Parish Council of Waresley-cum-Tetworth
Draft Minutes of the Annual General Meeting and Ordinary Meeting
Thursday, 19 May 2022,
8pm Waresley Village Hall
ANNUAL GENERAL MEETING

Present: Councillors Richard Jerman, Eleanor Jack & Malcolm Gordon. District Councillor Richard West. Also present Laura Edge, Christopher Watts, Richard Price, David Morgan, Melanie Banks, Jason Dixon from Dixon Landscaping, Noushin Rostami, Chair of Little Gransden Parish Council. and two others from outside the parish. Apologies were received from Councillor John Archer and County Councillor Stephen Ferguson.

1. Election of chairman: Richard Jerman was proposed as chairman by Councillor Jack & seconded by Councillor Gordon & duly elected. Eleanor Jack was proposed as vice-chairman by Councillor Gordon & seconded by Councillor Jerman and duly elected.

2. Signature of acceptance of office by chair and elected members of parish council: Councillors Jerman, Jack & Gordon all signed the relevant acceptance of office declarations, witnessed by the clerk. Councillor John Archer was absent and will sign his shortly.
3. Apologies for absence: Councillor John Archer & County Councillor Stephen Ferguson.

4. Register of interests: the councillors reviewed their entries on the register and declared there was no change from previously.

5. Declaration ~~abj~~of any disclosable pecuniary interests: None
6. To appoint parish council representatives to other bodies and responsibilities:

Little Gransden Airfield Committee – Councillor Archer will be asked if he is happy to continue in this role.
Tree Warden – David Morgan was re-elected to this role.
Village Hall Committee representative – Councillor Jerman was re-elected to this role.
Data Protection Officer & Responsible Financial Officer – This is currently held by former Councillor Lawton – a

RJ 15/8/22

new representative will be elected in due course.

7. Review of inventory of land and assets including buildings and office equipment: The inventory was reviewed, and it was agreed to add the four planters at a total value of £200 and the new mirror valued at £500.
8. Review and confirmation of arrangements for insurance cover in respect of all insured risk This was reviewed last year and upgraded to £15000 value for our assets – it was agreed this would remain the same as it still covers our additional items mentioned above.
9. Review of the Council's and/or employees' memberships of other bodies.: The Council has renewed its membership of CAPALC for another year. Councillor Jack is a member of CPRE & the Petroleum Exploration Society of Great Britain.
10. Review of effectiveness of the system of internal control: The system of internal control was reviewed and agreed by the councillors to be effective.
11.Resolution: to approve the Annual Governance Statement Finance and adoption of accounts

I. To consider accounting statements
II. Resolution: To approve the Statement of Accounts for 20/21

To note inspection period to be advertised

The councillors considered the governance and accounting statement for the year ended 31 March 2022 and approved them unanimously. The accounts will be advertised for inspection from 1 July when they are back from the internal auditor.

d) To appoint internal auditor for 2022/23 – LGS Services were reappointed.

RJ
15/8/22

14. **Approve the minutes of parish council meeting of 31 March 2022** – these had been circulated prior to the meeting and were agreed and signed by the Chairman.

15. **Matters arising from those minutes not on the agenda** – East West Railway. Councillor Jack attended the recent meeting - the four routes were still being displayed - the consultation is still considering the 160,000 responses received. The preferred route is due to be announced in July.

Councillor Jack is following up the possible cycleway from Potton to Waresley & contacting Sustrans.

The Litter pick collected 70 bags of rubbish – not all of Tetworth was covered and this should be done in the future.

Mr B Jones has written to offer to erect a traffic safety mirror opposite the entrance to the Village Hall at his own expense. The letter was noted – the land concerned belongs to the Garden Centre and he would have to contact them for permission. The Parish Council has no plans to erect one on that site.

16. **Open Forum** – Richard Price went to EWR meeting – he thought it was chaotic and the earliest a decision would be made is Autumn 2022. No budget has been agreed at present – the plans cut Tetworth in half and the length of time the process is taking is very frustrating.

17. **Reports from County & District Councillors**

Councillor West was congratulated on his re-election.

He stated that the EWR will damage a lot of historic landscape - campaigners need to keep on the case – he agreed that the recent meeting was a shambles.

The new flightpath to Luton Airport is to be discussed with our local MP Jonathan Djanogly tomorrow.

The delays in the planning process are totally unacceptable and the dates for the decisions to be made are now listed.

He was pleased that Councillor Ferguson has been appointed to the cabinet. It is important not to play politics in local government – he looks forward to serving the community for another four years.

