



Great Shefford Parish Council

Clerk to The Parish Council: Mrs Kim Lloyd

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GREAT SHEFFORD MINUTES

MEETING HELD ON THURSDAY 1st October 2020. THIS WAS A REMOTE MEETING.

Cllr's Present:

Cllr. S. Ackrill (Chair)

Cllr. E. Bell (Vice-Chair)

Cllr. B. Williams

Cllr. S. McCarthy

Cllr. P. Storey

Cllr. R. Hale-Power.

Parish Clerk: K. Lloyd.

District Councillor: Cllr. Hooker (from item 5)

Attendance: 6

The Clerk announced this meeting will be recorded for minute purposes and the recording will be deleted once the minutes are approved.

1 APOLOGIES

No apologies received.

2 DECLARATIONS OF INTEREST

No Declarations of Interest were received.

3 MINUTES FROM PREVIOUS PARISH COUNCIL MEETING

Members **RESOLVED UNANIMOUSLY** to confirm and adopt the minutes of the Parish Council meeting held on 3rd September 2020.

4 OPEN FORUM.

The Great Shefford publican attended the meeting and spoke regarding his propose plans for the Bridge and the Bus Shelter. The publican was aware that the Parish Council owned the Bus Shelter but was not sure who owned the Bridge.

The publican said the pub has no commercial interest on these projects, he just wanted to beautify the village. This will in turn attract more people to the village, increase housing prices and be more pleasant for the villagers that live here. He ensured that no cost to the Parish Council is being asked and would like Parish Council to give an impartial view. He was now aware that Parish Council do not conduct their business through Facebook but pointed out he had a positive response through Facebook when posting his proposals. As the Parish Council is a representative of the village, and if permission is granted, all developments would be complete before Christmas.

Another member of the public said they really appreciate all the work that the Parish Council do and was shocked and disappointed to read the article in the Newbury Weekly News, on what was said regarding the Parish Council.

Another member of the public said,

it is great that proposals are being made to make the village look better. However, by making decisions just through Facebook is not right. Not all people, and a lot of older people do not look at Facebook, are these decisions only going to be made through Facebook, or are these proposals going to be asked to the wider village?

Cllr. Ackrill thanked and welcomed the members of public for their input and said if there was time these items will be discussed later in the meeting or made an agenda item for the next meeting.

5 PLANNING APPLICATIONS RECEIVED.

One Planning Application to consider and additional submitted drawings for 20/01770/FUL and 20/01777/LBC2.

20/02008/FUL Swan Inn

Proposed erection of a series of 150mm x 150mm box section metal posts to support six canopy panels of varying dimensions.

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02008/FUL>

Cllr. Ackrill invited the publican to speak about his plans.

The publican reported that Covid19 is obviously making the hospitality sector suffer.

We are a river side pub that gets busy during the summer months, we would like to provide the outdoor seating area with a cover, and heaters for the winter months ahead. It will be remote control retractable (6 section), clad, solid and will be a pleasant looking structure to the eye. Given the option of opening some and not all sections if required costs more money but he wanted to give this choice to the customers.

Cllr. Ackrill reported the Parish Council had received one letter of representation objecting to this planning application, which was circulated and read by all members before the meeting. Apart from this one letter, it was noted no other letters of representation was reported on the planning website. The main areas on the letter of concern were possible additional noise and the traffic parking, which Cllr. Ackrill agreed the traffic is something that needs to be looked at.

Cllr. Bell said the only concerns are if it will take away any car park spaces? The concern of the noise during the winter months is something that has never been heard before during the colder months. The Publican confirmed no car parking reductions is required for this application. The Publican then, humbly said, when people buy a house near a pub, they cannot expect no noise. People should be happy that it is open and a thriving pub. Licenses cover this and we comply with all of those, if we are not complying with these, people can complain to the local authority, but living near a pub and expecting it to be empty and quiet is unfair.

Cllr. Knass, said he can understand the objection, but we are in uncertain times with Covid19 and are being told to socialise more outside, it is also not going to reduce the parking and it will help business.

Cllr. Storey said the plans are in keeping with the property, its well thought out, no more covers are being added to the outside seating, so this should not have any bearing on the car park spaces.

All members agreed that the traffic and parking issue is something that needs discussing as a separate agenda item at a future meeting and does not impact on this planning application.

