

# HAIL WESTON PARISH COUNCIL

## **Minutes of General Meeting of the Parish Council Held on TUESDAY 18<sup>th</sup> September 2007 in HAIL WESTON VILLAGE HALL**

### **Present:-**

<b>Mr. N. Farnden</b>	<b>NF</b>	<b>Chairman</b>
<b>Mr. I. Wilkie</b>	<b>IW</b>	<b>Vice Chairman</b>
<b>Mr. B. Easom</b>	<b>BE</b>	
<b>Mrs. C. Couzens</b>	<b>CC</b>	
<b>Mr. M. Baughan</b>	<b>MB</b>	
<b>Mr. P. Chandler</b>	<b>PC</b>	
<b>Miss L. Bacon</b>	<b>LB</b>	
<b>Mrs. S. Penton</b>	<b>SP</b>	<b>Parish Clerk</b>

**Also present: - 9 members of the public**

**70918-1 APOLOGIES – Cllr. Mr. J. Gray (JG) and Cllr. Mr. P. Downes (PD)**

**70918-2 MEMBERS' DECLARATION of INTEREST for items on the agenda**

PC's wife has an interest in the plot of land adjacent to the site the Parish Council is hoping to purchase for the new burial ground. He, therefore, declared a Personal Interest in Item 8.

PC's wife and sister-in-law are the applicants for the Planning Application in Item 4(i) and, therefore, he declared a Prejudicial Interest.

The remainder of the Councillors declared a Personal Interest on the grounds that they all know Mr. Chandler as a fellow Councillor.

**70918-3 OPEN FORUM – for all members of the public and press present including District and County Councillors.**

**Erection of 3 dwellings following demolition of existing buildings. Land rear of 29 High Street, Hail Weston. Applicants Mesdames J. Chandler and D. Lewis.**

Several members of the public commented on this application and expressed their concerns. There had been an application for this project last year and it was for only 2 dwellings. It was recommended for approval by the Parish Council but refused by HDC.

Disappointment was expressed that this new application is for 3 properties and, therefore, one of them will have to be for 'social housing'. The logic of this is in question as there are no facilities in Hail Weston i.e. No shop, post office or schools and the bus service is lacking. Also the new layout includes a property whose windows overlook directly into the bedroom of one of the existing houses in Orchard Close.

Members of the Public additionally expressed their concerns that the old farm buildings to be demolished contain asbestos. They wanted reassurance that HDC would inspect the site and give assurances that there were no health risks associated with the demolition and removal of any such material if found.

Members of the public claimed that there is bat activity in the vicinity of the existing buildings.

Also the possibility of additional traffic causing congestion is another concern.

On being questioned, Mr. Chandler explained that the application had been done in conjunction with the applicants' agents and HDC. Also that the land is previously developed land and that further development in the village is restricted if it is not on previously developed land.

8.35pm - PC withdrew from the meeting at this point.

Signed by the Chairman..... Date.....2007

#### **70918-4 PLANNING MATTERS**

**(i) New Application ref. 0702865OUT – Residential development following demolition of existing buildings. Land rear of 29 High Street, Hail Weston.**

The concerns detailed in item 3 above were reiterated – number of dwellings increased from two to three, associated traffic congestion, social housing, windows looking directly into existing properties in Orchard Close, ecology and asbestos.

**IW** pointed out that if there is asbestos on site then it would be dealt with under health & safety regulations. He also felt that if this application is not successful then it is likely that a later application will be for more properties as has already happened at Crown Close.

Despite the Parish Council approving the first application for two properties on this site, the PC was overruled by HDC – hence this application for three properties.

The general feeling is that if the Parish Council refuses this application and HDC is in agreement then the next application will be for more units.

Subject to the Parish Council's concerns being relayed to HDC, this Outline Application was recommended for approval. All in favour.

8.48pm - Eight members of the public left the meeting at this point and **PC** rejoined the meeting

**(ii) Application ref. 0701805FUL - Dirt House, 589 Gt. N. Road, Eaton Ford – Extension to dwelling.** Update. This application was recommended for approval by the Parish Council in June, but has since been Refused by HDC.

**(iii) Application ref. 0603945CLED Certificate of lawfulness for use as dwelling in breach of agricultural restriction imposed by planning permission K41.60 as Russia Farm, Hail Weston. Named as Rushey Bungalow, Great Staughton under this application.** Update.

