

**GREAT GRANSDEN PARISH COUNCIL**  
**Minutes of the Parish Meeting held on 4<sup>th</sup> December 2023**

Those present were:

Councillor Ginn, Chairman  
Michael Capps, Parish Councillor  
Cathy Davis, Parish Councillor

Councillor Pett, Vice-chairman  
James Catmur, Parish Councillor

Also present: 4 members of the public.

**1.** The meeting was opened with silent prayer.

**2. Apologies for absence.**

Councillor Richard West, HDC and Parish Councillors Chris Bane, Nigel Day and Alan Rowbotham.

**3. Co-option to the Parish Council – proposal:** Paul Greenland was welcomed to the meeting, where he gave an introduction to his background. Councillor Pett proposed that Paul Greenland be co-opted to the Parish Council. This was seconded by Councillor Ginn and unanimously approved.

**4. Declarations of Interest:**

The parish councillors as trustees of the Reading Room, declared an interest in item 17.7 23/02096/LBC Repair to the slate roof.

**5. Minutes of the previous meeting** held on 6<sup>th</sup> November: The Minutes were proposed by Councillor Pett, seconded by Councillor Ginn and unanimously approved,

**6. OPEN FORUM:** An example and the outcome of an Asset of Community Value pub for sale elsewhere in the country was highlighted.

**7. Crown & Cushion - ACV – update:** The Great Gransden Community Benefit Society recently submitted an offer of the asking price subject to survey.

The Parish Council has received two letters from residents regarding the deterioration of the property. Noted this matter should be considered by the buildings Conservation Officer, HDC.

Agreed to write to the pub owners in response to their most recent email, indicating that the Parish Council continued to be open to discussion as to all options of the pub and also to encourage due consideration of the latest offer made by the GGCBS.

**8. Playing Field – MUGA:** Will Bentall has made helpful progress in obtaining information on further means / other methods of noise reduction. Agreed that Will Bentall would implement the minor suggestions from Zaum (insertion of rubber pads at lowest positions / rattling bolts typically torqued) and Councillor Pett would be present during the work.

**9. Tree Management:** The third quote is still awaited. There needs to be discussion with the Allotments Association about the works needed. Application for works will need to be made for trees in the Conservation Area.

**10. Churchyard management:** The Churchyard management group is able to continue mowing adjacent to and along paths and an area in front of the porch. However, with a reduced number of volunteers is requesting further assistance from the Parish Council. There is also interest in some re-wilding. Noted that re-wilding also required a good level of resources. Agreed to convene a meeting comprising the PC, the Churchyard management group and the ecology group to discuss suggestions.

The memorial with the listed cross also requires renovation of the surround. Application for the work will be investigated.

**11. Meeting with Anthony Browne MP – report:** Councillor Ginn and Councillor Pett attended a useful meeting with Anthony Browne, MP. Five matters were discussed: Assets of Community Value, Luton Airport fly routes, A428 development, East-West Rail and school transport.

**12. RFO's Financial Statement and Budget Review November 2023.**

This update was postponed until the January meeting.

**13. Payments for Approval.**

The payments below: Proposed by Councillor Pett, seconded by Councillor Ginn and unanimously approved.

## Payments for approval at the Parish Council meeting on Monday 4<sup>th</sup> Dec 2023

### Cheques/ Bank Transfers payable Nov 2023

1.	Mr R McIntosh (Garden of Remembrance)	£7.50
2.	The Mower Shed	£156.00
3.	Buchans Landscaping & Grounds Maintenance	£332.08*
4.	ETC Sports Surfaces Ltd. (Netball ring & net)	£148.80
5.	Reading Room Cottage improvements: B & E Woodfield	£928.56
6.	Clerk's Salary – October 2023	£1018.58
7.	HMRC - PAYE (period ending 5 <sup>th</sup> December 23)	£52.91

### Automated Payments payable Nov 2023

1.	DD	BT – Broadband Reading Room (11 <sup>th</sup> Nov 2023)	£44.36
2.	DD	SSE (DD 18 <sup>th</sup> Nov 2023)	£ TBC*

*\*Invoice expected, but not available in time for meeting*

*\*\*Approximate amount. Subject to slight variation. (Not available in time for meeting)*

**14. Bank account: Clerk / RFO access:** Unanimously approved, that both the Clerk and the RFO should have mandate to access the bank account.

## **15. Highways.**

- **Any repairs or maintenance needed.**
  - **Meadow Road water main:** several calls were made to Anglian Water before the correct repair. Initially the cover was left sitting directly on the valve. The infill at the side of the road is however, not adequate.
  - **Waresley Road flooding:** Agreed to ask Highways for an update on progress. Another pothole has been repaired.
- **Proposed Disabled Persons Parking Bay: Caxton Road, Great Gransden:** Unanimously approved.
- **LHI bid - Autumn 2023 bidding round:** Costs for highways work have increased. Unanimously agreed to increase the Parish Council support for the LHI bid on Caxton Road to £3,500 which may increase the chances of approval.
- **A428 Community Fund:** Councillor Catmur has submitted an 'expression of interest' for a cycle way to Caxton. Other suggestions for projects were put forward and requested for future consideration.
- **Rights of Way:** Agreed to write to the RoW Officer to ask for investigation of the two items on the reporting portal.

