plan: The Parish Council to have an initial consultation with Neil Homer, NP Consultant. It was proposed to send initial questions, obtain a quote, with a proposed initial spend of £750. Proposed, seconded, all agreed.

(3) Freedom of Information [FOI] Policy: The FOI policy was presented to the Parish Council, together with amended schedule of charges. Proposed, seconded, all agreed.

(8.3) HIGHWAYS MATTERS:

(1) S.I.D. Report: The Parish Council to understand what the Parish Council want to achieve from collecting data, i.e., evidence for when applying for traffic calming measures. It was proposed to put a short summary on the Parish Council website, with a link to it on Facebook. All agreed. Cllr Tomkins/Clerk to action.

(2) Ancient Monument Sign: see Minutes page 2043, item (5)(5.2)

EATON BRAY PARISH COUNCIL

Email clerk@ebpc.co.uk – Website: www.ebpc.co.uk

(8.4) VILLAGE ENHANCEMENTS/EVENTS:

(1) Christmas Working Group:

- (a) The Heath Band: Provisionally booked for Wednesday 18th December, 7:15pm. Location Market Place. Approved.
- (b) Charity Donation Box: The Parish Council to agree a charity to support for 2024.
- (c) Best decorated house competition: To look into this idea further.
- (d) Christmas trees/Lighting: Clerk to book in with MW Agri. All agreed.
- (2) School Lane lighting: Matter ongoing.

(8.5) TENDERS/QUOTATIONS:

- (1) Memorial Garden – brass plaque: The proposed two design options, application form and schedule of charges, were presented to the Parish Council. All agreed.
- (2) The Coffee Tavern barrier: Quotations presented to the Parish Council. It was proposed to go with Safe & Secure Systems. All agreed.

(9) REPORTS:

(9.1) PARISH COUNCIL CHAIRPERSON:

(9.1.1) Correspondence:

- (1) Email from CBC – Biodiversity Initiatives: Read to Parish Councillors.
 - (2) Email from Eggington Parish Council – Bus service: Cllr Spicer is waiting for CBC's budget sign off and will update the Parish Council when made aware.
 - (3) Email from BRCC – Grants for Community Buildings/Halls: Forwarded to the Village Hall Committee. To investigate if there are additional grants/funds for local venues. Cllr S Cappella to forward land fill initiatives to Cllr Ball to investigate further. All agreed.
 - (4) Enquiry – local coffee mornings: Forward to St. Mary's Church. All agreed.'
 - (5) Fence damage – Bower Lane Cemetery: To contact the fencing contractor to assess the fence for quotation for work. All agreed.
 - (6) Holmans Field entrance by bridge – poor condition: The Parish Council are dealing with the matter and obtaining quotes for groundwork improvements.
 - (7) School Lane parking: issues with users parking in the disabled spaces. Clerk to write to the school asking them to remind parents to not use the disabled spaces. Clerk to order/fit a disabled parking sign. All agreed.
 - (8) + (9) The Rye – pony & trap: Damage occurring to the grass due to a pony & trap getting on the green. The Parish Council are considering other actions to take. Remind residents to forward any incidents of this kind to the local police.
 - (10) Fallen tree branch – St. Mary's Church: Clerk to get the tree assessed by a tree surgeon with recommendations/costs. All agreed.
 - (11) Market Square – flooding: The Parish Council have not set up a flooding information page on the website for residents to know who to contact when needed.
 - (12) Good Neighbours: Cllr Ball to look into the charity, understand their operation and funding requirements. Clerk to forward a copy of the email to Cllr Philip Spicer. All agreed.
 - (13) Email from resident regarding Planning Application CB/24/00015/RM, Eaton Park: Read to Parish Councillors. The council have agreed a response to send to CBC planning.
 - (14) Recreational Open Space Strategy – draft assessment: Presented to Parish Councillors for information.
 - (15) BATPC Training – Planning, 28th March 2024: Cllr S Cappell to attend. Approved.
- (9.1.2) No other matters to report.
- #### **(9.2.1) Parish Office Surgery:**
- (1) Tuesday 12th December 2023: There were no visitors to the office.

EATON BRAY PARISH COUNCIL

Email clerk@ebpc.co.uk – Website: www.ebpc.co.uk

(9.2.2) Parish Clerk's Report:

- (1) Maps of parish water infrastructure: this information can be obtained from DIGDAT, at a cost to the Parish Council. It was proposed to purchase two parish location maps – Market Square and Eaton Park. All agreed. Cllr S Cappella/Cllr O'Brien/Clerk to action.
- (2) It was proposed that the Clerk organise for a meeting to be set up with Eaton Bray Parish Council's Chair, Cllr Marie Brewer and Edlesborough Parish Council's Chair, Cllr Rosie Booth to have chat about the two parish council's and how to work together in supporting residents in both parishes. All agreed.
- (3) Dog Hygiene Signs: It was proposed to purchase to 'Dog' signs for The Comp in the locations suggested – entrance and at the end before the bend. All agreed.

(9.3) PARISH AMENITIES/VENUES:

- (1) The Coffee Tavern Report: The minutes of the Coffee Tavern Trust Meeting, held on Thursday 25th October 2024 was forwarded to all Parish Councillors. A recommended amendment to the minutes, '*EBPC-Parish Clerk*' for approval at the Coffee Tavern Trust Meeting on Thursday 2nd May 2024. Approved.
- (1) Village Hall: The Village Hall Treasurers Report and Minutes were forwarded to the Parish Councillors for information.
- (2) Tennis Club: No matters arising.
- (3) Cricket Club: No matters arising.

(9.4) PARISH BURIAL GROUNDS:

- (1) Bower Lane Cemetery:
 - (a) Cllr Conner raised some outstanding works from the Ground Maintenance Contractor. Clerk to chase. All agreed.
 - (b) Schedule of Charges for 2024. Approved.
- (2) St. Mary's Churchyard: See minutes page 2045, item (9)(9.1)(9.1.1)(10)

(9.5) PARISH ALLOTMENTS:

- (1) Holman's Field: No matters arising,
- (2) The Meads Allotments:
 - (a) Vacant: 4x ½ plots. Clerks to offer out to residents on waiting list.
 - (b) Outstanding payments: 5x plots. Clerk to chase.

(10) PARISH COUNCIL ACCOUNTS:

(10.1) Monthly Accounts

- (1) To resolve to pay January 2024 accounts: Proposed, seconded, all agreed.

(11) PARISH COUNCIL REMINDERS:

- (1) Parish Council Open Office, The Coffee Tavern (ground floor)
 - (1.1) Tuesday 13th February 2024, 10am-12noon.
 - (1.2) Tuesday 12th March 2024, 10am-12noon.
- (2) Next Meeting: Parish Council Meeting, The Coffee Tavern (1st floor)
 - (2.1) Monday 4th March 2024, from 7:30pm
 - (2.2) Monday 8th April 2024, from 7:30pm
- (3) Agenda items: Parish Councillors to forward any items for the next Parish Council Meeting to the Parish Clerk by Friday 23rd February 2024.

The Chairperson closed the meeting at: 20:52 hrs.

EATON BRAY PARISH COUNCIL

Email clerk@ebpc.co.uk – Website: www.ebpc.co.uk

SIGNED FOR AND ON BEHALF OF EATON BRAY PARISH COUNCIL

APPROVED – EATON BRAY PARISH COUNCIL MEETING

SIGNATURE:

PRINT NAME:

DATE: