

10 February 2021

Ms Wendy Burden
Intelligent Plans and Examinations (IPE) Ltd
BY EMAIL: enquiries@intelligentplans.co.uk

Dear Ms Burden

TURVEY NEIGHBOURHOOD PLAN EXAMINATION

I am writing on behalf of [REDACTED] in respect of your letter, dated 17th December 2020, which set out the Procedural Matters and Questions to Turvey Parish Council on the Submission Draft Neighbourhood Plan.

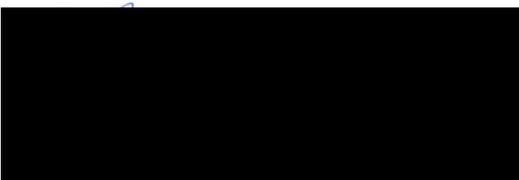
We note that you have advised that, at this stage, you consider that the Examination can be conducted by means of written representation, without the need for a hearing. We fully respect your view and judgement on this however would like to confirm that you received a copy of the letter we sent to Bedford Borough Council, dated 2nd December 2020, and its attachments. The letter advised that the Neighbourhood Plan had been debated at length at the Parish Council's Extraordinary Meeting on 20th October 2020 and again at its meeting on 26th November 2020. Given the nature of the discussion on the Plan at both meetings, it was requested that the Examiner appointed to Examine the Plan was supplied with a copy of the minutes.

The Parish Council has since met to discuss their response to your questions (26th January 2021). A draft copy of the minutes of that meeting are attached for your information. The agenda and supporting information which informed the meeting have not been made available, but it is clear from the minutes that there remain concerns with the drafting of the Neighbourhood Plan and the evidence base it relies on.

The concerns of the Parish Council reflect those which we, and other parties have raised throughout the preparation of the Neighbourhood Plan. The lack of transparency in respect of the evidence base and the decision-making process is why a number of parties, including ourselves, have requested that the Examination, or at least parts of it, are progressed by means of a Hearing.

I trust this letter and its attachments are of assistance.

Yours sincerely
For and on behalf of Fisher German LLP



TURVEY PARISH COUNCIL

Minutes of the Extraordinary Meeting of Turvey Parish Council held on Zoom on Tuesday 20th October 2020 at 7.30pm

Present: Cllrs D Niblett, P Jenkins, M Felts, K Nixon, R Corns, M Westwood, E Poll, T Smith, Borough Councillor J Weir, 38 members of the public and the Clerk (Mrs S Bottoms).

Members of the public were allowed to observe the meeting but not take part.

1. **Apologies for Absence:** None.
2. **Declarations of interest in any items on the agenda:** None.
3. **Points of factual clarification by the Chairman of the Parish Council:** Cllr Niblett reported that this meeting was being held following the decision at the September meeting of the Parish Council to defer item 5 to an extraordinary meeting. This was to enable Cllr Poll to circulate in written form the verbal report he gave at the September meeting and to enable Cllr Jenkins to have the opportunity to provide a considered response. Both papers were to be circulated to all parish councillors ahead of this meeting in order that they were able to reach a decision under item 7. below. Cllr Niblett reported receiving a number of e-mails in advance of this meeting all on a similar theme regarding the hard work and commitment put in to date by Cllr Jenkins and the other volunteers involved in the development of the NDP. He stressed that all the parish councillors recognised that this was the case and were grateful for the amount of work and dedication given by those involved and this has been recorded on a number of occasions at previous Parish Council meetings. The concern is not about a lack of hard work and input but rather the output of this Steering Group and it is this by which the Parish Council will be judged in the future.

