



Great Shefford Parish Council

Clerk to The Parish Council: Mrs Kim Lloyd

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GREAT SHEFFORD MINUTES MEETING HELD ON 4th FEBRUARY 2021. THIS WAS A REMOTE MEETING.

Cllr's Present:

Cllr. S. Ackrill (Chair)

Cllr. B. Williams

Cllr. S. McCarthy

Cllr. R. Hale-Power

Cllr. P. Storey

Parish Clerk: K. Lloyd

District Councillor: Cllr. Clive Hooker.

Attendance: 6 Members of the Public.

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

Cllr. Storey declared an interest in 21/0011/HOUSE Linden House Planning Application

Cllr. McCarthy declared an interest in item 6 regarding the Policy SP 15 site ref, RSA28 Land west at Spring Meadows.

3 MINUTES FROM PREVIOUS PARISH COUNCIL MEETING.

Councillors **RESOLVED UNANIMOUSLY** to confirm and adopt the Minutes of the Parish Council held on 7 January 2021.

4 OPEN FORUM.

One member of the public that had emailed an objection representation to the Parish Council regarding item 6 the proposed Spring Meadows, said he was happy to answer any questions when the Councillors discussed this item.

5 PLANNING APPLICATIONS RECEIVED

One planning application was considered.

21/00111/HOUSE Linden House, Shefford Woodlands.

Proposed garage conversion with first floor side extension above. Two-storey rear extension and front extension with open porch. Internal alterations and plant room to side. Render external walls, and new replacement windows.

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00111/HOUSE>

The Councillors had no concerns and resolved to not comment on the above planning application as no site visit could be carried out due to the current lockdown.

Just for Information.

20/02430/LBC2 and 20/02429/HOUSE Great Shefford House, Church Street,

Conversion of existing coach house into ancillary accommodation for main house and construction of machine store in garden. This application has been withdrawn.

Decision Notices.

20/02817/CERTE - Land to The North Of East Shefford Farm. Use of entirety of land within the red line for the purposes of agriculture.

WBC hereby certify described in the First Schedule of this certificate in respect of land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, was Lawful.

20/02819/AGRIC - Land to the North of East Shefford Farm.

Application to determine if prior approval is required for a proposed Agricultural barn for the storage of hay.

The development is considered to fall within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and pursuant to its powers under the Order, WBC hereby determine that prior approval is NOT REQUIRED for the proposal.

6

EMERGING DRAFT OF THE WEST BERKSHIRE LOCAL PLAN REVIEW TO 2037

(Consultation deadline 05/02/2021 – allocation of Land West of Spring Meadows for 15 dwellings)

The Parish Council received 3 emails from members of the public objecting to the proposed allocation.

After a full discussion, the following response was submitted to WBC Planners using the online form as instructed. *A copy of which is shown below:*

Policy SP 15 site ref, RSA28 Land west at Spring Meadows, Great Shefford

What are your reasons for supporting or objecting?

The development is likely to be detrimental to the Parish in a number of areas:

- 1. It will add cumulatively to existing flood impacts in the village. The area was withdrawn from the WBC Local Plan in the last review on this point alone – nothing has substantially changed since this decision.*
- 2. Adding a number of dwellings (15+) to this end of the village will lead to additional foul/sewage system impacts and flood potential impacts. We had significant sewage issues last winter, despite years of Thames Water ‘mitigation’ in the valley. The issue is real and unresolved, and this development would add to it.*
- 3. The proposed development area is on substantially higher ground than the existing development and will have a significant impact on existing dwellings at this point in the village. It will also lead to an increased view of new development in the village from surrounding footpaths and the A338 as this height will make a new development here more prominent, creating a landscape impact in the AONB.*
- 4. The location is unsustainable, it is in a rural village with no substantial public transport links, our public transport has been gradually reduced by WBC over the last 20 years.*

Great Shefford Parish Council agrees that the area of land at RSA 28 which is shown edged red on the inset plan for this site should not be developed.

What changes are you seeking / what would be your preferred approach?

Removal of site RSA 28 from the Local Plan.

7 **FENCE AT BOTTOM OF HUNGERFORD HILL**

Cllr. Ackrill confirmed with the Clerk that the Insurance claim had been submitted and is progressing with the offender's insurance company. This will pay towards the like-for-like replacement following the damage by the vehicle driver.

