

PARISH OF BARRINGTON

Minutes of Parish Council Meeting

Thursday 13th June 2024 held in the Bowls Club at 7pm

Present: Cllrs Rhodes-Kemp (Chairman), Priddle, Kemp, Walker, Cooper and James.
The Clerk/RFO with no members of the public

1 Co option of Councillors

There had been no applications for co-option. The vacancies would continue to be advertised.

2 Apologies, welcome and introductions

Apologies were received from Cllrs Baxendale and Quincey, County Cllr Kindersley and District Cllr van de Weyer.

3 Declarations of Interest and Dispensations

There were no declarations or interests declared.

4 Public Forum

There were no members of the public in attendance.

5 To approve the minutes of

5.1 The Parish Council Annual General Meeting held on 9th May 2024

On a proposal by Cllr Walker, seconded by Cllr Cooper, the minutes as circulated were agreed as a true record and signed by the Chairman.

6 County and District Councillors' reports

County Cllr Kindersley had circulated a report.

7 Matters Arising and Carried Forward from previous meeting

7.1 Update on defibrillator locations

Further action would take place once confirmation of an electricity supply in the area was received.

7.2 Notice Board repairs + Sign and Defibrillator sign update

The contractor had revisited the notice board and demonstrated how to prop it open. He advised that to change the doors a carpenter would be needed and estimated the cost at up to £500. The Clerk was seeking another handyman to carry out the remaining tasks. **-Clerk**

7.3 Update on scheduled Grounds Maintenance work

The Chairman, Cllr Walker and Clerk had met with the contractor to discuss work around the village. The wildflower areas were discussed with work to make the areas smaller agreed as most were overgrown with weeds,

Work on Challis Green had resulted in the green being churned up. The contractor had now been tasked with rectifying it.

Cllr Cooper added that the contractor had not been strimming around the play equipment. The Clerk was asked to remind him. **-Clerk**

7.4 Councillor Responsibilities following AGM

This was in hand with the Chairman.

8 Finances RFO

8.1 To approve the payment of accounts listed below and to approve any further invoices presented to Council that are not on the schedule (if any):

V/N	Invoice	Description	Supplier	Amount
		Electricity charges May 2024	Southern Electric	£
		Staff Costs PAYE, Home Allowance, May 2024 (inc arrears Dec-April)	Staff	£6304.12
	3267	Grass cutting, Glebe Rd, Sports field, main green	Herts & Cambs Ground mtce	£570.00

	3266	Cut of sports field	Herts & Cambs Ground mtce	£180.00
	3241	Cut of verges	Herts & Cambs Ground mtce	£264.00
	3248	Cut of main Green. Sports field, Glebe Road, Strim village	Herts & Cambs Ground mtce	£774.00
		Rosettes for Village Fete	Sally Walmesley	£103.13
	3229	Grass cutting, Glebe Rd, Sports Field, main green	Herts & Cambs Ground mtce	£570.00
	3222	Ranger Duties	Herts & Cambs Ground mtce	£288.60
	79050	RoSPA Inspection 2024	Playsafety Ltd	£220.80
		Renewal of SCRIBE package 24/25	Starboard Systems Ltd	£673.92
		Village ditch inspection	Drainage Systems Mgmt	£3612.00
		Hire of toilets for fete	Toilets+	£372.00
		Foxtton Road Planters	Anna Church	£169.11
	3285	Cut of sports field	Herts & Cambs Ground mtce	£180.00
	21797	Defib annual support year 8	Community Heartbeat	£162.00
		S106 PAYMENTS		
		Professional advice	Alan Lamb Associates	£500.00
		Project Manager (1 st stage payment)	Nigel Reader	£3000.00

It was noted that the Staff costs included arrears for hours worked by the Clerk from 1 December 2023 -30 April 2024.

It was also noted that the grass cutting costs were higher than usual due to the amount of rain the area was experiencing.

On a proposal by Cllr Rhodes-Kemp, seconded by Cllr James, the payment of accounts was agreed.

8.2 Balances and Bank Reconciliation 31st May 2024

BANK	Balance
Unity Trust Bank	157,900.27
Lloyds	99,809.40
CBS	1,539.80
Unity Trust Deposit	649,924.97
Lloyds 32 day notice account	169,999.11
Lloyds Fixed Term Deposit	500,000.00
CCLA	831,517.09
TOTAL	2,410,690.64

8.3 Update on Bank Mandate

8.3.1 Flagstone Investment Company

There had been a delay in the online application due to outstanding questions relating to the Parish Council status. The Flagstone Officer had now responded and the application process would be resumed.