He made some personal factual clarifications regarding Cllr Jenkins paper. Firstly with regards conflict of interest, he had referred the matter to the Monitoring Officer at Bedford Borough Council because he felt that, in his opinion, it was clearly the case that having a role in an outside charitable or campaigning organisation was a conflict of interest and should have been declared. He noted that Cllr Jenkins had corrected the omission once it had been raised with him. Cllr Niblett was particularly concerned that CPRE had played a prominent role in opposing a proposed development at Priory Farm using the Parish Council's draft NDP which he believed was incorrect practice and unfair. Cllr Jenkins had already explained at the September Parish Council meeting that he had played no part in that matter which Cllr Niblett fully accepted. Cllr Jenkins had claimed in his report that the Monitoring Officer had reported that there was no conflict of interest. Cllr Niblett said that this was not strictly correct. The Monitoring Officer had said that Cllr Jenkins as a trustee/member of CPRE does not mean that there is a conflict of interest in all planning matters. With regards the membership of the Steering Group, this is now largely from one section of the village. This did the Steering Group and the Parish Council no favours. In the early days of its formation, the membership was more widely spread. One member had left and Cllr Niblett detected a degree of dissatisfaction with the direction things were going. Another original member from Station End who is an expert in development and heritage development and in planning left because of a belief that the NDP being produced was not a sound document with a bias towards a no development to the East of Newton Lane. With regards the conduct of the Steering Group, Cllr Niblett said there was evidence of some unsavoury and bullying behaviour by some members of the Steering Group. Cllr Jenkins' report suggested that there was no investigation of this, no suggestion of improper behaviour and so no action taken. Cllr

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Niblett discussed the matter with the residents who had experienced this behaviour and following that he had asked Cllr Jenkins to raise the matter with the members of the Steering Group involved and ask them to modify their behaviour. In the case of one of the members of the Steering Group, Cllr Niblett had to castigate him in a Parish Council meeting for his quite threatening behaviour. None of this qualified in the view of Cllr Niblett as “not investigated”.

- Cllr Jenkins to speak to his paper (circulated) in response to Cllr Poll’s paper (circulated) 10 mins**: Cllr Jenkins started by responding to the points raised by Cllr Niblett under 3. above. He was troubled by the way Cllr Niblett had dealt with the matters raised. Cllr Jenkins felt that what was said about his CPRE role was very misleading in that there is a difference between putting it on the register of interests and declaring an interest at a meeting. The Monitoring Officer said he should have it on the register but did not necessarily need to declare it as an interest at a meeting unless there was some kind of conflict. There is no reason to believe that the NDP is a conflict of interest with his CPRE role and he felt that was clear. He was concerned with how Cllr Niblett had picked on the behaviour of the Steering Group and characterised the episode where there were a couple of complaints from Cllr Poll and the individual who circulated the anonymous flyer. Cllr Niblett disagreed and said the complaints were from others as well. Cllr Jenkins discussed the matter with the member of the Steering Group involved and it appeared there were two conflicting stories. Cllr Jenkins was concerned that Cllr Niblett appeared to be taking sides which Cllr Niblett disagreed with. Cllr Jenkins was also confused regarding the discussion about Steering Group membership. Whilst there had been a member from Station End in the earlier days of the Steering Group, it was true that in the end there was no-one from Station End. Why the member from Station End left was not previously raised as a issue to be discussed at this meeting and it is therefore unfair to do so. Overall Cllr Jenkins had little to add to the detailed response to Cllr Poll’s complaints in the paper he had previously circulated. Most of the complaints concern historic matters about the way the Steering Group had conducted its day-to-day business over the last three years and it is difficult to imagine why such matters have been called into question at the time and put forward as serious matters of bad or malpractice. This is now nearly three months after the Parish Council voted in agreement to submit the plan. The only complaint relating to recent matters is concerning newsletter number 6 and about the submission process which will be dealt with later. The Steering Group paper provides strong evidence that no strong grounds for complaint exists. It clearly shows that all of Cllr Poll’s allegations are without foundation. Cllr Poll, in his view, has provided no evidence to support his allegations. An assertion that Steering Group members behaviour across the board in terms of these allegations amounts to misconduct under the Parish Council’s Code of Conduct is very hard to credit. Cllr Jenkins and the members of the Steering Group are incredibly disappointed that after the Parish Council has given its support to the NDP over the last three years, the Parish Council has been put in this position tonight and having to vote on this kind of issue. In particular Cllr Jenkins was shocked and dismayed that the reputations of his and the 6 residents he has worked closely with over time has been tarnished. He was very disappointed. All had worked diligently and with openness and integrity with the sole aim of producing a plan to meet the housing requirement of the Borough Council’s Local Plan whilst protecting what everyone values about Turvey. At every stage the Steering Group has sought to consult widely with the community. There

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has been regular reporting to the Parish Council. All key decisions about the way the plan has been developed has been approved by the Parish Council. He did note that Cllr Poll had almost always voted consistently against everything the Steering Group has put forward. Cllr Jenkins thanked all those people who have approached him and his colleagues on the Steering Group in recent weeks to voice their wholehearted support for the work undertaken.

5. **Cllr Poll to speak to his paper and respond to issues raised by Cllr Jenkins in his circulated paper and under item 4:** Cllr Poll read from a prepared statement. (The Clerk will put a copy of this with the Minutes of this meeting). Cllr Poll said that he brings to this meeting the views of the village, not his personal views as he is mandated to do as parish councillor.
6. **Discussion by Parish Councillors:** Cllr Westwood felt that the introduction by Cllr Niblett (3. above) was not a balanced one. The comments about Steering Group composition do not reflect the previous discussions at Parish Council meetings. There has never been any discussion about the composition of the Steering Group. Cllr Westwood referred to Cllr Poll's statement that he brings the views of the village to this meeting. Cllr Westwood suggested that Cllr Poll meant to say that he brings the views of *some* of the village. There is a wide range of views across the village. The motions brought to this meeting involve quite serious allegations. Having gone through all the evidence put forward, he was unable to find significant evidence to back up the allegations brought forward. The NDP has been a long and complex process and he has observed transparency at all the stages he has been involved in. An independent professional has been used to guide both the Steering Group and the Parish Council through this process and advice has been sought and received from this individual. It was clear early on in this process that it would not be possible to finalise a plan which met with the acceptance of everyone in the village and there were always going to be a variety of opinions towards the end, but that should not be confused with the allegations of incorrect conduct or processes. Cllr Westwood reminded everyone that this is a democratic process, a plan has been submitted and there is an opportunity for the village has a whole to vote on that plan at the upcoming referendum. He went on to discuss the comments relating to the parking survey and noted that this survey is not one of the steps involved in submitting the NDP, rather it was related to a highways matter. He had no intention to belittle the output of the survey which is an important piece of work, but it was not part of the NDP process. Cllr Poll responded by saying it would have helped inform NDP decision making in June had its results been available. Cllr Westwood felt this was a matter of opinion. With regards the comments around the anonymous flyer and the NDP newsletter no.6, Cllr Westwood said that upon receipt of the flyer, he was shocked at the suggestive tone in which it was written. He would have been upset with the Steering Group had a factual response not been issued to what was a very loaded piece of information. Cllr Niblett responded to say that although he has his own views, he tries to be as impartial as possible, but he was responding to statements made in the response from the Steering Group (Cllr Jenkins' paper). The issue of the membership of the Steering Group was part of that and it was as if there had been no issues with why some members had left which he knew was not true. Although it is late in the day to do this, it cannot be ignored. Cllr Niblett agreed with Cllr Poll that the Parish Council shares much of the responsibility. The Parish Council has had a number of concerns during the process and has struggled with it and has failed to

