

# WEST WRATTING PARISH COUNCIL

## Minutes of the Parish Council meeting held on Monday 8<sup>th</sup> January 2024 at 7.30pm in the Village Hall

Those present were: Cllrs. S.Chandler, L. Chandler, P.O'Donovan, M.Williams-Gray, K. Roberts. 9 Parishioners and the Parish Clerk.

1. **Apologies:** Cllrs Harvey & Parsons, Dist. Cllr. Harvey & County Cllr Batchelor.
2. **Declaration of interest:** Cllr S. Chandler under Item 7- Finance.
3. **Minutes:** The Minutes of the meeting held on 13<sup>th</sup> November 2023 were approved and signed as correct by Cllr. S. Chandler, acting as temporary Chairman.

### 4. Opportunity for Public Statement:

Cobby McCall reported that he had spoken to Peter Gaskin, Footpaths Officer at CCC, about the possibility of a Kissing Gate between the back of the church yard and the stables in order that disabled people could get through with pushchairs. He was told that there was no money available through the Council but would send details of a company who made them. Possible cost £4000-5000 with possible funding from the Windfarm Fund and suggested that the parishioner who raised this matter might like to look into this with the support of the Parish Council. Cobby also reported that several cross-field footpaths had not yet been reinstated because of the condition of the ground after all the rain, but as soon as the land was dry enough it would be done.

### 5. Electoral Matters:

- a) *Meeting Chair:* It was agreed that Cllr S Chandler would act as temporary Chairman at this meeting. Four councillors are attending a CAPALC training course on 10th January. A decision about the positions of Chair and Vice Chair will be made at the March meeting.
- b) *Co-option policy:* Cllr S Chandler had distributed the proposals regarding co-option policy and he proposed that this be adopted. All agreed to this and it has been posted on the village web site's [council policies page](#).
- c) *CAPALC training course:* Mentioned above with Cllrs. S and L Chandler, E Parsons and P. O'Donovan attending.
- d) *Confidentiality status of letters and documents sent to P.C.:* All documentation etc. is available to the public unless information/letters are specifically requested to be confidential. The Freedom of Information Act also allows for this.

### 6. Planning:

|                        |                            |                                       |  |          |                            |
|------------------------|----------------------------|---------------------------------------|--|----------|----------------------------|
| 23/0349<br>2/HFU       | MsAHensen                  | 83 High Street                        | Demo.existing single storey<br>ext.store rom & replacement                       | 22/9/23  | 13/10/23<br><b>Refused</b> |
| 23/0343/<br>LBC        | MsAHansen                  | 83 High Street                        | “ “ “  | 22/9/23  | 13/10/23<br><b>Refused</b> |
| CCC/22<br>/057/FU<br>L | Wilbraham<br><br>Chalk pit | Mill Rd., Gt<br>Wilbraham CB21<br>4HH | Contd. Mineral extraction &<br>progressive land filling with<br>inert waste etc. | 11/10/23 | 25/10/23                   |
| 23/1542                |                            | 3 Honey Hill                          | Tree reduction   | 20/12/23 | 15/1/24                    |
| 23/4750/<br>s73        | Dyson Dev/                 | The Lamb Yard                         | S73 to vary condition re<br>22/4689  | 18/12/23 | Support                    |
| 23/0291<br>8/HFUL      | Mr & Mrs J<br>Smith        | Oxcroft Farm<br>Honey Hill            | Single Storey Rear Extension<br>and minor internal alterations                   | 11/1/24  | Appeal<br>15/2/24          |
| 22/0468<br>9/CON<br>DA |                            | The Lamb Yard                         | Submission of details required<br>by condition 27 (replacement<br>planting)      | 18/12/23 | support                    |

b) *Planning decisions & comments:*

23/04750 – The Lamb Yard (see above): It was agreed to support this with no comments.

