

Meeting:	Pavenham Parish Council 15 th May 2024 at 8.00pm
Council Members in attendance:	Cllr. Thomas Beazley, Chair (TB) Cllr. Sara Darlow, Vice Chair (SD) Cllr. Katie Sharpe (KS) Cllr. Jon Abbott (JA)
Apologies received:	Cllr. David Smith (DS) Cllr. Gareth D'Cruze (GDC) Cllr. Caroline O'Neill (CON) Cllr. Doug McMurdo (DMM)
Non-attendance:	None
Borough Council Members Present:	None
Clerk to the Council:	Rosemary Plum (RP)
Public Attendance:	16 residents

MINUTES OF MEETING

Welcome & Introduction

The Chair welcomed and thanked all in the public gallery for attending this meeting.

1. Election of Chair

The Clerk and called for nominations for Chair and confirmed Cllr. Beazley was willing to continue as Chair of the Parish Council for 2024-25. No other nominations were forthcoming.

PROPOSAL: Cllr. Thomas Beazley to stand as Chair

PROPOSED: Cllr. Jon Abbott

SECONDED: Cllr. Sara Darlow

2. Election of Vice-Chair

The Chair called for nominations for Vice Chair and confirmed Cllr. Darlow was willing to continue for 2024-25. No other nominations were forthcoming.

PROPOSAL: Cllr. Sara Darlow to stand as Vice Chair

PROPOSED: Cllr. Thomas Beazley

SECONDED: Cllr. Jon Abbott

3. Apologies for Absence

Apologies were received from:

- Cllr. David Smith
- Cllr. Gareth D'Cruze
- Cllr. Caroline O'Neill
- Cllr. Doug McMurdo

4. **Declarations of Interest**

The following declarations were received:

- Cllr. Thomas Beazley for Neighbourhood Development Plan and planning matters regarding tree works and sheep shed at Maltings.
- Cllr. Jon Abbott as member of Borough Planning Committee
- Cllr. Sara Darlow – Parish Council lead for Neighbourhood Development Plan and Good Neighbours Scheme.

5. **Open Forum** (*limited to 15 mins*)

- A resident gave apologies on behalf of another for being unable to attend this meeting this evening.
- Condition of the fence along Spinney. TB advised Borough is responsible for The Spinney but their funding is limited. The Parish Council does not have the level of funds required to cover the cost of any replacement. TB confirmed RP looking into grant funding to cover the cost of fence replacement. Any successful grant application will cover max. 80% of cost.

6. **Minutes of Previous Meeting**

The minutes were agreed as a true reflection of the meeting and signed by the Chair.

PROPOSED: Cllr. Jon Abbott

SECONDED: Cllr. Katie Sharpe

7. **Matters Arising from the Minutes** (*for information only*)

Any matters arising are on the Agenda for the meeting.

8. **Clerk's Report** (*for information only*)

- Borough has been advised The Leys up for sale. The had suggested further work may be undertaken regarding flooding and drainage.
- Written to EWR asking for Pavenham to be included as a consultee.
- Looking at *UK Government: Rural England Prosperity Fund Business Grants*, managed by the Borough Council to raise funding for new fencing along the High Street.
- A resident has raised the condition of the childrens' play equipment at the Village Hall specifically with concerns about Health & Safety. The resident has provided research into costs

which could be in the region of £10k. RP will investigate a grant funding route as above or maybe one of the following:

- Bedford Giving, a collaborative, cross sector partnership formed to improve the lives of children and young people facing disadvantage in Bedford
- Village Hall small grants fund and perhaps match fund with more local charitable associations.
- Any grant funding solution will require matched funding from Parish Council.

9. Borough Council Matters

a) Report - Cllr Doug McMurdo

DMM gave apologies for this meeting.

a) **Neighbourhood Development Plan**

b) Update – Cllr. Sara Darlow

- 85 online and 59 paper NDP surveys received including 3 duplicates, i.e. had completed online and paper versions. Paper survey was used as held more detail.
- 3 responses not considered as no unique code added.
- 1 response with incorrect unique code not considered.
- Total of 137 analysed by Cllr. Darlow. Responses will be shared in due course with NDP Group.
- Committee will be convened late May to discuss results and next steps
- RP and SD contacting local parishes regarding regulatory flora and survey.

10. Planning Matters

a) Statement from Chair

Prior to proceeding with planning matters on the Agenda this evening, the Chair made the following statement:

"In tonight's meeting we are scheduled to discuss two planning applications that fall outside of the village SPA [settlement policy area], which obviously, as Chairman, I will be taking an active role in any discussions.

In the interest of complete transparency I would like to make tonight's meeting aware that my family's company is actively seeking planning permission on Bury Farm, a brown field site on the north of the High Street as you enter the village from the east. A developer has been identified and will be responsible for taking the site forward, taking full account of the Pavenham Village Neighbourhood plan and its location on the edge of the village SPA."

The following matters were then discussed:

b) Decisions:

- I. Pavenham Park Golf Club High Street Pavenham Bedford Bedfordshire MK43 7PE
- II. 5 Weavers Lane, Pavenham, Bedford MK437NH

- TB advised no Parish Council decision on comments would be made in the course of the Parish Council meeting this evening.
- The Parish Council has requested an extension to 17th May 2024 for the submission of its comment as a consultee and may ask for a further extension of the deadline in view of updated plans being submitted by the applicant, as outline below.
- DMM advised in his absence he is fully understanding of the issues, and have visited site.
- If Parish Council object to the application, it would likely be refused by the Borough Planning team unless called in by the Borough Councillor.
- If Parish Council support the application, a call in would mean it would be heard by the Planning Committee.
- The Borough Council cannot take into account objections based on 'it spoils my view' – this doesn't qualify as a reason to reject the application.
- The Parish Council has asked the Ward Councillor for Pavenham to call in the application and hopes it will go that way to give the applicants, objectors and Parish Council representatives the opportunity to address the Planning Committee.
- In the event of the opportunity to address the Planning Committee, the Parish Council will be granted a 5-minute intervention. Parish residents will be allowed 5 minutes and Borough Council Committee will be allowed unlimited time to make their statement.
- Planning decision are Legal decisions that can be taken to court. The Borough Council therefore has to make the correct determination.
- All those present were reassured the application for 5, Weavers Lane would be carefully considered in relation to all Borough and National planning policies as well as the Pavenham draft Neighbourhood Development Plan.
- The applicants advised at the meeting the proposal has now changed with a reduction in size of storage barn. The amendment is under consideration and the applicants are awaiting feedback.

- RP to request amended new plans from Borough as they do not appear on the online planning portal. The applicants also offered to provide a copy of the updated plans to RP.
- A resident in Brookfields has been working with a planning consultant to help them raise objections. Their principle objection to the application is lack of indication of mitigation with regard to passage along the right of way. The application will provide RP with a copy of their document.
- In addition to the proposed size and character of the structure of the storage barn, residents raised concerns about the additional parking requirements. Residents would be overlooking a parking area instead of overlooking residential countryside and it was felt the structure impacts and completely blocks the view of beautiful residential countryside.
- A nearby resident raised concern that the proposed length of the garden brings it to her boundary ditch which was dug out when the house was first built. The resident has regularly maintained the ditch to prevent flooding at her property which is on waterlogged land and does not see why the length of the garden needs to be extended.
- The applicants assured those present at the meeting that:
 - There would be no interference with the drainage from their planned construction.
 - The part of meadow they are fencing will not be obstructing any public rights of way. These will not be fenced off or obstructed in any way.
 - The footpath will be maintained to the same width.
 - The applicants have maintained the grass area over the 12 years they have lived there.
 - They respect everyone's rights to voice objections and have their comments heard.
 - Their intention is relatively straightforward. Vehicles are currently parked on Weavers Lane and by moving them into 'somewhere' i.e. the barn, it will alleviate the situation.
 - The current owner of the land who is selling it to the applicants has given permission to park one of their vehicles on his land while the sale goes through.
 - The reason for looking at a steel agricultural type building is because it's relatively easy to construct. It comes as a type of flat pack and will hopefully improve the area at the top of Weavers Lane which gets very boggy.

- Wildflower meadows and fruit trees would hopefully alleviate drainage, stabilise the ground and feed back into environmental benefits.

In drawing the discussions to a close, the Chair advised it would not be right for the Councillors to comment on the application until the updated amended plans has been viewed.

The Chair also outlined that the application can only be supported by the Parish Council if it can be demonstrated it is sited within the settlement area. TB referred to the Pavenham Parish Council draft Neighbourhood Plan *Policy BE 1 – Settlement Policy Area* which states:

a) Development outside the Settlement Policy Area will only be supported if it can be demonstrated that it:

- i) Will contribute to the regeneration of brown field land immediately adjacent to the SPA; or*
- ii) Comprises the restoration of existing redundant buildings or structures within the Parish for a use considered appropriate to the locality and compliant with extant local and national policy;*
- iii) Will not act to the detriment of any heritage asset affected, whether or not designated.*

The Settlement Policy Area is the line drawn around the village and there is no plan to see it altered. There are already historic cases in Brookfield to extend gardens into the 'donkey paddock' and these were refused on grounds of taking agricultural ground outside the Settlement Policy Area.

- III. 5 Derwent Cottages High Street Pavenham Bedford Bedfordshire MK43 7NT
- IV. The Thatched Cottage High Street Pavenham Bedford Bedfordshire MK43 7NU
- V. Amery Mill Lane Pavenham Bedford Bedfordshire MK43 7NL
- VI. The Sheep Shed at The Maltings High Street Pavenham Bedford Bedfordshire MK43 7PE

c) Pending decision:

- I. 41 The Bury Pavenham Bedford Bedfordshire MK43 7PY
PC has commented on imperative to cause minimum destruction but not major cause for concern.
- II. Pax Hill High Street Pavenham Bedford Bedfordshire MK43 7NU
 - Conversion of barn was granted under permitted development rights.
 - Applicants have applied for planning permission to carry out further conversion and extension to the barn.
 - The owners of the property advised those present at the Parish Council meeting Class Q has been granted to convert the property from agricultural to residential dwelling.

- The owners now want to extend the property from 1 to potentially 3 bedrooms.
- Parish Councillors have no objection in principle as the property is on its' own land and is isolated from any other properties.
- Class Q has created the precedent for the conversion and TB has studied the plans. The finished property needs to be a meaningful residence on completion.
- The Parish Council wants to see a viable dwelling to be created out of the Class Q permission.

III. White House High Street Pavenham Bedford Bedfordshire MK43 7PE.
This is an additional application on the Agenda from this weeks' Borough Planning meeting on 13/5/24. Creation of new drop kerb and crossover for parking, including removal of hedge. Refused Monday 13th May.

11. Highways Maintenance

a) Update

- A resident has raised the issue of the number of cars that go straight on at the bottom of Carlton Hill, leaving the road instead of driving around the bend. Hedges and drainage are being badly damaged and there's concern about possible fatalities in the future.
- Some sort of precautionary measures should be put in place by the Borough e.g. rumble strips,
- RP to ask Borough Officers for a site visit to discuss what can be done to try to prevent the problem.
- TB will be digging out the ditch and diminishing the verge further. There is a double kerb providing a 'launch pad'. It's a notorious spot when icy but still three incidents this winter with no bad weather. The last car cleared it by 60ft so must have been travelling at phenomenal speed.
- JA posed the question whether reckless driving can be stopped or prevented with signage. Thought should be given to the urbanization of a rural area through the use of signage that will change the character of that area, possibly without the intended outcomes.
- Yellow and black marking signs will give warning to the majority of people and we can ask for speed limits to be reconsidered. In terms of safety, there are things we can look at. RP to speak with the Borough Officers, TB and DMM.
- Borough should look at updating their vehicle recovery policy as 75% of accident damaged vehicles are often left behind after recovery. However, the Borough can't get involved with private land and landowners who will be expected to make necessary arrangements with the recovery companies and/or insurers.
- Flashing signs for flooding – JA has been advised by the Borough that because of the 'remote location' of the signs, the batteries aren't fit for

RP

purpose. Infrastructure works but the illumination system is failing. Borough looking at what they can do to improve it. The one at the bottom of the hill has never worked as it's in a shaded position.

- Parish Council is concerned with the condition of some of our roads that are getting particularly bad. The Bury in particular and Church Lane, has a leak under the tarmac. RP to chase Highways Manager at Borough Council. RP
- Update on The Bury pavement – this was on the list for projects to be completed by the Borough last year, didn't happen in previous programme. RP to escalate to DMM and ask him to speak to the Highways Portfolio holder at the Borough. RP
- Parish has had very comprehensive drainage unblocking work carried out by the Borough. The drain from Plaiters Close to Mill Lane has been reported as is blocked beyond their capabilities. West End to Pax Hill drains and gulleys blocked all along. RP to raise matter with Borough. RP

12. Traffic Management & Speedwatch Group

a) Update – Cllr Smith

- Thanks given to DS for mastering the speed devices in the village purchased a few year ago. Good to have them working.
- RP to add data to website and advise police.

13. Crime Report

Nothing to report from John Stamford.

14. Environment

a) Spinney & Trees – Update Cllr D'Cruze

GDC gave apologies for this meeting.

b) Footpaths update – Cllr O'Neill

- CON gave apologies for this meeting.
- Path clearing event held 26th April. Great progress made from outside Bury Farm, Lodge and Golf Course entrance. Another date will be set in the near future.

15. Community Matters

a) Good Neighbour Scheme – update Cllr O'Neill

SD gave the following update:

- Service launched on the 22nd April was well attended.
- Article in the next villager.
- 9 job requests to date with 2 already completed and several planned over the next few weeks.
- In the process of providing fully vetted volunteers with lanyards and a step by step guide for volunteering and completing a job.
- Further pipeline of volunteers and group has submitted funding request to the Parish Council to support DBS checks.

b) Local bus services – update Cllr. Doug McMurdo

SD provided following update in absence of DMM:

- Residents have seen a deterioration in the bus service that had got better during flooding as they couldn't go to other villages.
- SD in contact with Grant Palmer to arrange meeting and find out what's happening. SD will ask DMM to attend the meeting as well.
- Many residents getting stuck in Bedford and service generally very bad.
- Waiting on results from Borough survey. Borough is paying for this service that local residents have described as 'a joke'. In one 'abysmal' incident, after waiting 2hrs for a the bus that never arrived, the elderly resident had to get a cab home at a cost of £13.

16. Financial Update

a) Financial report

Accounts to be ratified were circulated to members prior to the meeting.

PROPOSED: Cllr. Sara Darlow

SECONDED: Cllr. Katie Sharpe

b) Payments to be ratified

Good Neighbours Scheme grant request of £285

PROPOSED: Cllr. Jon Abbott

SECONDED: Cllr. Katie Sharpe

c) Online banking update

RP has applied for online banking with Unity Trust Bank and is awaiting outcome.

d) Call for grass cutting tenders

- As part of Parish due diligence, RP is requesting quotes from at least 3 contractors for grass cutting across the Parish. These will be considered for the 2025-26 grass cutting contract.
- Some residents have complained about late start to cutting season. TB advised it had been delayed due to condition of daffodils in the verges.
- A resident at the meeting gave thanks to the Parish for the lovely daffodils this year.
- Grass cutting will start in the 1st week of June.

17. Correspondence

Enquiry regarding playground equipment referred to in Item 8 above.



18. Date of Next Meeting

17th July 2024 at 7.30pm in the Village Hall

2024-25 Schedule:

- 18th September 2024 at 7.30pm
- 20th November 2024 at 7.30pm
- 15th January 2025 at 7.30pm
- 19th March 2025 at 7.30pm

The meeting was closed by the Chair at 9.35pm

Signed as a true reflection of the meeting:

Signed	
Dated	17 th July 2024

Chair



Pavenham Parish Council Traffic Report, May '24

Average Speed Camera Prosecutions

Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Sep '23	Oct '23	Nov '23	Dec '23
1	4	1	1	0	1	2	6	3	1

No further data received since previous report

Pavenham Village Hall Speed Indicator – 40mph speed limit

Period of Analysis – 17:00 on 14th April, 2024 – 16:55 on 29th April, 2024. This represents 15 days of data.

Eastbound Traffic

	Total	Up to 40mph	41-45mph	46-55mph	Exceeding 55mph
Speed values	91620	85466	4765	1286	103
% Speed values	100%	93.3%	5.2%	1.4%	0.1%

N.B. The above analysis is only qualitative as the number of data points per vehicle varies with the speed of the vehicle and the data analysis tool performs simplistic calculations.

Secondary counter at Pavenham Village Hall

The data recorded by the second traffic counter requires closer scrutiny to ensure that we can have confidence in the information derived. The sensor has been moved and it is now mounted on the same pole as the sensor with the display. Recorded information is being cross checked and initial investigations indicate that it may have formerly been incorrectly mounted. Certain parameters that affect vehicle type identification also require checking and possible modification to improve accuracy of this. While these investigations are under way, no reporting will be made based on data from this sensor.

Dave Smith, 12th May, 2024