A report from Councillor Ferguson was read out (See Appendix A)

15/8/22
RJ

18. **To consider co-option of a fifth Parish Councillor**: The vacancy had been advertised in the

Parish and Laura Edge was proposed by Malcolm Gordon & seconded by Eleanor Jack and unanimously elected to the Council – she signed the relevant declaration forms – this was witnessed by the clerk..

19. **Luton Airport Flightpath over Waresley** – A brief update was given to the meeting by a resident of a neighbouring village. A number of complaints have been received regarding the frequency & height of aircraft approaching Luton Airport over Waresley and surrounding villages. Options on the consultation were limited and did not offer a real choice to local residents. Data has been received from a transponder and between 7 April & 18 May 2022 71300 new aircraft movements were recorded over the immediate vicinity – a large percentage were below 8000ft. The authorities denied that the proposal in the consultation was for aircraft to fly over the area above 9000ft. A 50% increase in flights to Luton is planned in the future and it will become much busier. The busiest times are 7 & 9am 1 &3 pm & up till 9pm. The resident said he was planning to correlate the level of noise & time & will exert pressure on the bodies responsible. A meeting was held last Sunday which was attended by Councillor Jack & County Councillor Ferguson. Those objecting need to complain directly to Luton Airport. A meeting is to be held on 5 July and this will be advertised by a leaflet drop. They are working with town councillors in St Neots too on this. The increase in flights & noise has been imposed on a quiet rural area, it is more noticeable than over an urban area. It was noted that there were 50% more aircraft yesterday than the day before. The group will urge the authorities to reconsider, it is not a done deal and there is 12 months to put the case. Beds & Herts have formed their own groups and they will be contacted to coordinate plans. Councillor Jerman thanked the resident for the presentation and said that the Parish Council objected strongly & has noticed the increase & will support. It was said that it was not made clear that the local villages would be on the new flightpath – most of the publicity was about the stacking area near Grafham Water.
The local resident has software that contacts the transponders on each plane, and he is trying to hire a piece of equipment that will monitor noise. If it can be

15/8/22
RJ

proved the guidelines are not being followed, it will help the case. A lot of aircraft go below 5000ft over Potton. The argument is that the consultation was not run properly, too technical with no realistic options. It was conducted online during covid & all responses received were negative. Councillors Jack & Archer both received different replies to the same queries and were not told correctly what was within the guidelines. It was noted that a resident of Cockayne Hatley got Luton Airport to admit the changes were nothing to do with safety but increasing revenues. Exclude light aircraft & private jets. The action group is looking for someone with the technical knowledge to be able to filter the frequency of incidences of non-related noise, so the data is correct. A fighting fund under section 137 is needed as is help with printing and distributing the leaflets. The equipment needed would be £250per week to hire. Councillor Jerman agreed to support this & look into funding. Councillor Archer will be asked to be our contact.

20. **Planning:**

a) **22/00743/HHFUL Accessible parking area for domestic vehicle/car use only – Hollybank, Eltisley Road, Waresley:**
Jason of Dixon Design circulated a CGI picture of the proposed development & explained the owners would have an issue accessing the drive to the rear of the property in inclement weather and it was not fit for purpose. It would place a single parking space to the front of the property and create a wider space. An increase in traffic using the drive to the Cricket Ground would also cause access issues to the rear. Councillor Jack thought this was not necessary, and the previous owners had bought up a family there for many years with no issues. The CGI picture does not show that it is on the outside of a sharp bend and would have poor visibility. A local resident has contacted saying it was too dangerous in that location. Councillor Gordon said there was a blind bend looking to the west and thought it would be an accident waiting to happen. Councillor Jerman said he could not support it – the parking was on a busy main road near an accident hotspot and had concerns that more than one car would be parked there in the future. Councillor Edge thought there could be room for three vehicles by creating the extra width. Jason said he could

15/8/22
RJ

speak to planning about placing bollards there to prevent extra cars being parked. He also mentioned the roots of a protected Oak tree were encroaching on the exhibiting drive. After further discussion the councillors agreed to refuse the application by 3 votes to 0 with one abstention and one absent councillor. There reasons were that they felt the planned parking bay was in a very dangerous position on a blind bend with poor visibility along the busy B1040.It is near the junction of Manor Farm Road and the Cricket Club Drive too. They thought there was sufficient off-road access already in place for this property. It could be used to park more than one vehicle at a time which could also cause a hazard. The proposed site is very near a sharp bend on the B1040 which is an accident blackspot, and this would increase the risk on an already dangerous area of the carriageway.