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exert enough supervision at an earlier stage and at this late stage, some parish councillors have come to the realisation that the plan in its current form will fail at referendum as it is not in the interests of the village. The comments on the parking survey, for which there was a huge response, suggests that the plan will be faced with a large negative vote if it proceeds in its current form. This could be avoided by considering and revising the plan. Cllr Westwood said he was unable to respond to detailed comments on the survey which had only been circulated to parish councillors shortly before this meeting. It was not particularly helpful to introduce it at this stage. Cllr Niblett had been involved in the survey and said a lot of residents were concerned that there might be knock on effects from developments in Carlton Road. Cllr Poll said that over half the village responded which was more than any previously similar exercise. People have responded because they are concerned. Cllr Jenkins said that this meeting was convened to address the complaints made by Cllr Poll with regards the conduct and processes of the Steering Group so he was unclear why the results of the parking survey were being discussed. Nor is the aim to discuss whether the residents support the plan or not but rather the complaints made by Cllr Poll and Cllr Jenkins' response. Cllr Poll said that the information he had asked for as part of the investigation into Steering Group processes including invoices and financial breakdowns etc. Cllr Jenkins had been unwilling to provide. Cllr Jenkins had said that Cllr Poll had no personal mandate to request this. This meeting was set up with specific purposes in mind and not to undertake a detailed audit of the activities of the Steering Group. Cllr Poll was of the view that the information he was requesting was needed to consider the conduct and processes about which this meeting was being held. Cllr Poll believed that he was entitled to ask for that information as a parish councillor. Cllr Jenkins said that Cllr Poll had requested the financial records of the Steering Group at the January Parish Council meeting which he had brought to the May meeting (no meeting had taken place in March because of COVID). A spreadsheet was circulated to the parish councillors detailing all grants received and monies spent since the start of the process and future forecasts. He said that the Terms of Reference require the Steering Group to notify the Parish Council in advance of its spending intentions which that document did. At every Parish Council meeting, invoices relating to expenditure by the Steering Group are made available for inspection as all income in and expenditure out goes through the accounts of the Parish Council. That is not always in advance but he disputed Cllr Poll's suggestion of a lack of transparency regarding financial matters.

Cllr Felts reported that he was of the opinion that over time his views and comments as a parish councillor had not been taken seriously by the NDP. He had felt spoken down to, ignored and treated as if he was ill-informed and knowing of very little. This became apparent at the last Parish Council meeting when Cllr Jenkins questioned him regarding his register of interests relating to NDP items on the agenda. He has always declared an interest where they conflict with items on the agenda and are minuted in all past meetings. The written response by Cllr Jenkins referring to hidden motives relating to financial gain and failure to declare an interest is totally unacceptable. He cares deeply about the village and had not joined the Parish Council to obtain any financial gain. He represents a large proportion of younger villagers who feel they do not have any say in matters. He felt that this was an attempt to deflect the attention brought with regards Cllr Jenkins and his involvement in CPRE. The source of the anonymous flyer is now well known and without it a large proportion of the village would have been unaware of the

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NDP and the option of being able to have their say. Although the plan will always split opinion, it is clear that the NDP would have preferred for the date for comments and submissions to pass with only a chosen few commenting. Newsletter 6 was a rushed response rather than intended to encourage villagers to have their say. The conduct and actions of the Steering Group members was raised and questioned and he finds the responses to be false and untrue. Can Cllr Jenkins stand by his response and assure this meeting that no altercations had taken place by him or members of the Steering Group with residents or business owners? That is not what Cllr Felts understands is the case and there should be an apology to those people.

In response, Cllr Jenkins drew attention to page 24 final paragraph of the Steering Group report which deals with Cllr Poll's paper on page 9. Cllr Jenkins said that if Cllr Felts was of the view that he had been accusing him of doing anything wrong then he was very sorry as that was not the intention. That paragraph states, "this is not to suggest that Cllr Felts is acting in any way which is deliberately intending to secure a financial advantage for his family. Cllr Jenkins has raised the issue at previous meetings because he believes that it is a matter that the Parish Council should carefully consider". Cllr Jenkins had only referred to this in his paper in response to it being raised in Cllr Poll's paper. He would not have raised it at this meeting had that not been the case. He did raise it at the September Parish Council meeting and parish councillors considered it not relevant which he accepted.

