

draft
WEST WRATTING PARISH COUNCIL
Minutes of the Parish Council meeting held on Monday 4th September 2023
at 8.00 pm in the Village Hall.

Those present were: Vice Chairman.Williams-Gray, Cllrs., Chandler, Parsons, County Cllr.Batchelor, Dist.Cllr Harvey, 8 parishioners and the Parish Clerk,

1. **Apologies:** Cllr Roberts.

2. **Declaration of interest:** None

3. **Minutes:** Minutes of the meeting held on Monday 10th July 2023 were approved and signed as correct.

4. **Opportunity for Public Statement:**

a) Colin McCall (Footpath officer) reported that the footpaths had recently been cut and were in good order. He hoped the cross-field access paths would be reinstated once the harvested fields had been ploughed and he would be checking that this has been carried out. The verges have been cut. He is looking for more volunteers to help with the work. He would like anyone who sees fly tipping or any other problems concerning the footpaths and verges to get in touch with him on Tel.No.01223 290083.

5. **Election of new Councillors:**

5b) *Councillors Workload Management:* Cllr S Chandler will setup new email addresses for any councillor who would like one to use exclusively for Parish Council work. Gmail will be used because it is free. He will also setup an email address (specifically westwrattingparishcouncil@gmail.com) that will forward to all councillors and to the Clerk. This can be used to assist communication between councillors and will enable parishioners to contact all councillors using just one address.

The current web hosting for westwratting.org.uk will end in March 2024. Before then an alternative hosting provider will be identified who has more friendly and comprehensive support. The cost of website and domain hosting with a new provider will be circa £72.00 per year.

5c) *Co-option policy:* Cllr S Chandler has drafted a document setting out the policy for co-opting new councillors which he had distributed to the Council for their comments. The purpose of this document is to clearly and transparently describe to our parishioners how councillors usually join West Wratting Parish Council and to explain that this follows guidance from the electoral commission. Once the wording is agreed upon it will be put in the Parish Council section of the website. He also plans to put any other policies in existence or made in the future on the website.

6. **Planning:**

WWPC SCDC

22/0468 9/F UL	Boreham	73 The Lamb Yard	Demolition of dwelling 1/12/22 Spt with comments	granted
23/0559 6/F UL	R Causton	1 Mill Road	Erection of dwelling to rt.hand side of The Chestnuts pub 7/2/23 Support with comments	Refused

23/0602/TT CA

Yew Tree Cottage Six Mile

Ash tree 24/8/23

23/0932/TT CA

Bottom Rd

The Old Hall, 61 High St.

Tree work Inf.only Felling an

- a) 22/04689 – Boreham development: Cllr Williams-Gray reported that this application had been granted permission but construction work is unlikely to begin for a year as the site has to be cleared first.
- b) 22/002487 – 81 High St. Work appears to be being carried out on the roof of the extension and although permission was granted there were reservations made about some of the work. **The Parish Clerk was asked to contact Nick Jaeger about this.**
- c) 23/05596 – The Chestnuts – this planning application was not granted and the owners, Rachel & Peter Causton decided they would sell the pub. An ACV, which had lapsed, but was now re-instated meant that a sale could be prevented if it was not sold as a going concern. The Vice Chairman had been given an email update from the current Vendors that indicated that both sets of solicitors had agreed that this was a sale that qualified as a Transfer of Going Concern (TOGC), therefore the disposal is exempt from any restrictions in terms of ACV listing. Whilst not obliged to do so, the Caustons have been in touch with the relevant department at South Cambs who have requested a letter confirming TOGC at completion. It is believed the moratorium is in place until an exchange of contract takes place but this may be incorrect based on the above and as it being sold as a going concern the moratorium has no effect. Colin McCall spoke about the delay in the initial planning decision being made, the lack of a site inspection despite one of the Planning Committee being Cllr G Harvey. Cllr G Harvey stated that he had made a site inspection, although not in a formal capacity as a member of the Planning Committee, although conceded that the Planning Officers had not attended. Cllr G Harvey reiterated that he was prepared to have take this application refusal to planning (having recused himself from the Committee decision itself) but that the Caustons did not wish to appeal. It is hoped that if a sale to a publican goes through as planned, the pub will continue as before. However, Cllr Williams-Gray restated that the AVC will still be in place for the next 5 years and if there are serious changes it would be enacted. Mr P McKenna said that the pub could still be re-sold in a year's time and why had the village done nothing about buying it. Cllr O'Donovan has convened a group of interested villagers but stating that this had been looked at but there was not sufficient interest. Cllr Williams-Gray said an offer could be made now and any time up to completion by a village consortium but of course it would have to be a private and commercially viable proposition that would be at the discretion of the current Vendors as to whether they accepted it or not. He stressed that the Parish Council could play no part in this as it had Charity status and could not be involved in a commercial acquisition. He reiterated several times that the Parish Council could and would only get involved if the Pub were not to be sold as a going concern, which would trigger the ACV and the restrictions to disposal therein.