8.4 Finance Working Group meeting 12th June 2024 -Update

A meeting of the working group had taken place. Updates on the discussions would be under agenda items.

8.5 Village Hall Donation 2023/24 update on clarification of expenditure/income- Cllrs Rhodes-Kemp and Cooper

The Chairman and Cllr Walker had attended an extremely helpful meeting with the Village Hall Trustee who explained their accounts. They did not need everything originally requested so £2,300 was now the sum. Cllr Cooper advised that so far this year £1,500 had been raised by the community café which the Trustees were appreciative of.

On a proposal by Cllr Kemp, seconded by Cllr Walker, it was agreed to donate £2,300 to the Village Hall on receipt of an invoice.

8.6 Streetlighting Electricity Contract from October 2024

A quotation had been received through the Broker, Utility Aid, but when compared to the quote received in January 2024 when the electricity prices were higher, the new quote was considerably more. The Clerk had queried this with the Broker and was awaiting a response. Details would be circulated to the Finance Working Group once received.

8.7 Agreement of Revised Financial Regulations for Section 106 Payments

A draft had been circulated to Councillors. Cllr Walker explained that for S106 payments for the construction of the Pavilion and associated parking only, the proposed revision was to allow the appointed Project Manager more flexibility for contracts under £30,000, but subject to scrutiny by the Finance Working Group. A discussion took place on the wording and concerns about the possibility of abuse by contractors was raised. It was pointed out that the Finance Working Group and the RFO would sign off all such contracts.

It was proposed by Cllr Walker that the additional regulation be adopted, with a slight change to wording, which was seconded by Cllr Cooper with all Councillors in agreement. This regulation would be reviewed at each Parish Council meeting during the project.

9 **Planning (Cllr Kemp)**

9.1 Proposal -S73 to vary condition 2 (Approved Plans) of planning permission 24/00386/HFUL (Demolition of existing extensions and erection of one and half storey rear extensions) minor amendment to the fenestration and the ridge height of the proposed extension

Site address: 4 Challis Green

Reference: 2401931/S73 & 24/01981/S19LB

Recommendation -Support

9.2 Proposal -Erection of 3 No self/custom build dwellings

Site address: Land adjacent to 31 Shepreth Road

Reference: 24/01901/PIP

Cllr Kemp explained the SCDC Local Development Plan guidance for self build properties. There had been a previous application on this site where the Parish Council had asked about the planning status of other properties on the site and invited a Planning Officer to meet. There had been no response.

A discussion took place on this application where Councillors agreed there were a number of issues needing clarification. Councillors were also aware of the concerns of neighbours.

After further discussion it was agreed to object on the grounds that the proposal was outside the village envelope. An invitation to the Planning Officer for a meeting on site would again be made. Cllr Kemp would prepare a response for the Clerk to submit. **-RK**

9.3 Proposal -S19 to vary condition 6 (Details of garage doors and pergola and solar panels) of listed building consent 22/05044/LBC to install 10 no PV panels onto the front (south-facing) elevation of the garage and not on a pergola

Site address: 36 West Green

Reference : 24/02118/S19LB

It was noted that PV panels on the front of the property would be in view. Cllr Priddle advised that he believed there was another property nearby with panels on the front and agreed to check. Councillors agreed to Object to the proposal due to the impact on the conservation area contradicting clear advice from the Conservation Area Appraisal.

9.4 Proposal : Tree work -Fell Elder, Birch and self set Ash

Site address: 4 Challis Green

Reference: 24/0578/TTCA

Councillors acknowledged that the trees needed to be removed so that the extensions could be built. Cllr Kemp would look through the documentation to ensure that there was a condition to replant trees. **-RK**

10 **All Saints Garden (Redrow) Cllrs Rhodes-Kemp and James**

10.1 Occupancy and Numbers

Cllr James reported that three additional dwellings were now occupied making a total of 114. When questioned he confirmed that there would be 116 dwellings to the south of site. The northern part of the development was not yet marked out. Planning permission for some dwellings was still outstanding.

It was noted that there was to be a liaison meeting on the 11th July where an update from the developer would be requested.

10.2 Update on CCC salt bin and County Council map -Cllr James

Cllr James reported that he had an idea where a salt bin could be located, at the junction around the lake, but he needed to check with Trinity Estates first. In this location the salt bin would serve two of the roads.