Cllr Poll was of the view that he had not explained the reason for bringing this matter up. Cllr Jenkins was of the opposite view. Cllr Jenkins also took great exception to both in Cllr Niblett's introduction and Cllr Felts statement about the behaviour of certain Steering Group members. Following a question from Cllr Felts, Cllr Jenkins said he had not tried to remove copies of the anonymous flyer from a local business nor have an altercation with the owner. He had a friendly conversation and did not believe that any exception was taken with any of the conversation. Nothing had been said to him to doubt that. Cllr Felts suggested that he had been told that Cllr Jenkins and a fellow member of the Steering Group had been aggressive. Cllr Niblett had been informed by the owner that this was the case and that is the reason why he had raised it with Cllr Jenkins in order that he could speak with the Steering Group to cease this behaviour. Cllr Jenkins felt that Cllr Niblett was taking a prejudicial attitude. In response Cllr Niblett said he was stating facts from a number of residents. Cllr Jenkins had made clear to the other Steering Group members that they should be aware in conversations that other may have different views.

Cllr Westwood asked that the meeting move on as the current discussion was not helping councillors to reach a decision. He said that the meeting was to discuss the conduct and process of the Steering Group and not with whether the Parish Council was "sleepwalking" into something. Issues to do with whether the Parish Council had done the right thing at the right time is effectively a potential vote of no confidence in the actions of the Parish Council. That is a different motion to those on the agenda for this meeting. Cllr Poll disagreed and said that the Parish Council is part of the processes covered under the first of the motions below and is responsible for the NDP. He was willing to accept that there were a number of actions the Parish Council has not done. If this NDP goes through and it is known that the processes were not followed then developers will overturn it through lack of transparency and clarity. It needs to be completely watertight. Cllr Westwood responded by saying it was difficult to align

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matters of process and transparency and bring then bring to the meeting and discuss material like the anonymous flyer.

Cllr Corns said this meeting and the details circulated in advance made all councillors reflect on the whole NDP process. Not all councillors were in place at the start but some current councillors were. At the beginning, all were given the opportunity to join the Steering Group and have input to the process and further opportunities later when changes were being made to the personnel on the Steering Group. The NDP has been a regular agenda item and at all meetings the Parish Council has received reports and had the opportunity to ask questions. There had not always been agreements and there have been differences in opinion. At key points the Parish Council was consulted and there were extra meetings with the consultant who was guiding the Steering Group and opportunities to ask questions. At various stages the Parish Council had to give approval to move the process on, culminating with the extraordinary meeting in June when approval was given for the plan to be submitted to an inspector. None of the sites are ideal but equally with strong policies we are on a better standing with a plan in place. The plan is now in its final stages and if the inspector approves it then it will move to referendum. Although the vote in June was a majority and not unanimous all agreed that ultimately it was for the residents to decide. There has been ample opportunity for it to be questioned. It seems late to be doing so and it would be denying the residents the opportunity to decide. No doubt if it was rejected at the referendum, the Steering Group would accept that decision. She was confident that everyone wants the best for the village. She felt it was important not to stop the plan at this stage.

Cllr Jenkins asked Borough Cllr Weir to comment on what would happen if a NDP was not in place by January 2021. Borough Councillor Weir said that the plan is sitting on the Mayor's desk. But there are threats to delaying. Up to January 2020, Bedford Borough Council did not have a 5 year housing supply so all planning applications had to have a "tilted balance" applied to them which meant that all the grounds on which planning applications might be refused were given hardly any weight so lots of speculative applications were approved. This "tilted balance" is forced upon local authorities by central government. The 5 year housing supply applies to the local plan but if there is a NDP in place that falls to 3 years so a plan would give Turvey a lot of protection. With no plan in place, Turvey will be exposed and if Bedford Borough Council fall below the 5 years housing supply then the 50 houses proposed for Turvey in the Local Plan could be altered and become many more. That may not necessarily happen but is a danger. If a plan has not been submitted the Borough Council may allocate sites and in fact may not have an option because if the Borough Council is below its 5 year housing supply it will be under pressure from any application in any rural area.

