

## Minutes of the meeting of Fairfield Parish Council held in Fairfield Community Hall on Thursday 11<sup>th</sup> January 2018 at 7:00 pm

**Councillors present:** C Bidwell (Chairman), B E Dack, P Daffarn and S J Jones

**Officer present:** Katrina Henshaw (Parish Clerk)

**Also present for all or part of the meeting:** Ward Member Councillor S Dixon and thirteen members of the public.

### 209 Apologies for Absence

209.1 Apologies for absence were received from Councillor N P Hanks (family commitments) T Milliken (holiday) and Ward Member Councillor B Saunders.

### 210 Disclosures of Interest and Dispensation requests

210.1 No disclosures of interest and no requests for dispensation were received.

### 211 Council Minutes

211.1 Minutes of the meeting held on Thursday 14<sup>th</sup> December 2017 had been circulated to all councillors and it was

#### **RESOLVED**

**That these minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chairman.**

### 212 Public Participation Session

212.1 No members of the public asked to speak.

### 213 Planning Applications

#### 213.1 **CB/17/05145/FULL 23 Dickens Boulevard**

Two storey rear extension, part over existing ground floor.

FPC has no objections but does request a condition that states that all finish visible from the public footpath to match existing colours and designs as per the Fairfield Neighbourhood Plan Design Statement.

#### 213.2 **CB/17/05763/FULL Land adjacent to 163 Hitchin Road**

Residential development of four, four bedroom semi-detached dwellings with associated access, parking and landscaping on land adjacent to 163 Hitchin Road.

FPC OBJECT to this application and if officers are minded to recommend it for approval FPC request it is called into the Development Management Committee for determination. The design is not as per the Fairfield Neighbourhood Plan Design Statement; the brick colour is too dark and the window designs are not as specified. These homes will be close to the new developments and will not match with the new school. FPC also wishes to raise concerns over possible access / egress of vehicles onto Hitchin Road.

- 213.3 **CB/17/05901/FULL 2 Charlotte Avenue**  
Loft conversion to include rear dormer windows and roof windows to front and rear roof elevations.  
FPC has no objections but does request a condition that states that all materials match the Fairfield Neighbourhood Plan Design Statement.
- 213.4 **CB/17/05966/VOC Former Pig Testing Unit**  
Removal of Condition No. 16 of planning permission ref: CB/15/03182/FULL dated 18/12/15  
FPC **OBJECT** to this application and if officers are minded to recommend it for approval, FPC request it is called into the Development Management Committee for determination. FPC is unable to see any reason to amend or remove condition 16. The evidence provided can be seen that restriction to over 55s is being well received to potential purchasers. There has been no change in distance and facilities since this site and original application was made. A need for this type of development for those wishing to downsize is required and the residents of Fairfield Hall is evidence of this.
- 213.5 **CB/17/05974/RM Land at East Lodge off Elliott Way**  
Reserved matters approval is sought for access, appearance, landscaping, layout and scale pertinent to outline approval reference CB/16/03885/OUT  
FPC **OBJECT** to this application and if officers are minded to recommend it for approval FPC request it is called into the Development Management Committee for determination. Brick, windows and external door appear not to be as per Fairfield Neighbourhood Plan Design Statement. No provision or allowance has been provided for the proposed cycle path along the Hitchin Road side of the development. There is concern over off street parking as three bedroom houses appear to have one garage parking with one offered place. There is no visitor parking provided.  
  
As this development will access Elliot Way, FPC is disappointed that Elliot Way is still not adopted.

## 214 Planning Decisions

- 214.1 **CB/17/04818/OUT 153 Hitchin Road**  
Outline Application: development of four dwellings and associated parking and amenity.  
**Outline Application – Granted by CBC 12<sup>th</sup> December 2017**
- 214.2 **CB/17/05292/FULL 44 Heathcliff Avenue**  
Proposed rear orangery, width 8.3 m, projection 3m, hgt to eaves 2.5m, hgt to ridge 3.55 m  
**CBC granted full planning permission 22<sup>nd</sup> December 2017**

The meeting closed at 7.28 pm and was re-opened at 7.30 pm for the rest of the meeting as stated on the agenda and advertised on the website and noticeboards.

## 215 Central Bedfordshire Council Ward Members Report

- 215.1 School busses – A letter has been sent to all parents reminding them how their child should behave on the buses and at the bus stops.
- 215.2 Street Lights – Councillor Dixon has agreed to do another walk around with Councillor Bidwell to report street lights that are not working. Councillor Dixon did stress that this walkabout would not guarantee the lights would be repaired in a timely manner as CBC still had issues with the current service levels on repairs. **Action: SD / CB**  
  
It was agreed that FPC would chase up Councillor Dalgarno for CBC action on street lights on adopted and unadopted roads and to invite him to a future FPC meeting to give an update.  
**Action: KH**
- 215.3 Budget Consultation – Runs between 4th and 29th January 2018 and everyone is encouraged to read it and make comments.
- 215.4 Bottle Banks – CBC has offered 2 more bins but need to agree locations with FPC.