Cllr Ackrill said the publican was a victim of his own success regarding the car parking issues. Cllr. Ackrill also said there were two errors within the submitted application. The application form says the structure is 3-meter-high. The drawing to scale plan shows a 6-metre-high structure.

Cllr. Ackrill said he would like to think the scale is incorrect, the publican then confirmed it was a 3-meter-high structure and said he will speak to his agents regarding this error. He also apologised for the car parking issues that he had heard from this meeting and wished he could do something to help and it is not his intention to cause any trouble to the village.

Also, Cllr. Ackrill noted the application form again had shown the site is not in a flood zone area when it is in fact in flood zone 3. Cllr. Ackrill said the flood zone question does not in his opinion affect this application, but why was it not shown as being in a flood zone area, and a flood risk assessment submitted, as asked for on the form, again the publican echoed he will talk to his agent regarding this error.

Cllr. Hooker (District Cllr) arrived.

After all views were considered, all members of the Parish Council 'Support' this Planning Application.

The members also agreed 'Traffic and Car Parking' needs to be an agenda item for further discussion in the next Parish Council meeting.

20/01770/FUL and 20/01771/LBC2 Barn, Fishers Farm, Ermin Street. Shefford Woodlands.

The restoration and conversion of an existing timber framed barn to provide 2 residential units with associated car parking and landscaping proposals.

This is to inform you that additional drawings/amended plans for the above application have been received by the Council and may be viewed online at the following address:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01770/FUL>.

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01771/LBC2>

The members had no further concerns with the amended plans and had already previously supported.

6 FINANCE.

Members **RESOLVED UNANIMOUSLY** to confirm the payments for October as shown in Appendix 1. The Cashflow 2020/21 for October was noted.

The Budget vs Expenditure to date was reviewed, no questions raised.

(All finance documents emailed to members of the Parish Council before the meeting)

7 MOVING TO ONLINE BANKING UPDATE.

Following the last meeting it was agreed for GSPC to register for online banking due to the Covid-19 implications. The Clerk sought approval from HALC who had confirmed through email (email 11/09/20) that a Clerk could become a bank account signatory. This email confirmation was emailed to the members of the Parish Council.

Following this the Clerk tried calling Barclays Mandate Team, but no one was answering the phone, the Clerk said she had visited Barclays twice to complain. The Clerk was informed Barclays are inundated with Covid-19 Financial aid and opening of new accounts and we had to be patient. The Clerk was also told that Barclays would need to speak to an authorised signatory to add the Clerk as a signatory, and that the Clerk would not be able to receive a mandate to update and gain the authorised signatory herself. Cllr. Ackrill kindly said he will contact Barclays.

The Clerk also mentioned that FCC Recycling have now said they would not accept any more cheques moving forward. Only BACS payments.

ACTION: Cllr. Ackrill/Clerk

8 PARISH COUNCIL INSURANCE.

The Clerk reported after a busy two weeks of reviewing insurance policies. Came and Company is now confirmed with a renewal date of the 1 October 2021. The Clerk thanked Cllr. Ackrill, Bell and Knass for helping review the policies. Cllr. Ackrill said we need to be firmer next year and request exactly what we want from the brokers/insurance companies. The Clerk will ask for quotes to be ready for the July 2021 meeting so they can be reviewed in good time and amendments can be made before the September meeting to then agree.

Cllr. Ackrill confirmed he will carry out the monthly visual checks on the playground equipment as the policy states. He will forward the check sheets to the Clerk to keep on record. The Clerk and members of the Council Thanked Cllr. Ackrill.

9 THE WHITE PLANNING PAPER.

Cllr. Ackrill invited district Cllr. Hooker to speak.

Cllr. Hooker gave an overview of 'The White Paper' (Planning for the Future) which was published on 6th August 2020. The purpose of the paper is to simplify the planning process and deliverance of a housing plan. This is the most fundamental change since planning was first established in 1947.

There is a public consultation out until 29th October 2020.

The West Berkshire Council has now completed their response to government ready for approval.

The government has said the current planning system is unfit for purpose and is responsible for the current housing crisis. That decision making should be faster and more certain, with firm deadlines, and make greater use of digital technology bringing it into the 21st century.

The overall objectives are to simplify the planning process, largely by introducing a 'zone-based' local plans system

Pillar One- Planning for the development.