Cllr Poll said that there was no contingency allowance in the NDP should, for example, the owners of Mill Rise decide not to sell the land. What if the Borough Council ask for say 75 houses to meet the 5 year housing supply? If the plan allows for 25 houses on a 400 house site, that is where they will be looking to put them. Borough Cllr Weir said that was not possible if there was a NDP in place. Cllr Poll said that central government are looking at a traffic lights system for example.

Cllr Jenkins asks that the Parish Council should consider carefully the consequences and repercussions of a vote of no confidence. It is the job of the inspector to determine whether the plan is sound. Then for residents to have the final say on whether this is the plan they want for Turvey. A vote of no confidence will damage the credibility of both

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the Steering Group and Parish Council. It would also disrespect the vote taken by the Parish Council in June. He did not believe anyone present who had voted for the plan to be submitted then has changed their mind. Standing Orders say you cannot overturn a decision within six months. What would be the next steps? Is the intention to have a different plan. There is no opportunity to do this. Without a plan, Bedford Borough Council will make decisions about the location and scale of housing in Turvey. Control will have been lost along with the benefits which a NDP brings. There will be speculative applications and also possibility a financial liability if the plan is dropped as the monies may need to be repaid and no further monies are available as they have used all the allocation. There will also be a serious loss of confidence amongst those residents who are shocked at the way the Steering Group is being treated. The prospect of development on Carlton Road and Newton Lane will not go away, in fact the reverse. If this plan does not go forward, it will be preventing residents their democratic freedom and hugely damaging to the reputation of the Parish Council.

Cllr Poll was not proposing abandoning the plan. There is much good work in it, but rather to make changes. The failure to follow processes and conduct means that it is not possible to show proper transparent evidence that it has been performed properly. He suggests revisiting Section 14 and a change in site allocation is not a material change to the plan. Cllr Niblett agreed with Cllr Poll but acknowledged if changes are not possible then the plan as it stands must pass to the inspector and ultimately to the residents to vote in a referendum which he believes would result in the plan being rejected.

7. **Vote of Confidence:**

- i. The Parish Council has confidence in the Neighbourhood Development Plan Steering Group process and conduct: Cllrs Westwood, Jenkins, Corns and Smith voted in favour. Cllrs Niblett, Poll, Felts and Nixon voted against. As the vote was tied, Cllr Niblett used his casting vote against the motion. Therefore the motion was rejected by 5:4.
- ii. The Parish Council has confidence in Cllr Jenkins as Chair of the Neighbourhood Development Plan Steering Group: Cllrs Westwood, Jenkins, Corns and Smith voted in favour. Cllrs Niblett, Poll, Felts and Nixon voted against. As the vote was tied, Cllr Niblett used his casting vote against the motion. Therefore the motion was rejected by 5:4.

8. **Summary by the Chairman of the Parish Council:** Cllr Niblett ended by saying he was sad to report a loss of confidence by the Parish Council in both the Steering Group and the Chair of the Group. He shared the blame in allowing the situation to reach this stage. The Steering Group, rather than doing the bidding of the Parish Council had been allowed to follow its own course. Cllr Westwood suggested that it might be useful to think about what happens next. Cllr Poll suggested that the Planning Inspectorate need to be notified of the outcome of this meeting and that the plan remains on hold. Borough Cllr Weir agreed to get clarification tomorrow and some advice on how to proceed and he would let Cllr Niblett know. Cllr Poll suggested not waiting until the November Parish Council meeting but rather try to arrange a further meeting. Cllr Jenkins suggested that the first step was to find what changes can be made. Cllr Jenkins was of the view that changes can only be made in response to comments submitted at the Reg 14 consultation. But they cannot be material changes which means changes to the policies and the site allocations are a policy. Cllr Poll disagreed. Cllr Westwood said there were a series of questions which needed answering not least whether the

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members of the Steering Group wish to remain on the Group. Cllr Niblett said if the plan cannot be changed then it will need to proceed to referendum. He would prefer to make changes to the plan as he feared it would be rejected at referendum in its current form.