215.5 Local Plan Consultation – The consultation runs 11th January until 22nd February. Everyone was reminded of the process and that full details are on the CBC website.

## 216 Local Plan

216.1 Councillor Dack outlined the proposals in the CBC Local Plan as far as it affects Fairfield. He said that, potentially, it offered great danger to Fairfield as their proposals did not spell out coalescence

The report merely, stated there should be a buffer zone between Fairfield and Arlesey. The report said that this would be achieved on the south-western side by developing a Country Park from both the Blue and Green Lagoons.

But they also stated that imperative for the development was an Arlesey relief road and proposals FPC have been shown by the developer give their proposals that will pass within 100 metres of the western end of Fairfield and dissect West Drive roughly at the point of the gas station. Councillor Dixon pointed out that the road was only in the developers plan and therefore due councillors' attention to the fact that just a red area was shown in the Local Plan and no roads were within it.

Councillor Dack read from the report and CBC policies on Coalescence and Tranquillity and gave an example of where CBC had defined this as regards Stotfold. However, no such definition was forthcoming for the Arlesey-Fairfield gap.

All Councillors agreed that we must give strong objections to the proposals but stressed that this should be evidence-based. It was agreed that the Council take the advice of their solicitors and appoint a Strategic Landscaper as well as Blandy and Blandy to help prepare FPC's case.

**Action: CB/BD/KH**

It was further agreed that we hold a public meeting to allow residents to express their views as well as urging people to go along to the CBC drop-in at Arlesey Village Hall on January 30 to express their concerns. **Action: CB/BD/KH**

## 217 Anticipated compensation from Anglian Water

217.1 There is no indication yet what level of funding AW are prepared to offer Fairfield but it was agreed that FPC will suggest the following projects for Anglian Water to fund:-

- Urban Park improvements
- Ongoing works in the Orchards
- Proposed outdoor gym equipment
- Proposed road safety scheme and additional parking in Fairfield

It was agreed that any compensation received must be for the benefit of all households and FPC will publish details of what AW agree.

Councillor Bidwell to start conversations with AW. **Action: CB**

## 218 Community Governance review

218.1 The consultation is open from 1 November 2017 until 1 February 2018. FPC have already agreed to request changing parish boundary to include the second farmhouse that fronts Stotfold Road.

218.2 The results of the website poll asking residents if they wish to keep "parish council" or to request a change to "village council", "community council" or "neighbourhood council" were

- 208 people voted
- 24 people clicked vote without choosing an option
- 53 votes disqualified as exceeded more than 2 votes per household
- 52 voted parish
- 66 voted village
- 9 voted community
- 4 voted neighbourhood

Following a discussion of the votes and with a unanimous vote it was

**RESOLVED**

**That FPC would request that CBC changes the name of the council to Fairfield Village Council**

**REASON**

**As this is what the majority of residents who voted requested.**

The clerk to respond to the Community Governance review. **Action: KH**

**219 Phone box exchange library**

219.1 Quotes have been requested for creating the base and converting the box to a library. Full costs will be supplied at the February meeting.

**220 Finance**

220.1 Receipts

From whom	Description	Total
Central Bedfordshire Council	Grass cutting	£214.26
<b>Total</b>		<b>£214.26</b>

It was

**RESOLVED**

**That receipts of £214.26 be noted.**

220.2 Payments

To whom	Description	Total
Katrina Henshaw	December wages	£291.80
HMRC	December Tax	£73.00
Unity Trust Bank	Service charge	£24.90
Herts Full Stop	Stationery	£10.74
EE	Mobile phone	£46.09
Katrina Henshaw	Key cutting	£10.80
MBS	Maintenance contract - December	£914.55
Sparkx	Christmas lights	£2,928.00
Blandy & Blandy	Legal advice	£6,816.00
<b>Total</b>		<b>£11,115.88</b>

It was

**RESOLVED**

**That payments of £11,115.88 be paid.**

**221 Correspondence**

221.1 **CBC** – Budget consultation. Between 4th and 29th January 2018 CBC is inviting residents to take part in a consultation to let CBC know their views on the proposed Council budget. Full details can be viewed on CBC website.

**222 Any other business**

NB This is for an exchange of information only. No decisions or actions can be agreed at this time.

222.1 FPC has written to Affinity Water regarding the recent drop in water pressure.

222.2 Wendy Briggs has been invited to the February meeting to give an update on the Arts project.

222.3 Subject to planning permission, Colin Carpenter is expected to do the orchard work on 23<sup>rd</sup> and 24<sup>th</sup> January 2018.

**223**     **Date of next meeting**

223.1     The next Parish Council meeting will be held on 1<sup>st</sup> February 2018 at 7.00 pm for planning and 7.30 pm for all other matters.

Meeting closed at 8.55 pm