However the question was asked as to how the Environment Dept. would monitor the demolition work and clearing of the land and Cllr O'Donovan had expressed his concern to SCDC who told him that there were conditions about monitoring pollution and they are still waiting for a report from the developers (Broomhall Development Co.). The preparation of the land ready for development was also a concern. **ACTION: Clerk to pass Environment Dept. contact details to Cllr O'Donovan who will then ask about status and plans.**

c) *Streetly Farm proposed anaerobic biodigester:* Cllr S Chandler had attended the public meeting, then disseminated information about the plans and West Wickam P.C's well written objections via village website<sup>1</sup> and Challenge, encouraging parishioners to make their own comments on CCC planning website. Cllr Chandler believes that in its present form it is very unlikely that it will get permission as local government depts. have complained about aspects of the application.

**7. Finance:** Accounts distributed to all Councillors.

**a) Authorised payments:**

£196.40 HMRC PAYE 3<sup>rd</sup> qrt. (cheque 1271) **Paid**

£523.50 J.Richards Dec/Jan salary less PAYE (cheque 1272)

£225.00 CAPALC Ltd.training course costs for 3 cllrs. (Chq. 1273)

£17.00 S.Chandler for costs of Land Registration re Trustees for Village Hall (Chq.1274).

*Grass cutting contribution 2023/2024 and hedge and tree cutting re WWFC:*

Invoices had been received from WWFC for grass cutting for this year and also hedge and tree cutting for the last three years. There is a need to resolve the question of cost of grass cutting. Cllr S Chandler had been through past Minutes and confirms that WWFC had not received the increases agreed. He calculated that £440 was owed and that this year's grass cutting should be £748. Cobby McCall and Colin Miller proposed an increase to £1100/yr. Colin Miller explained that CGM used to cut the grass but it was not short enough and so decided to do it themselves with the Parish Council making a contribution. WWFC had invested a large amount of money on top quality equipment. Cllr S Chandler said the P.C. could have been asked to help with this rather than going ahead and buying expensive equipment. Parishioners pointed out that the recreation ground is a village asset as well as a football pitch, so the Parish Council has a responsibility to the parish for its maintenance. Regarding the 3 hedge cutting invoices submitted for 2021, 2022 and 2023 with no minuted authorization for that work, Cllr Chandler and the Clerk emphasised that it is the Parish money being spent and so certain procedures have to be followed. **ACTION: Working group to discuss the proposal and how to proceed with the hedge cutting invoices. Their recommendations will be presented to full council at the March PC meeting where a decision will be made.**

**b) Monies received:** None

**c) Budget:**

1) The budget needs for 2024 were outlined, including probably expensive village hall repairs, LHI contribution, reserve for footpath, maintenance of pump, sign, bus shelter. A more detailed plan will be made during 2024.

2). *Precept for 2024/25:* This was discussed and it was felt that the Precept should be increased by the rate of inflation, i.e. 4%. A vote was called for and all agreed to this increase.

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<sup>1</sup> [https://westwratting.org.uk/parish\\_council-planning-applications/](https://westwratting.org.uk/parish_council-planning-applications/) and <https://westwratting.org.uk/anaerobic-digestion-facility-at-streetly-hall-farm/>

## 8. Maintenance:

a) *Highway problems:* Cllr S Chandler had walked Six Mile Bottom Road and carried out a survey of the many potholes from the junction with Honey Hill to the Icknield way crossing. These were reported on the CCC Highways reporting webpage, and in a document sent to them via Cllr Henry Batchelor. CCC Highways have now responded saying work will be done within 21 days. Any pot holes should be reported regularly and then something might get done. Colin Miller reported two bad holes either side of the rec. entrance. **ACTION: Cllr S Chandler will report these.**

b) *Overhanging hedges:* –Cobby McCall reported one hedge had been cut back and he intended to do an audit of the village to see where some cutting back was needed. The hedge next to the bus stop is too wide and Cobby will remind the owner to cut it back. The recurrence of bamboo growing into the pavement near the pound was also brought up for attention.

c) *The Kissing Gate:* Discussed earlier.

d) *Refurbishment of village sign, pump shelter & wooden bus-stop shelter:* This will be discussed further and plans for the work made. Two quotes have been requested for repainting of the wooden bus shelter, pump shelter and village sign.

## 9. Correspondence:

1. *A letter from Senbotex Ltd. re hosting textile recycling banks:* The village already has a recycling bank that is well used.