Cllr Westwood said it was important for everyone to reflect on the comments made by Cllr Felts with regards conduct of future Parish Council meetings and ensure that all meetings were inclusive and accessible for all.

A total of 6 e-mails had been received in advance of the meeting from 5 residents

- 2 e-mails from the same resident. The Clerk responded on behalf of Cllr Niblett.
- An e-mail addressed to the Clerk and copied in Cllr Niblett. Cllr Niblett responded.
- An e-mail addressed to the Clerk. The Clerk forwarded it to the Parish Councillors and responded to provide what information she could. No formal response by the Parish Council although referred to in the meeting.
- An e-mail addressed to the Clerk and Cllr Niblett. The Clerk responded and provided what information she could. No formal response by the Parish Council although referred to in the meeting.
- An e-mail addressed to the Clerk. She responded and forwarded to the Parish Councillors. No formal response by the Parish Council although referred to in the meeting.

**Members are reminded they must declare any personal interest in any item on the agenda and state whether they are also prejudicial. In the case of personal interests, the member may speak and vote on the matter. In the case of prejudicial interests, the member may share information on the topic, but then must withdraw while the matter is discussed and any decision made.*

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Minutes of the Virtual Meeting of Turvey Parish Council held on Thursday 26th November 2020

Present: Cllrs D Niblett, P Jenkins, M Felts, K Nixon, M Westwood, E Poll, T Smith, Borough Councillor J Weir, 34 members of the public and the Clerk (Mrs S Bottoms).

1. **Apologies for Absence:** Cllr R Corns.
2. **Declarations of interest in items on the agenda*:** None.
3. **Public Questions (15 mins):**
 - i) **Pavement and Street Sweeping:** The resident noted that some public spirited residents spent time at the weekend clearing Newton Lane of long accumulated sludge and leaf waste. The pavements were hazardous and the drains at the bottom of the Lane are continually blocked. Up until the last couple of years, the Borough Council regularly swept pavements and gutters in the village. Why is this not happening and please can it be reinstated. Cllr Jenkins reported that two weeks previously he had met with Gary Gardner from Highways asked for this to be done. Other problem areas raised included the South side of the High Street and the bus stop and the bottom of Newton Lane, Bridge Street and Barncroft. **It was agreed** that Borough Cllr Weir would forward a contact to the Clerk so she can action. **Action: Borough Cllr Weir and the Clerk.**
 - ii) **Neighbourhood Development Plan:** A resident attended and asked that having come so far surely it would be sensible to continue with the current NDP which has been supported by a majority of the consultees at the consultation stage. To stop or amend the plan could risk unwanted consequences. This is especially so given the cut off point of the 15th January. The inspector can consider the plan and any issues raised e.g. parking, from a planning perspective. After that the plan can be decided, not in response to a parking survey, but via a democratic referendum.
 - iii) **Neighbourhood Development Plan:** Another resident echoed the resident in ii) above. He referred back to when the Parish Council was initially considering whether to have a NDP. He at the time said it was vital in order to have a means of controlling future development and as a protection against speculative applications. There have been considerable efforts over the last couple of years by the Steering Group. He was disappointed to see over the recent Parish Council meetings that at this late stage attempts are being made to change the plan which could jeopardise it. Attempts to change or even drop the plan will leave the village open to unwanted development and prevent residents from having some control. He urged councillors to vote to allow the current plan to go forward to the inspector. Cllr Niblett agreed that a NDP was important but recent feedback received suggested that many residents are unhappy with the current plan which explained the debate at the September Parish Council and the October extraordinary meeting.
 - iv) **Cllr Jenkins role in CPRE, Declaration of Interests and the Priory Farm site:** The resident was not clear with how much influence Cllr Jenkins had regarding the site. Cllr Niblett said he had checked with the Monitoring Officer at the Borough Council. Cllr Jenkins had reassured the Parish Council that he has a reciprocal arrangement with a parish councillor in an adjacent parish. Cllr Jenkins

