

Agenda

A Meeting of Staploe Parish Council will be held Online at 7.45pm on Thursday 17th September 2020 on Skype

To join the meeting please use this link: <https://join.skype.com/br16sP5HcQBA>

Apologies for absence

2020/071. Declarations of Interest. (7.45-7.47)

2020/072. Approve the Minutes of the Parish Council Meeting held on 6th August 2020 (7.47-7.50)

2020/073. Public Open Forum (7.50-8.05)

2020/074. Facilities at the Playing Field (8.06-8.15)

- Consider a request from a football club to use the playing field, changing rooms and kitchen
- Report progress on planning application for the hall and containers
- Report progress on reconnecting the containers
- Consider whether to replace rotten slats on picnic benches £50.70 ex VAT
- Consider whether to offer grass cutting, maintenance and hall hire as a gift to Duloe and Staploe Village Playing Field Charity in 2021

2020/075. Planning (8.16-8.20)

Application number	Type	Description	Location	Deadline	Link
20/01802/FUL	Full Planning Application	One and two storey side and rear extension and replacement porch	58, Staploe Lane, Staploe PE19 5JA	16/09/2020	20/01802/FUL

The following application has been withdrawn:

20/01082/COU	Change of use	Change of use of Equestrian Centre, including barns, stables and manege to residential use in connection with School Farm	School Farm Honeydon Bedford Bedfordshire MK44 2LP	29/06/2020	20/01082/COU
--------------	---------------	---	--	------------	------------------------------

Enforcement:

A caravan has been seen parked at the ex Traveller site at Upper Staploe adjacent to Chestnuts. An enforcement form has been submitted to Bedford Borough Council reference BBC245849468. There is also a strong smell in the layby adjacent to the field. It is possible that toxic waste may have been dumped.

Bedford Borough Council Local Plan

- Clerk's report:
 - We know of three sites which have been submitted in the call for sites. Two of these can accommodate up to 800 houses in total (near the A1) and one of them can accommodate approximately 4 homes at Cottage Farm in Upper Staploe.
 - St Neots Town Council planning committee noted Bedford Borough Council's Local Plan Issues and Options Paper on 11th August 2020. There were no recommendations/comments made.

2020/076. Highways, Speeding and Rail (8.21-8.25)

- Clerk's report:
 - The Clerk has written to Anglian Water and Bedford Borough Council Highways about the repeated bursts in the water main at Upper Staploe near the junction with Gypsy Lane. There have been three incidents in the past year and each time traffic drives through Honeydon causing gridlock and there is a danger of HGV's overturning on Dairy Farm bend. The Clerk has requested that the main be replaced and that the roads into Honeydon are closed except for access.
 - Community Speedwatch. Mark Potts has now been trained and is coordinating this. He is encouraging existing volunteers to undergo retraining.
 - East West Rail. Bedford Borough Council have issued a response to EW Rail explaining why they believe the route should go to the north of Bedford and a consultant's report to support their response. The route indicated is a broad sweep and no villages are identified although it appears to go south of our parish and seems likely to affect Great Barford and Wilden.
- Consider the results of the consultation on reviewing the speed limits in Staploe and between Staploe and Duloe. Determine whether to accept or reject the proposed revised speed limits.

2020/077. Consider how to proceed with a Neighbourhood Plan (8.26-8.35)

- The Neighbourhood Area has been formally designated as the whole parish
- Do the Parish Council want a separate committee?
- Consider the quote from Bedfordshire Rural Communities Charity to conduct a Housing Needs Survey (approx. £1385+VAT) and whether to claim a grant from Locality for this and one hour per week of the Clerk's time

2020/078. Honeydon (8.36-8.40)

- Defibrillator - update
- Missing post box – has been reported to Royal Mail
- Himalayan Balsam in the brook

2020/079. Street light inspections and column outside 3, Duloe (8.41–8.50)