**2. BHIB Insurance has become Clear Councils (see letter from BHIB)**

**10. Village Hall:** Martin Davey is now Chairman of the VHMC.

a) *Land Registration of Village Hall:* Cllr S Chandler is dealing with this himself rather than using a solicitor. Once all necessary forms have been completed by existing registered owners they will be submitted to Land Registry so that the Parish Council will be shown as the registered owner rather than the names of individuals.

b) *Boundaries between Village Hall & Boreham development:* Cllr S Chandler reported that we have the village hall title deeds which show boundaries that agree with those of development plans at Lamb's Yard. **ACTION: Martin Davey, Chairman of the Village Hall, is looking into this because he feels the boundaries are incorrect. He was given the name of Dyasons Developers who could possibly help.**

**11. Recreation Ground & Pavilion:** Cllr Parsons was not present. Cllr Parsons and Cllr Roberts will be attending a meeting of West Wrating Sports Pavillion on Wednesday 10th January. **ACTION: Cllr Parsons will send out a report.**

a) *Grass cutting contribution to WWFC:* Discussed above.

b) *Hedge & Tree cutting:* Discussed above.

**12. Traffic Issues & Speed Restriction Equipment:** Report T. Bonfield/M. Davey

a) *LHI application:* Martin Davey who is submitting this application on behalf of the Parish Council reported that the application is ready to go. He would like the percentage paid by the Parish Council to be £2000 (20% of the bid) as he felt there was more chance of getting a result with that than a 10% contribution, despite the published scoring matrix showing that it would make no difference. A vote was taken and it was agreed that £2000 would be contributed by the P.C.

b) *Six Mile Bottom Road pavement:* Cllr L Chandler reported on this. She has been in touch with the Depts. of Education Transport with regard to the safety of this road for children who have to walk to the school bus stop. A survey was carried out jointly by Education Transport and their Road Safety Officer, who have agreed the route is unsafe. A shuttle taxi service has been made available to the families affected. This is a good indication that Highways consider the road unsafe. Highways have indicated that the cost of a footpath would be extremely high because of civil engineering difficulties with ditches adjacent to the roadway, but a full survey has not yet

been done. Cllr L Chandler is also in touch with Highways and having explained the situation has been advised to submit two highways project (LHI) applications in one year - one by the Parish Council and one other. Other fundraising may be restricted by rules. It was agreed to keep probing and next year submit 2 LHI bids. **ACTION: If no response put on agenda again**

c) *Repaint of 30mph rondels:* Bradley Rutherford replied to the Parish Clerk's enquiry about a repaint of the rondels saying that he had put the request on his list.

**13. Play area:** Cllr L Chandler said all was well. Bark will be bought to put down in the spring.

**14. Report of meetings:** None

**15. Report** by District Cllr. Harvey – distributed. He was unable to attend the meeting.

**16. Report** by County Cllr. Batchelor – distributed. He was unable to attend the meeting.

**17. Any other business:**

1. Reports of dogs being seriously sick following eating possible poisoned pellets on the recreation ground was looked into by Cllr S Chandler, who had seen these pellets earlier but when he went to investigate them they had dissolved in the rain. Colin Miller commented that he would never ever put anything poisonous out.

2. Cllr S. Chandler reminded us about an email advertising online and in-person workshops for the Mobile Warden Scheme. Sisse McCall explained that we already have a mobile Warden, Lucy Cameron, who visits a person in West Wratting on a regular basis.

3. A survey had been sent out by Highways to list priorities. Cllr S Chandler had filled it in and encouraged other councillors to do likewise.

4. Cllr S. Chandler reminded councillors about an email advertising a £150M Community Ownership fund to encourage community ownership, e.g., of pubs.

5. Cllr S. Chandler reported that a parishioner had advised him about the VCSE Energy Efficiency Scheme and has told Cllr Parsons who has agreed to look into that as a source of funding for solar panels on the Sports Pavillion. This would be a good joint project with WWFC/WWSP. Martin Davey has just done an application for the village hall.

**The next parish council meeting will be held on Monday 11<sup>th</sup> March 2024 at 7.30pm.**

**Signed**