Pillar Two-Planning for beautiful and sustainable places.

Pillar Three- Infrastructure and connected places.

The concerns are that the proposals seem certain to result in the removal of opportunities for democratic oversight and local consultation. Many details still need to be clarified. The re-training of officers and the resources is also questionable. The timetable for this plan is said to be ready for 2022 at the latest. Bryan Little at WBC has prepared a PowerPoint presentation that Cllr. Hooker said everyone should look at. The paper is overly complexed, and it is a big new learning curve with proposed radical changes to the current system. This will be an agenda item at the District Parish Conference hosted remotely on 20th October at 6pm. Cllr. Hooker recommended at least one member attends as the more you hear about the paper the more it will become apparent.

Cllr. Ackrill said it looks as though the areas on the map are going to be split. Most of West Berkshire is dark green meaning it is protected due to its AONB status and not available for permitted development which is good to see.

Cllr. Hooker said there is not a lot of 'white area' (permitted development) shown on the map that is available to build 500 housing developments.

Cllr. Bell said there are concerns from a parish council perspective that this proposal may leave out the need for local consultation. Will local knowledge be taken into consideration when planning applications are submitted? And what is 'going digital' mean for everyone?

Cllr. Hooker said the government are looking for digitalisation consistently across the board.

Cllr. Knass agreed the planning process needed simplifying but felt there were many concerns regarding the paper, one being the environmental standards, and thought it had been rushed through.

Cllr. Knass asked if the WBC response could be read in the public domain. Cllr. Hooker said he would find out.

It was agreed by all the members of Council to draft a response through email, as a lot of issues needed to be considered.

If anyone would like to find out more. Please contact the Clerk who will email the WBC (Bryan Little) PowerPoint presentation or do see the Gov.Uk link below.

<https://www.gov.uk/government/consultations/planning-for-the-future>

ACTION: ALL

10 FLOOD ALLEVIATION SCHEME.

Cllr. Ackrill recently attended the Lambourn Valley Flood Forum (LVFF) Meeting. Cllr. Ackrill said sometimes there is a lot of focus on Lambourn and they forget about the rest of the Valley. A discussion took place regarding the requirement of Thames Water Tankers within Lambourn to deal with their sewage problems. Cllr. Ackrill had to remind them that Great Shefford and East Garston also had problems and the tankers were in the villages for some time after the problems had ceased in Lambourn itself. Cllr. Hooker also attended this meeting and backed Cllr. Ackrill up regarding this. A new member of LVFF representing Thames Water then contacted Cllr. Ackrill to apologise and said he would visit Great Shefford and meet with Cllr. Ackrill to find out what they could do to try and fix the problem.

Cllr. Ackrill said the Flood Scheme is still work in progress. Cllr. Hooker had put Cllr. Ackrill in touch with an Engineer at WBC to discuss planning requirements and a program has been put forward. It is thought that the underground pipe can be submitted as 'permitted development' but the open section will need planning. WBC are looking into this. Cllr. Knass had been updating the Ecology Report and said we need to now start getting the amended drawings submitted to the EA and Natural England.

Cllr. Bell thanked Cllr. Ackrill for all his ongoing communication and efforts on the Flood Alleviation Scheme.

(Cllr. Hooker left the meeting for another meeting. Cllr. Ackrill thanked him for attending and for his input during the meeting)

11 COUNCILLORS /CLERK REPORTS.

Cllr. Hale-Power asked if a dog waste bin could be situated around station road near the river somewhere, as dog waste is becoming an issue around this area. Cllr. Ackrill said the Parish Council do own a waste bin, which was purchased a while back. Discussions took place on the exact whereabouts of the dog waste bin. It was then agreed for all members to look at the area and report in the next meeting where they think the best place would be for it to go? The Clerk was asked to confirm the cost for collection of waste from WBC. This will be an agenda item for the next meeting.

ACTION: ALL/Clerk.

Reminder. District Parish Conference 20th October at 6pm. This meeting will take place via Zoom.

12 MATTERS FOR FUTURE CONSIDERATION.

The item of 'Traffic and Car Parking' from the open forum will be added to the next agenda along with the Dog Waste Bin.

Proposed plans for the Bridge and the Bus Shelter.