- Consider remedial works required to street light brackets. Andy Muskett has quoted £320 + VAT
- Consider whether to keep, remove or move the street light column outside 3, Duloe

- Consider request from a resident to keep the old cast iron column in their garden if it is removed

2020/082. Finance (8.50-9.10)

- Receive the results of the external audit
- Receipts and payments
- Bank reconciliation
- Reserves
- Review performance against budget

2020/084. Consultations (9.11-9.35)

- **Changes to the current planning system.** Deadline 1/10/2020. This proposes:
 - changes to the way that the number of houses to be built in a local authority is calculated
 - delivery of “First Homes” – a new type of affordable home
 - removing some limits to site sizes for exception sites (ones put forward which are not in the Local Plan)
 - encouraging more small and medium sized developers (who tend to develop the smaller sites) by saying that sites with less than 40 houses don’t have to provide affordable homes (which have a 20% discount on market value). This is a change from current policy which is less than 10 houses.
 - Extending permission in principle for development to sites of up to 150 houses or 5ha
- **Planning for the future.** Deadline 29/10/2020 This proposes:
 - Streamlining the planning process for making Local Plans focusing on three land categories – Growth areas suitable for substantial development (outline approval automatic), Renewal areas suitable for some development, and Protected areas where development is restricted.
 - Setting out general development management policies nationally with Local Plans setting clear local rules within a statutory timetable of no more than 30 months.
 - Introducing a single statutory “sustainable development” test replacing the existing tests of soundness and updating requirements for environmental and viability assessments
 - Abolishing the Duty to Cooperate with neighbouring Councils over cross boundary issues.
 - Making the planning process more digital.
 - A new focus on design and sustainability, including: fast-track consent for high quality design, introduction of a quicker, simpler framework for assessing environmental impacts, protecting our historic buildings and areas while ensuring the consent regime is modernised.
 - Improve infrastructure delivery. The Community Infrastructure Levy and the current system of planning obligations are proposed to be reformed as a single nationally set, value-based flat rate charge (the ‘Infrastructure Levy’). The new levy would be extended to capture changes of use through permitted development rights.
 - Make more land available for the homes and development people and communities need, and support renewal of our town and city centres primarily through a new nationally determined, binding housing requirement that local planning authorities would have to deliver through their Local Plans. The aspiration being to create a housing market that can deliver 300,000 homes annually.
- **Transparency and competition: a call for evidence on data on land control.** Deadline 29/10/2020. This proposes making information about land options and similar arrangements

publicly available. Land options give a developer the right to buy the land outright once planning permission has been granted, rights of pre-emption give someone a right to buy or sell land at a certain price / under certain conditions and estate contracts place conditions on sale of land. All of these may affect the value of the land. Knowing who owns the options / rights / contracts during the planning process will allow local authorities to see which developers are buying options on land and how fast they are bringing development to conclusion.

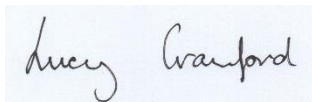
- **LGPS consultation - amendments to the statutory underpin**

2020/085. Policies and procedures (9.36-40)

- Review standing orders
- Review Staploe Covid 19 Play Park Risk Assessment
- Check minute book

2020/086. Clerk's salary award and ill health early retirement insurance (9.41-9.45)

- The new pay awards have been published. The Clerk is on salary point 17 so according to the new award her pay will increase from £3,221.08 in 2019-20 (£23,836 annual equivalent or £12.39 per hour) to £3,309.59 in 2020-21 (£24,491 or £12.73 per hour) and this will be backdated to April 2020. This is an increase of 2.75%. We had assumed an increase of 2% so there will be an additional £24.09 to pay above what was in the budget.
- The Council pay the Borough Council for ill health early retirement insurance for the Clerk's pension. The Borough have decided to self insure rather than use an external provider but the Parish Council will still be covered.



Lucy Crawford, Clerk to Staploe Parish Council, 33, Staploe, St. Neots PE19 5JA