7. Finance:

a) Authorised payments: The accounts had been distributed to all councillors.

£523.50 J.Richards Aug/Sept salary less PAYE (chq. 1263)

£ 34.50 Sapient Inv. 18076 Aug.2023 (chq.1264)

£120.00 Challenge – contribution towards costs (chq. 1265)

£420.00 William Knowlden Garden Services Inv.2303 (chq. 1266)

£ 65.40 HMRC re PAYE 2nd qrt. re P.Clerks salary (chq. 1267)

b) Monies received: None

c) Signatory update: Cllr Parsons said this was in hand and hoped to be told shortly that Dr Williams-Gray and herself would be signatories.

8. Maintenance.

Serious pot holes on Common Road: There are 2 serious pot holes, one of them already causing an accident and ruined tyres. Both of these have been report many times. When Colin McCall enquired from Highways what could be done about recompense they told him there could be none and suggested he see a solicitor or visit CAB for advice. Cllr Williams-Gray requested that Cllr Batchelor go and look at these pot holes. Martin Davey said he would photo these pot holes again

and Cllr Batchelor said he would give his support to getting them repaired.

9. Correspondence:

a) Peter Job, whose son has recently died, had asked if he and his wife could plant a willow tree. Cllr L. Chandler suggested that Pocket Park might be suitable and they went and chose a place to plant it. It was agreed that a plaque could be put up.

b) Letter received from BHIB Insurance to announce they would now be known as Clear Group.

10. Village Hall:

a) Update on Land Registration re ownership of Village Hall: The Parish Clerk contacted CAPAC about this, who emailed a considerable amount of information which was passed on to the councillors. Due to the possible Boreham development up to the borders of the Village Hall land it will be necessary to get the trustee names changed. **Parish Clerk was asked to contact CAPALC again to see if one could put the West Wrattling Parish Council as being the Trustees rather than individual names of councillors, which are changing quite frequently.**

b) Martin Davey, who represents the Parish Council on the Village Hall Committee, requested that the Parish Council write to the developers of Borehams to enquire about any proposals in their plans which might involve boundary lines etc.

c) Martin Davey also reported that it is hoped there will be an improvement in the acoustics at present being looked at. The newly installed internet is proving successful.

11. Recreation ground & Pavilion:

a) *Problem with water:* The Parish Council requested information about this problem from the WWFC.

b) *Conifers:* These need cutting back and the Parish Clerk will investigate who in the past has carried out this job, Tennis Club or Football Club.

c) *Bowling Green:* This is no longer used but it is hoped with the use of S106 money from the Boreham's development to create a junior football pitch. It was agreed to be a good idea but it has to be viable and there is a need for a business plan. Windfarm Fund could possibly also help with funding.

d) *Skate Park:* Again there is need for a business plan. Cllr L. Chandler did not think it was a good place to put a skate park as not very "green" creating a concrete bowl from a grassed area.. It would also add further maintenance costs.

Finally, Colin McCall wished to thank Colin Miller for all his hard work as he thought the recreation ground was looking really good.

12. Traffic Issues & Speed Restriction Equipment:

a) *SID equipment* – Martin Davey & Tim Bonfield reported that these signs were doing a good job but they would like to purchase two more brackets to enable them to move the signs to different sites where they remain for 2 weeks. It was agreed and a quote will be obtained. Council were told that Cambridgeshire Police no longer received their data as they say they do not have the time to look at it, despite a dedicated team being set up to do this, why is this. **The Parish Clerk was asked to write to the Police & Crime Commissioner to ask about this.** It was reported that the traffic through the village had increased by one third with 200 cars per day going through the Common.

b) *20mph speed limit application:* Cllr L. Chandler has heard nothing yet although Council were told that the scoring has been carried out. **Cllr Batchelor was asked to look into this.** c) *LHI application:* Martin Davey told Council that he would be happy to re-submit the LHI application which was too late last year but would like some input from the Council as there would be probably be some slight changes. **The Parish Clerk gave the LHI application to Cllr O'Donovan to look at.**

13. Play area:

Cllr L Chandler reported that Ben was going to order the bark. Otherwise all was in order.

14. Website: Already discussed above.15.

15. Report of meetings: None.

16. Report by County Cllr Batchelor– distributed on website and to Cllrs. a) County Cllr Batchelor reminded the Council that the A1307 will be closed again at a week-end at the of this month to carry out further work. We will be notified.

b) The dates for collecting bins is changing but we will all be notified. It will be a Wednesday.

17. Any other business:

a) Cllr Williams-Gray asked the District & County Cllrs about the congestion charge – will there now be reasonable bus services in rural areas and when can they be expected. District Cllr G. Harvey said that because the congestion charge will only be made at peak times there will be insufficient money to provide bus services. However there are discussions being held so there may be further changes.

Colin McCall gave a vote of thanks to the Parish Council for all their hard work.

The next meeting will be held on Monday 13th November at 8.00pm.

Vice Chairman.....