## **16. Correspondence**

**16.1 CIL Funding Round 2023/2024 – open:** Noted.

**16.2 Neighbourhood Policing Team – liaison meeting:** Noted.

**16.3 Cemetery bridge:** Councillor Day reported that his weekly monitoring of possible movement of the wall showed it to be within the normal range. The bridge is part of a public footpath and had therefore been reported to Highways.

## **17. Planning Applications:**

**17.1 23/02047/S73 Variation of condition 25 (Affordable Housing Scheme) of 17/01375/OUT Land North East of Mandene Gardens Great Gransden:** The Parish Council unanimously recommended refusal of this application to HDC noting that: the protection given to the affordable homes in Dutton Gardens within the S106 Agreement is extremely weak; the original planning permission for the full Dutton Gardens development was given with the proviso of a high percentage of affordable homes; it is considered that the proposed variation of condition is not to the benefit of people requiring affordable housing.

**17.2 23/02075/S73 Variation of condition 2 (As Plans) and removal of conditions 14 (Joinery), 18 (Oak) and 19 (Corrugated Steel Roof) of 18/010909/FUL(Retrospective) Rippington Barn 18 Church Street Great Gransden Sandy SG19 3AF:** The Parish Council unanimously agreed no comment on this application to HDC. There were however, certain observations: that the retrospective application was for works that could be seen from a listed building, although the works could not be seen from outside the property. It was noted that the original plans had been approved by the Parish Council and that it was now the work of the Conservation Officer that was of critical importance.

**17.3 23/02074/S73 Variation of condition 2 (As Plans) and removal of conditions 3 (Joinery), 7 (Oak) and 8 (Corrugated Steel Roof) of 18/01910/LBC (Retrospective) Rippington Barn 18 Church Street Great Gransden Sandy SG19 3AF:** The Parish Council unanimously agreed no comment on this application to HDC. Great Gransden Parish Council unanimously agreed no comment on this application. There were however, certain observations: that the retrospective application was for works that could be seen from a listed building, although the works could not be seen from outside the property. It was noted that the original plans had been approved by the Parish Council and that it was now the work of the Conservation Officer that was of critical importance.

**17.4 23/02196/FUL Retrospective planning application to retain and use units 4 & 5 including extension to Unit 5 for business use. Land West Of Highbury Fields Eltisley Road Great Gransden:** The Parish Council unanimously recommended approval of this application to HDC noting that the land had been a brown field car parking / storage area for some length of time.

**17.5 23/02230/HHFUL Single-storey rear extension to replace existing conservatory 34 Church Street Great Gransden Sandy SG19 3AF:** The Parish Council unanimously recommended approval of this application to HDC. This was considered a suitable upgrade to the property.

**17.6 23/02198/FUL Erection of agricultural building, hard-standing and access track Land West Of 24 Little Gransden Lane Great Gransden:** The Parish Council unanimously recommended refusal of this application to HDC noting that; the proposed development site is amongst Listed Buildings and immediately adjacent to the Great Gransden Conservation Area, thus adversely affecting the heritage assets; the access to the site is of restricted width and extremely unsuitable for today's size of agricultural vehicles; a potential increase in traffic is considered unacceptable; a splendid mature Oak tree also spreads over the track. Further, there would be contravention of Local Plan policies 11, 12 and 34.

**17.7 23/02096/LBC Repair of slate roof using a mixture of existing slates, and like for like reclaimed slate, and addition of insulation. The Reading Rooms Fox Street Great Gransden Sandy SG19 3AA:** The Parish Council approved this application, with the suggestion that old slates be used at the front of the building and any new to the rear. Also noted, that the work comprised essential repairs to prevent the roof leaking.

**18. HR Committee Update.** *In line with the legislation below\*, this item will be closed to the public.*

**19. Dates of meetings 2024/25:**

Jan 8<sup>th</sup>, Feb 5<sup>th</sup>, Mar 4<sup>th</sup>, Apr 8<sup>th</sup>, May 13<sup>th</sup>, Jun 3<sup>rd</sup>, Jul 1<sup>st</sup>, Aug 5<sup>th</sup>, Sept 2<sup>nd</sup>, Oct 7<sup>th</sup>, Nov 4<sup>th</sup>, Dec 2<sup>nd</sup>.

**21. Date of Next Meeting:** Monday 8<sup>th</sup> January 2024 which will commence at 7.30pm.

The meeting ended at 21.40 pm.

*\*Public Bodies (Admission to Meetings) Act 1960*

*(2) A body may, by resolution, exclude the public from a meeting (whether during the whole or part of the proceedings) whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons stated in resolution and arising from the nature of that business or of the proceedings; and where such a resolution is passed, this Act shall not require the meeting to be open to the public during proceedings to which the resolution applies.'*