Cllr. Ackrill further emailed three quotes to the Councillors to consider before this meeting as actioned in the last meeting.

- To replace one section of post and rail.
- One section of crash barriers mounted onto 8' straining posts.
- One section of 8' strainers driven approx. 6' into the ground.
- One section on knee high fence.

Where there is currently no fence, this is at the request of a resident who had rightly pointed out that they donated the ground for a footpath and not to extend the width of the road.

- 2 x 8' posts to be included within the post and rail to enable Parish Council to fix a Chevron.

The Parish Council had previously asked WBC to support and pay for a Chevron but Cllr. Ackrill proposed, rather than wait for the possibility of WBC providing one at some point in the future the Parish Council do it ourselves.

After Councillors discussed and considered all three quotes. I J Fencing was agreed to employ. The Parish Council had used this company before and were one of the cheaper quotes.

Councillors **RESOLVED UNANIMOUSLY** to employ I J Fencing costing £2,700 plus VAT. It was also **RESOLVED UNANIMOUSLY** for the Parish Council to buy the Chevron at the cost of £105 plus VAT.

ACTION: Cllr. Ackrill/Clerk.

8 **BRIDGE BY THE GREAT SHEFFORD PUB**

Cllr. McCarthy raised in an email to the Parish Council that damage was found to the footbridge. Cllr. Storey inspected the footbridge following this. Cllr. Storey said that WBC need to be contacted and that the power washing and removal of the protection had not helped the condition of the wood.

The Clerk was asked to report it to WBC.

ACTION: Clerk.

9 **FLOOD ALLEVIATION SCHEME**

Cllr. Ackrill reported that he is in conversations with the Environmental Agency (EA). The business case was submitted before Christmas for a locally delivered scheme, project managed by Cllr. Ackrill. The EA who originally suggested the proposal of locally delivered scheme also said the business case submission was a strong case that had been put forward. Since then the Hierarchy within the EA has said they would not allow the funding to be passed across for a locally delivered scheme.

Cllr Ackrill had been in touch with Richard Benyon the previous MP as he had been involved in the earlier stages of the scheme. Richard Benyon had subsequently contacted Laura Farris MP and discussions are still ongoing as to the next steps.

The EA expressed if they carry out the project it would take longer than the local scheme and would cost 40% more than the funds reserved.

10 **FINANCE**

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

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

The Clerk thanked Cllr. Ackrill for sorting out the re-fill of salt to the grit bin in Shefford Woodlands that a resident had reported to the Clerk. Cllr. Ackrill said he also carried out a full audit on all the salt bin levels following the colder weather recently and all the others looked ok.

11 **COUNCILLORS /CLERK REPORTS**

The Clerk said she would be submitting the invoice for the payment to Cllr. Ackrill for the Christmas lights and the Clerks payment for the Tree Star to WBC. Cllr. Hooker present in the meeting was Thanked by the Parish Council on behalf of the village for the £100 funding towards Christmas Tree decorations to give some cheer after a difficult year.

12 **MATTERS FOR FUTURE CONSIDERATION.**

No Items raised during the Open Forum item 4.

13 **CO-OPTION OF NEW COUNCILLORS**

The Councillors welcomed two new members to the Parish Council that had contacted the Clerk following the last meeting.

Eunice Tweedie and Louisa Freeman were both co-opted onto the Parish Council to fill the two remaining vacancies. Both signed the Declaration of Acceptance of Office.

14 **DATE OF NEXT MEETING.**

The date of the next meeting is Thursday 4 March 2021 at 7.30pm.

APPENDIX 1

**Statement of Accounts
Accounts for Payment FEBRUARY 2021**

Expenditure brought forward 20-21 £18,050.52

Payments

Cheque No	Payee	Description	Amount
BACS	Box of Blue <i>(Already Paid)</i>	Domain renewal	£ 36.00
SO	Kim Lloyd	Clerk Salary - Feb	
BACS	Cantlay & Sons	Salt for Shefford Woodland Grit Bin	£ 24.00
			£ 690.50

Receipts

Total Receipts £ -

Financial Position to date

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	£18,741.02
Total including S106 Funding, Funds and Reserves	£ 21,022.19