b) **22/00945/FUL: Development of new dwelling including site access – Land East of Fairfield House, Manor Farm Road, Waresley.** A prepared statement from the applicant was circulated to the councillors prior to the discussion.
Mr Watts from Manor Farm Cottages summarised his earlier email against the plans – the house now faces east-west & not north south. It is positioned on a slope & will be visible from many points long MFR and will detract from rural atmosphere & conservation area. He was also concerned regarding the accessibility. His final point was that it will become part of farm & farm workers will use the field behind the property to go backwards & forwards. David Morgan of Fairfield emailed pointing out an error in the application regarding visibility splays – he said his hedge has been omitted from the plans & this could be misconstrued by planning officers. It should be taken into account; he was not objecting but concerned it would not be noted.
Melanie Banks said the horse field behind house will not be used as an access. The vast majority of the field is currently being used for haymaking and always will be.

15/8/22
RS

Councillor Jack thought it was an attractive house – the new angle is less obtrusive – she did not think it would have a terrible impact on Manor Farm Road. Waresley Parish Council had thought it was included in the built-up area in the first application and this has now been agreed by the inspector. The only issue that worries her is the access – she wishes it was a bit further east, but Manor Farm Road is a small road with little traffic. Councillor Gordon – struggled with agreeing the built-up area definition before. Looked at previous & current applications & the reasons why it was refused & he can't see that new application is fundamentally different – he thinks reasons for refusal are unchanged from last time.
Councillor Jerman considers it to be part of built-up area of the village & the PC has been vindicated on that point. The only difference is access to site – while B1040 is busy – this is Manor Farm Road and easier to see traffic. Councillor Edge thought it was a well-designed property – the access is the only potential issue, and she would like confirmation about hedge. After further discussion, the councillors agreed to approve the application by 3 votes to 1 with one councillor absent.
The comments by those in favour were that they agreed it was within the built-up area of the village, the new angle is less obtrusive, the house was well designed unobtrusive and would not detract from the rural setting of Manor Farm Road. The councillors asked for one point to be clarified - the visibility splay from the access to the property seems to omit the hedge situated by the boundary of Fairfield House.

21. **Meeting the with the new Highways Officer** – Councillor Jerman will follow this up with County Councillor Ferguson.

22. **Rights of way Officer**: Councillor Jerman will follow this up with County Councillor Ferguson.

23. **Installation of new road safety mirror at junction of B1040 & Manor Farm Road** – The post has been put up today and the mirror is going up tomorrow. Councillors Jerman & Archer were thanked for doing this.

15/8/22
RJ.

24. **Local Highways Initiative application** – It seems we have been granted some money, but this needs to

be confirmed. It will include more road markings on the bend. Councillor Archer has put all the work in on this – it was thought we have £6.5k – the PC will have to pay a percentage.

24. **Consultation on Transport Strategy** – update A response is required by 19/6/22 – Councillor jack has looked at the survey & suggested all councillors have a look at it and have a go at it – should be no more than 10 minutes. Councillor Jack will forward the link to Councillor Edge.

25. **Streetlights** – update on cost & appearance of LED streetlights – It has been confirmed that LED lights will cost £230 plus Vat per unit. They will fit on our existing poles. Abbotsley did not instal LED lights as was thought – they were told it would take 7 years for them to pay for themselves. It was agreed not to get them now. Our contractor will be asked how long a lifespan ours they have left & how long can be maintained & if they do lamps that would look nicer than those in the brochure sent.

26. **Jubilee Lamp Repairs** – update – The mason is still awaiting the stone – he will be chased up.

27. **Jubilee Celebrations in the Local Villages** – newsletters have been circulated – Waresley will be holding a 4-village cricket tournament - the teams are in place – bunting is to be put up. On the Sunday the village photo will be taken in front of the pub arrive for1.15 for 1.30pm – a drone will be used as well as a static camera. This will be followed by a wander around the village to enjoy hospitality then finally a hog roast at the Duncombe Arms. Bunting has been purchased by the committee and the village hall has also bought some.

26. **Finance**: The Precept for 2022/23 of £5500 has been received and noted: The following payments were approved.

15/8/22
RJ

a) N-Power Electricity Charges £160.20,
b) Waresley Village Hall Hire, £54.00
c) Clerking Services, £225
d) Approval of budget for Jubilee Celebrations. Some of this may be covered by a grant. The PC will have to cover the cost of the photography on 5 June it was agreed to approve up to £100 to cover this.

27. **AOB** – none

28. **The Next Meeting** was scheduled for Mon 15 August. The meeting closed at 9.55pm

15/8/22
RJ.