The Clerk shared her screen to show the proposed plans of the Bridge and the Bus Shelter that was emailed from the publican to the Clerk before the meeting. Cllr. Ackrill informed the publican that he would have to ask WBC for their permission for any works involving the bridge as it is owned by them.

The publican was invited to speak and spoke of his frustrations that he wants to spend his own money on beautifying the village and did not understand why he could not just do this without the red tape. Cllr. Ackrill reminded him again it is not Parish Council's property and agreed that whilst it may make it look better, it is down to WBC and not the Parish Council's decision, just because you

are improving something does not mean you do not need to ask for the permission. The publican thoughts were that the bridge belongs to the village as a communal piece and that he had already cleaned it. He could not understand what is wrong if a businessman wants to invest more of his money into the village to improve its surroundings. The publican suggested the Parish Council contact WBC on his behalf.

Cllr. Bell said it is ok to clean something but to change the appearance will need more consideration.

Cllr. Bell suggested we make this an agenda item for the next meeting and invite our District Cllr. Clive Hooker and ask the question to him.

The Bus Shelter proposal was then discussed.

Cllr. Storey has no concerns with the plans but strongly suggested to not treat the Oak itself.

Cllr. McCarthy asked about the seating, which then the publican clarified the seating is not being replaced but padding added to improve it, and in keeping with the 'old English style'. The name on the sign would be agreed as to what it says, the suggestion was 'Great Shefford'.

One member of the public asked to speak. They said the one concern is that the pub is not the only business in Great Shefford and who gets to choose what happens to the bridge and the bus shelter. Would it be a good idea to put it out to the wider village?

The Publican said he was happy for any other businesses to join him to improve the village, this would in turn save him money. He would also like to see flower beds and if the Parish Council approached him to ask if he could improve a certain area, it would more than likely be that he could. Another member of the public said he would not like to see the bus shelter or bridge painted as they would then need to be done every year and believed painting them is not in fitting with the natural environment.

Cllr. Ackrill asked and it was confirmed by the publican that the lights shown on the plans are solar lights. As if electricity were added, this would then become a concern for the Council as the Parish Council are responsible for the Bus Shelter if anything were to happen.

Cllr. Ackrill ended the discussion by saying we will put the 'Bridge and Bus Shelter' on the November meeting agenda. As this was not an agenda item, we have spent quite a bit of time already discussing it and we will try and resolve this in our next meeting. There has already been many discussions on social media regarding the plans for the bus shelter and bridge and if any members of the public would like to attend the next meeting to bring their thoughts to the Parish Council, they would be more than welcome. Please contact the Clerk and let her know to obtain the meeting link when the agenda is advertised.

Cllr. Ackrill thanked all the members of the public for attending the meeting.

13 **DATE OF NEXT MEETING.**

The date of the next meeting is Thursday 5th November 2020 at 7pm.

Meeting ended. 9.05pm.

Appendix 1.**Statement of Accounts
Accounts for Payment OCTOBER 2020**

Expenditure brought forward 20-21 £12,268.92

Payments

Cheque No	Payee	Description	Amount
SO	Kim Lloyd	Clerk Salary - Oct	
DD	SSE	Street Light Electricity	£ 142.69
100482	FCC	Wheelie Bin Waste	£ 27.52
100483	Autlea Payroll	QTR 2. Clerk Payroll	£ 51.25
100484	Came and Company	Insurance	£ 1,150.69
100485	CCB Subscrption	CCB Subs	£ 35.00
			<u>£ 2,037.65</u>

Receipts

29.09.2020	WBDC	Precpet (payment 2 of 2)	£ 8,000.00
Total Receipts			<u>£ 8,000.00</u>

Financial Position as at September 2020

Balance carried forward 31/03/19 (incl S106 contributions)	£ 22,955.26
Income for year 20-21 to date.	£ 16,807.95
Less payments for year 20-21 to date	<u>£14,306.57</u>
Total including S106 Funding, Funds and Reserves	<u>£ 25,456.64</u>

Projected Year End 2020/2021

Opening balance from 2019/20	£ 22,955.26
Add forecasted Income for year 20-21	£ 16,041.35
Less forecasted payments	-£ 21,467.60
Forecasted year end balance	<u>£ 17,529.01</u>

Kim Lloyd
Clerk/Responsible Financial Officer
01.10.2020