

MARSTON MORETEYNE PARISH COUNCIL

Minutes of the Extra Ordinary Meeting of Marston Moreteyne Parish Council held at Marston Moreteyne Sports Pavilion on Tuesday 4th August 2009, commencing 7.15pm.

Present: Councillor M. Petty (Chairman)
Councillors P. Hall, P. Neale, G. Spriggs, T. Hyde & Mrs. E. Houghton
Mr. Richard Garner – Vice Chairman of Marston Moreteyne Playing Field Committee
(arrived at 7.25pm)

A minutes silence was held in honour of Mr. Frank Denton who had died recently. Mr. Denton had previously held the office of Chairman and Councillor.

1. **Apologies for absence** were received from Cllrs F. Keep, Mrs. S. Hall, Mrs. J. Allen, B. Mead & B. Chandi.
2. **Public Participation:** Cllr Mrs. E. Houghton wished to speak regarding item 7.1(a) on the agenda. She advised the Council that she had heard her neighbours application after receiving a letter from the Land Registry regarding an Easement of Rights relating to cabling to 70 Lower Shelton Road. Cllr Houghton explained that whilst she did not have any objection to the application she did have some concerns regarding the recent use of the property for a religious event which was attended by over 100 people and lasted for around 3 hours. She believes that the property has passed to trustees and that it may be subject to regular similar religious events and thus might qualify for a change of use.
3. **To receive declarations of interest in any items on the agenda.**
Cllr Mrs. E. Houghton declared an interest in item 7.1(a).
4. **To confirm and agree the Minutes of Marston Moreteyne Parish Council meeting held on Tuesday 21st July 2009**

It was RESOLVED that the Minutes be accepted as an accurate record, and were duly signed by the Chairman. Proposed Cllr T. Hyde, seconded Cllr P. Hall.

8. **To discuss matters concerning the license for the Play Area at Bedford Road**

Draft Licence: The Chairman advised that the Parish Council had agreed to take on the maintenance of the skate park and play area at Bedford Road from the Playing Field Committee. A draft license had been drawn up by a solicitor and presented to the Committee for their approval. The Parish Council had now received confirmation in writing of the Committee's approval of the draft document and thus matters can now be taken forward. It was resolved that the formal document be drawn up and signed by both parties as soon as possible.

Skate Park: The Chairman informed the Parish Council that it had been drawn to his attention about a piece of skate park equipment which was extremely unsafe for use. Unfortunately upon investigation it was noted that the Playing Field Committee did not have the funds for its repair. Given the urgency of the matter, MKM Agriculture undertook the repair on the request of the Chairman and the request is now for a grant to be awarded to the Playing Field Committee to cover the costs of the work. The Parish Council resolved to award a grant of £230.00 to cover the costs of the repairs to the skate park equipment.

Youth Shelter: R. Garner asked for the views of the Parish Council regarding a replacement youth shelter. He stated that the Playing Field Committee generally agreed that at this moment in time it was wrong to say either yes or no, and that Toby Johnson – Youth Worker at Central Bedfordshire Council was to attend their September meeting to give further insight into what the youngsters of the village were proposing. RG indicated that there was a possibility that the youth shelter might be placed on the land which the Parish Council were taking over under the license and therefore it would fall under the maintenance of the Council if it went ahead. The Chairman advised that the Parish Council had agreed that they did not think it a good idea to place a shelter over by the skate park.

Pavilion Extension: RG asked why the Parish Council were unwilling to undertake the extension project which would enable around £9,000 of VAT to be claimed back. He stated that a Quantity Surveyor would be employed on the project with a well proven set of people to carry out their duties who would be penalised should things go wrong. The Chairman explained the problems that had been experienced with the last two projects that had been undertaken between the Council and Committee. RG tried to assure the Council that this would not happen again and that proven management

techniques would be in place. RG confirmed that no contracts with any builder had yet been signed. He stated that if the Parish Council did not undertake the project and the Committee took it forward then £9,000 would be lost in VAT costs. At this stage the Committee would need to re look at the budget. RG is of the opinion that Central Bedfordshire are putting pressure on for the project to be started.

The Chairman indicated a concern over the planning permission regarding the containers. RG noted this. He also confirmed that costs associated with temporarily repositioning the containers whilst building work was undertaken had been factored into the budget. The Chairman asked for timescales regarding the project; RG responded with approximate timescales.

The Chairman advised that with only half of the Parish Council members present it was unfair for a decision to be made. He therefore invited Mr. Garner to attend the next full Council meeting on 15th September to discuss the matter further.

8.20pm: RG left the meeting.

After further discussions, the Parish Council agreed to hold an extra ordinary meeting on 1st September to bring the Councillors currently absent up to date with the situation in order to facilitate the discussions at the meeting on 15th September.