The Parish Council had recommended approval in January but HDC have since refused the certificate.

**(iv) Application Ref. 0702842LBC Replacement windows. The Royal Oak, Hail Weston.**

This application was considered by the Planning Sub-Committee prior to this general meeting and recommended for approval subject to confirmation that the present upvc windows will be replaced with wood.

#### **70918-5 TO APPROVE and SIGN MINUTES:-**

- (i) General Meeting of the Parish Council – 19<sup>th</sup> June 2007 – carried over from July meeting.**
- (i) Planning Sub-committee Meeting – 26<sup>th</sup> June 2007 - carried over from July meeting.**
- (ii) General Meeting of the Parish Council – 17<sup>th</sup> July 2007**

All three sets of Minutes were approved by the relevant Councillors present at those meetings and accepted unanimously.

**70918-6 MATTERS ARISING – Post of Street Warden.** **BE** will arrange for a Job Specification to be drawn up and **CC** will advertise the post in the next Newsletter for which the closing date is 11th December.

#### **70918-7 SPEED LIMITS on B645 – Councillor Downes asked for the Parish Council's views and suggestions.**

It was generally considered that one level would be more successful than variable limits and, therefore, a 50mph limit was proposed for the stretch from the Eaton Oak to at least past Kidman's Farm entrance. **SP** to convey this to **PD**.

#### **70918-8 CEMETERY UPDATE including payment of account for Ecologist.**

The invoice for £176.25 was approved for payment and the cheque was signed at the meeting.

**NF** reported that a survey had been carried out at the end of July and there is no obstacle to this site being used as a burial ground. The hedge is of no significance and can be removed and replaced with post and rail fencing or a box hedge, which will allow space for 15 more burial plots.

There is no sign of bats but a bat specialist is needed for supervising removal of trees/hedge.

Signed by the Chairman..... Date.....2007

**70918-8 CEMETERY UPDATE (continued)**

NF & BE attended a Parochial Church Council (PCC) meeting and whilst they were co-operative approval of the Diocese and Faculty was needed. PCC would prefer a low box hedge to fencing if existing hedges were to be removed. The PCC was extremely supportive and reiterated the PC’s concerns about dealing with trees at the right time of the year.

**70918-9 POLICING MATTERS – SP** had emailed to get an update from PCSO Carol Corn on the cat-killing incident and the abusive language used by one of the residents.

The only response given was “It is in a dog’s nature to kill a smaller animal”. No response was received regarding the abusive language despite IW being informed that the matter would be taken very seriously and that it would be reported to the housing association, Luminus.

This was not a satisfactory response and IW will pursue the matter further together with the matter of the burglaries, which were reported in a general nature where more detail was preferred in order to be able to alert residents. All of this will be taken up at the next Safer Neighbourhood Panel being held at Buckden VH on 2<sup>nd</sup> October.

**70918-10 VILLAGE HALL – LB** attended a meeting and obtained a copy of the accounts for the Village Hall Management Committee, which she handed to the Clerk for the records. The hall floor needs replacing and the Chairman of the VH Man. Cttee will get quotes and seek funding.

A small rent increase has been levied on the pre-school class.

Health & Safety policy will be outlined for those hiring the Village Hall.

**70918-11 LDF – Spatial Strategy for Huntingdonshire. Closing date for Consultation is 28<sup>th</sup> September. BE attended discussion meeting on 12<sup>th</sup> September.**

BE outlined his report, which was circulated to all and is attached to these Minutes. NF & BE to produce a response.

**70918-12 COUNCILLOR RESPONSIBILITY REPORTS**

**a. Highways & Environment including Milestone update**

BE has continued to get a good response to his requests to HDC for removal of fly-tipped material.

Highways engineering work had failed to materialise due to problem with the contractor. Reinstating the ‘slow’ sign is still in the programme.

Trees in Orchard Close are responsibility of CCC. There will be a leaflet drop to properties in Orchard Close to inform them of the action being taken. The combined report from BE & LB is attached to these Minutes. An item to go in the Newsletter to encourage residents to cut back their trees and hedges that are overhanging the roads.

Thanks to the Milestone Society and CCC the milestone has been reinstated. Volunteers are required to help with the painting. The Milestone Society can supply the stonewash paint.