10.3 Concerns raised over Open Space

It was noted that the lake in particular was still a big concern. The Chairman reported that her first response from HSE was that they were only concerned with construction traffic. Two days later she received an update stating that the Executive had no responsibility at all.

Cllr Kemp advised that Cllr Baxendale had shared some photos with him of construction workers driving through the estate. He had asked for the photos to be forwarded so that they could be forwarded to HSE as the workers were not following their own plan.

The Chairman stated that due to the response from HSE, and concerns over the lake, a meeting with the Trinity Estate representatives should be held urgently. Cllr James advised that he was in contact with the site manager and agreed to see if he could arrange this. -MJ

11 S106 -updates

11.1 General Update

11.1.1 Update on Field Measurements - Cllr Rhodes-Kemp

The Chairman reported that the stakes installed to show Cemex the area were now obscured by 6ft tall grass. At least one of the stakes had also been smashed during the current UK Power networks work. The Cemex agent had advised that they were liaising with the tenant farmer although why this was needed was questioned by the Chairman.

A discussion took place on the cutting of the field and the need to repeat the marking out exercise. The Chairman advised that ironically the field was now a lovely wildflower meadow. She proposed that just the perimeter and path around the field be cut now with the centre left until it died back in the Autumn. The stakes could then be reinstated which Cllr Walker suggested both parties this time did together. The cost of marking out was discussed and it was agreed that Cemex could be asked to contribute.

11.1.2 Update on Project Architect -Cllrs Rhodes-Kemp

The Project Manager had been in discussion with a local architect and would bring a proposal for appointment to the Parish Council for agreement.

11.2 Formal Approval of Project Manager Contract

The Parish Council was satisfied with the professional advice and feedback from CAPALC on the appointment of Mr Nigel Reader. A contract had now been signed by both parties.

11.3 Update on process for Public Works Loan -Cllr Walker

11.3.1 Approval of the Consultation draft notice

CAPALC advice had been sought on the notice which would be delivered to every household by the 22nd June. The draft was discussed by Councillors. The Business Advisory Group (BAG) had made their recommendation on the subsidy which would be required to run the new Pavilion. It was noted that the Parish Council thanked all those involved in giving their time and involvement in this important piece of work.

On a proposal by Cllr Kemp, seconded by Cllr James, it was agreed that the notice be printed and distributed. The Chairman agreed to arrange the printing. -RRK

11.3.2 Council motion to proceed with the PWL

On a proposal by Cllr Walker, seconded by Cllr Kemp, with all Councillors in agreement it was RESOLVED to seek the approval of the Secretary of State for Levelling Up, Housing and Communities to apply for a Public Works Loan Board Loan of £300,000 over the borrowing term of 25 years to supplement the money available from the Section 106 funds to build a new Sports Pavilion and Car Park. The annual loan repayments will come to around £22,000. based on today's interest rates.

It is also intended to increase the council tax precept for the purpose of the loan repayments by 24% which is the equivalent of an additional £2.67 per month for a Band D property.

This proposal is subject to the agreement of the residents through the public consultation.

11.4 VAT Advice Update Cllr Rhodes-Kemp

The Chairman stated that VAT on the project was more complicated than first thought. As a result, on a recommendation by CAPALC, the services of VAT specialists, Steve Parkinson Partnership, had been requested at a flat rate cost of £750 plus VAT for advice during the Pavilion project. Confirmation of this was awaited.

Councillors expressed their disappointment that there was nobody from the village with VAT experience able to help.

11.5 Archer Bridge another Cllr needed-Cllr Rhodes-Kemp

Another Councillor was needed to pursue the bridge project following the resignation of Mr Anscombe. A suggestion of a resident, with civil engineering experience, was made and they would be asked. Mr Anscombe would also be asked for copies of correspondence he had relating to his investigations into the installation of a bridge.

12 Village Tree Survey 2023

12.1 Agreement of Quotation for urgent tree works

A second quotation had now been received for the tree works identified in the tree surveys. The contractor had walked around with the Chairman and Clerk and given advice on whether the work was urgent or not also advising of a couple of additions. The quotation compared favourably to the first.

On a proposal by Cllr Cooper, seconded by Cllr Priddle, it was agreed to appoint MG Tree Surgery to carry out the work listed on the quotation at a cost of £2,820.00 plus VAT. All Councillors in agreement.

The Clerk to advise the contractor and ask for a recommendation of a company for the next tree survey.