5. Matters arising from the minutes of Tuesday 21st July 2009

- 5.1 BEaR Project: Cllrs M. Petty & P. Neale attended the BEaR Project meeting at the Forest Centre. A second alternative location at Brogborough Pit is being looked into for the EfW. The plant will only be for Bedfordshire's waste plus some commercial waste and will come in via the de-trunked A421.
- 5.2 New Youth Shelter: The Clerk had spoken to Toby Johnson – Youth Officer at Central Bedfordshire who confirmed that youngsters in the village would like another youth shelter and are putting together a funding application for Streetcred. He will be attending the Playing Field Committee's September meeting to address the Committee on this matter.
- 5.3 Sports Pavilion Extension: From a recent copy of their minutes, it appears that the Playing Field Committee are still confused regarding the recovery of the VAT on this project.
- 5.4 Underpass Railings: These have now been removed owing to persistent vandalism
- 5.5 A421 Compulsory Purchase Land : No further information or updates have been received.
- 5.6 Document Storage: The Clerk to ascertain what documents need to be kept. The Doctor's Surgery, Post Office and Forest Centre have all agreed to keep copies of the Information Pack for residents. The Clerk and Cllr T. Hyde to action.
- 5.7 Station Road shops: Clerk to write to Burgess Builders regarding weeds in concrete in front of shops and also to contact Cllr M. Gibson to get clarification on why Central Bedfordshire allows the AA to promote their functions using an access route to Millbrook through the village.
- 5.8 Upper Shelton Bus Stop: Clerk looking into.
- 5.9 Probation Service: Clerk to chase Probation Service with regard to hedge cutting down by Lower Shelton School.
- 5.10 Woburn Road Repair: No further information received
- 5.11 Station Road Resurfacing: The date for this work keeps altering.
- 5.12 Holme Close issues: Clerk to action
- 5.13 Town & Parish Partnership Fund Scheme 2009-10: The footpath work has been completed; however a large amount of the fund had to be spent on three way traffic signals which the Parish Council had not been advised of. The Clerk was unhappy that some of the work further along the footpath in Station Road had not been done and has had a meeting with the Highways Area Rep who has agreed to undertake this work out of his budget.
- 5.14 Allotments: An additional 20 plots have now been marked out and some of these have already been let. Approval letters have been sent out to those requesting permission to erect sheds. The notice board being made by a tenant is nearing completion.
- 5.15 Play Area Repairs/Maintenance: The Clerk has requested that the Probation Service clean the play equipment of any debris left by birds when they are on site cutting back the hedge on the approach to the play area. She is also looking into costs in relation to the signs required. Clarification was received that the repairs to the Supernova relating to a finger trap have been completed by Clements Play Management.

- 5.16 Cemetery Provision: A letter is to be sent to David Locke Associates in relation to try to acquire the cemetery land at an earlier date.
- 5.17 Wind Power in the Marston Vale: The Clerk to send an invitation to the Forest Centre to attend the October Council meeting to update the Council on this subject.

6. Finance

6.1 To approve invoices for payment and be notified of any income since the last meeting

Copykatz	Diary (August)	£ 170.00
3CD Group	Diary delivery (August)	£ 276.00
Pier One Solutions	Web Site Hosting	£ 40.25 SO
Mrs H. Trustam	Reimburse for key cutting & Tags (Allotment)	£ 8.75
Marston Playing F. Comm	Skate Park electricity	£ 168.36*
Mrs H. Trustam	Petty Cash	£ 30.00
FJ Beddoe	Litter Picking	£ 136.50
Mr. D. Cray	Churchyard grass cutting	£ 295.00
Marston Playing Field Comm	Grant for skate park repair	£ 230.00**
Marston Playing F. Comm	Grant	£5,930.65**

* Local Government & Rating Act 1997, s31

**Local Government (Miscellaneous Provisions) Act 1976 paragraph 19, s3A.

The Chairman confirmed that the payment for the floodlighting was indeed for the electricity. Resolved that the Council in accordance with its powers under sections 137 and 139 of the Local Government Act 1972, should incur the following expenditure which, in the opinion of the Council, is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure:

St. Mary's PCC	Floodlighting grant	£400.00
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Resolved that the invoices for payment should be agreed.

6.2 Finance correspondence

- (a) A letter was received from Victim Support requesting a grant. The Parish Council resolved not to award a grant at this time.
- (b) The Clerk confirmed that she had written to Zurich Municipal to request that the Fidelity Guarantee is increased to £190,000 with immediate effect.

7. Planning Matters

7.1 To discuss the following planning applications received since the last meeting:

- (a) Application No. CB/09/05434/FULL
Full: Single storey front extension
Site: 70 Lower Shelton Road, Marston Moreteyne.
Comments: No objections. However, the Parish Council agreed to draw to the Planning Authorities attention that they question whether the dwelling might be used for business/religious events and thus might cause the need for change of use permission.
- (b) Application No. CB/09/05476
Change of use to allow the temporary siting and occupation of up to 8 caravans for workers involved with the A421 Bedford to M1 road scheme
Church Farm, Station Road, Marston Moreteyne
Comments: No objection, but request that no caravans are left on site after work on the A421 improvements have been completed.

There being no further business to transact, the meeting was closed at 9.20pm.