**b. Council controlled open spaces including:-**

- (i) **Grass Cutting situation and contract.** Tenders to be invited from residents. The successful contractor is to have a proper contract and to have their own Health & Safety measures and Insurance.

It is considered that more money has to be spent on grass cutting and next year’s budget must be adjusted accordingly.

Mr. Green had cleared the hedge cuttings from the Playing Field at a charge of £200 plus VAT included on his latest invoice for grass cutting.

When water was required during the village fete it was found that the water supply was not working. LB to ascertain where the fault is and whether or not it is the responsibility of the PC.

- (ii) **Conifers in the Garden of Rest –** The lowest quote was accepted i.e. Keyston Trees. Possibility of extending the contract to include cutting back trees interfering with lights.

It was proposed to go to EDF about the trees impacting on overhead power lines. Meeting to be set up with their representative.

10.15pm - PC left the meeting

Signed by the Chairman..... Date.....2007

**(c) Communications.**

**(d) Liaison with other Authorities** – The telephone box has been repainted. **IW's** report attached.

**70918-13 FINANCE**

- a) **Finance Report including Accounts for Payment** – **SP** distributed the seven pages of the Quicken Finance Reports and Budget at the meeting. It was pointed out that having these so late left little chance for Councillors to examine them with a view to making any comments. **SP** pointed out that to produce these any sooner would have meant they were incomplete. This was accepted and it was proposed that the reports are produced and circulated at least a week before the meeting irrespective of whether or not they contain all information for the month. Any later transactions can be reported at the meeting.
- b) **Annual Return** – Moore Stephens had returned The Annual Return without any comments. There had been no queries from them and we, therefore, have a clean sheet. Their invoice for their audit fees for £158.63 was authorised for payment.
- c) **Budget & Precept for 2008/9 – preliminary discussion** – **SP** pointed out that the Precept request had to be submitted by early December and there are only two more meetings before then. She felt it advisable to have a draft budget for discussion at the October meeting and the final Budget and Precept to be approved at the November meeting.

**70918-14 QUALITY STATUS UPDATE & NEWSLETTER** – Thanks to **CC** for another well presented Newsletter. This latest one covered the quarter from July to September.

**70918-15 CODE of CONDUCT – Report from SP re. attendance at HDC Training Session on 12<sup>th</sup> September.**

HDC Standards Committee ran the Training session. The presenters were Doug Hall, Christine Deller and Colin Meadowcroft who was Deputising for the Monitoring Officer, Peter Watkins.

There were eight delegates, mostly Parish Clerks.

It was very well presented and, for me, the most useful point was the clarification of the rules regarding declaring interests.

If anyone has a Prejudicial Interest they may make representations, give evidence or answer questions about the matter but must immediately leave the room once they have finished. They cannot remain in the public gallery to observe the vote on the matter.

All of this is clarified in the Guide to the Code of Conduct, which can be read on the web site:-  
[www.standardsboard.gov.uk](http://www.standardsboard.gov.uk)

**70918-16 CORRESPONDENCE (List attached)**

There were two items for attention. One being the three stages of the Councillor Professional Development Course being run by CALC. **SP** has the booking forms if anyone is interested.

The other item is the letter from HDC clarifying the Health Act 2006 – The Smoke free (Premises and Enforcement) Regulations 2006 regarding bus shelters, which are ‘substantially enclosed’. They must be smoke free and, therefore, to ensure compliance with the law, a ‘no-smoking sign’ must be displayed. The wording must be ‘No Smoking. It is against the law to smoke in these premises.’ However, the wording can be personalised by changing ‘these premises’ to ‘this bus shelter’.

**SP** has requested a suitable sign.

**70918-17 ANY OTHER BUSINESS** – There is still a blue refuse bin being stored permanently outside 105 High Street. **CC** has taken up this matter with the Bin Officer, HDC.

Parking on the bend – Pound Close/High Street – is causing a serious obstruction. **SP** to refer the matter to the police and to report it at the next ‘Safer Neighbourhood Panel meeting on 2<sup>nd</sup> October.

The playing field gate needs to be rehung, as it does not lock.

Anglian Water has finally removed the obstruction from the River Kym.

**MB** reported there had been another attempted burglary.

**70918-18 DATES of NEXT MEETINGS:-**

**Tuesday, October 16<sup>th</sup>**

Signed by the Chairman..... Date.....2007

**Tuesday, November 20<sup>th</sup>**

**The meeting closed at 10.44pm**