13 Reports to be taken as read

13.1 QEII woodland and Community Orchard -Cllr Rhodes-Kemp

The Chairman expressed the need for a Woodland Management plan as a lot of trees were not doing well. It was noted that there used to be a local team of volunteers but they had gradually fallen by the wayside.

13.2 Footpaths Including UKPN -Cllrs Rhodes-Kemp and Walker

All the footpaths needed cutting back. Everything was overgrown because of the wet weather. Cllr Priddle was asked if the three rivers path had recovered. He had not been there but was trying to contact the people responsible for the damage with no response.

13.3 Ditches -Cllr Walker

Cllr Walker had circulated his report.

Following the last meeting a local contractor, Drainage FM, had been asked to investigate the blockage of the ditch around the small football field with a camera. They were unable to clear the blockage for the quoted fee of £895 plus VAT after establishing there was a blockage in the pipe under the road caused by broken pipework. As they were already on site, and the Parish Council had agreed expenditure for the ditch clearance previously, the contractor cleared the pipe from the car park to the blockage and from the blockage to the pond. They did not want to clear the blockage itself in case it caused the road to collapse. A subsequent estimate for clearing the blockage and patching was £6900 plus VAT. On West Green the pipe from 2 West Green to the road was cleared and the contractor provided estimates to clear the pipes under the driveways to No's 4 and 6 which might have to be done in conjunction with eventual drainage from Back Lane and the new football pitch, The contractor also provided a quotation for removing the accumulated silt in Challis Pond, The total cost for the work carried out was £3010 plus VAT which included the van with the camera, the lorry and the disposal of 10 tons of silt at £96 per ton. Councillors retrospectively agreed the expenditure which was in the budget.

Following the quotation for the broken pipework a meeting with the County Council Highway Officer had taken place. He had passed the concern over the road on to another officer to ascertain responsibility which could take a few weeks. The Chairman added that if the County Council did not take responsibility, then the Parish Council would need to find the money to remove the blockage.

13.4 Play Areas--Cllr Cooper

13.4.1 RoSPA Report 2024

The report had been received and circulated. Cllr Cooper stated that there was nothing new on the report from those items identified previously and were awaiting repair. The contractor had advised that the repairs would be carried out at the time of his next inspection in June but this had not yet happened.

13.5 Challis Green Pond – Cllr Rhodes-Kemp

The Chairman advised that it would cost around £12,000 to remove the silt from the ditch. She had chased a response from Fen Group who said they would respond with a proposal. The silt flow was now more rapid than ever before and was clearly coming from the Cemex/Redrow site. Cemex had been contacted requesting a discussion on the pond but it was felt the responsibility was with Redrow as Cemex had been on the site for many years before without this problem.

Cllr Kemp offered to have a look at the Environment Impact Assessment from the Redrow planning application. Cllr James would forward details of a Redrow contact who may be able to help. **-RK & MJ**

13.6 Back Lane update/Plan Cllr/Rhodes-Kemp

It was noted that Bank Lane was impassable for about 30 feet and would need to be cut back when not in full growth. The woodland was in the same position. The contractor to be advised. **-Clerk**

13.7 Village Event

Cllr Cooper reported that the event had been a success although it didn't make a huge profit. The Chairman expressed her thanks to Cllr Cooper and all the volunteers and helpers that contributed to the day.

14 Other Correspondence (Clerk)

14.1 SCDC Green Spaces -Shared Prosperity Fund Year 2

Details had been circulated. Applications were invited to submit a bid for a site that it was felt could be improved, The aim was to provide a higher quality and/or more usable green space in the area and include tree planting, seating areas, wildlife habitats, wildflower planting and repair work to existing structures. It was suggested that Councillors visit Heslerton Way wild flower area which was looking good. The Chairman added that the Parish Council had agreed a bench for the area.

15 Highway Issues

15.1 Publication of LHI work -5th June 2024

The Parish Council had been advised that the work had now been publicised.

15.2 Additional Measures to be implemented outside school by Highways -Cllr Rhodes-Kemp

The Chairman had been advised that there were to be zig zag lines and no parking signs opposite the school. County highways had offered this addition so the Parish Council would not be funding. Cllr Cooper agreed that the parking was dangerous but was concerned the parents would be parking elsewhere in the area causing further issues.

16 Date of Next Parish Council Meeting -10th July 2024 -Village Hall

There being no further business the Chairman closed the meeting at 9.10pm