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confirmed he had no influence. For information, the planning application remains undecided at this stage.

4. **To approve the minutes of the meeting held on 24th September 2020:** It was **agreed** that the minutes be signed as a true record of the meeting.
5. **To approve the minutes of the extraordinary meeting held on 20th October 2020:** It was **agreed** that the minutes be signed as a true record of the meeting. Cllr Smith noted for the record that the reason he left the NDP Steering Group was because he felt he could not be both a member of the Steering Group and a parish councillor and not because he felt that the plan was being taken in the wrong direction. He also made the observation that in his opinion at the October extraordinary meeting, the vote of confidence should have been not about Cllr Jenkins but the Parish Council itself. Cllr Niblett felt that in retrospect it was unfortunate that there had not been more parish councillors on the Steering Group.

6. **Finance:**

- i) **Bank Balances at the start of the meeting:** £143,197.94. This was noted.
Monies received since the September meeting: The amounts were noted.

CIL Monies	£6,430.89
Harrod & Carlton FC	£1,000.00
Cemetery Fees	£ 270.00
Interest	£ 2.17

- ii) **Accounts to be settled:**

DD	E.on Energy – Pavilion	£ 50.61
BACS 31	Wave – Water at Cemetery	£ 70.55
BACS 24	Turvey Pre-School – from reserve	£ 5324.00
DD	Bedford BC – Salaries (Aug)	£ 622.41
BACS 25	M Gregory – Boiler Village Hall	£ 1784.00
DD	Bedford BC – Salaries (Sept)	£ 722.53
BACS 26	WHP – Parking Survey Printing	£ 165.00
BACS 27	Keith Cockings – Grass	£ 655.00
BACS 28	Keith Cockings – Grass	£ 805.00
DD	Bedford BC – Salaries (Oct)	£ 639.10
BACS 29	S Bottoms – Expenses and Cloudnext	£ 112.17
BACS 30	Tree People – Work to fallen tree	£ 240.00

(Monthly payments are made by direct debit to the following:
Litterpicker £195, J Ludlow £25 (NDP Website) and Rates £34)

It was agreed that the accounts be settled.

- iii) **To note the completion of the external audit by Mazars of the 2019-20 accounts:**
The report from Mazars showed no issues. The Clerk agreed to put the accounts on the website along with the completion notice. **Action: the Clerk.**
- iv) **To note that Bedford Borough Council are stopping running the payroll from 1st April 2021 and agree action:** This was noted. The Clerk would take action and report back. **Action: the Clerk.**

7. **Report by Bedford Borough Councillor:** Borough Cllr Weir had circulated his report which the Clerk had put on the website. He discussed the COVID situation in the Borough. In the last seven days the rate per 100,000 is down by 39 to 128. Unfortunately the Kempston Rural Ward, in which Turvey sits is at the top of the

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most affected Ward in the Borough with 15 cases although it is not clear as to why. Borough Cllr Weir has recently given Turvey Primary School £4,000 from his Ward fund for IT equipment. The Boundary Commission recommendations impact on the Kempston Rural Ward because it is proposing to put Turvey, Stagsden and Bromham together as a Ward with two ward councillors. If any residents have any concerns, they have until the 7th December to respond. Borough Cllr Weir was thanked for his report.

8. **Planning:**

New Applications:

- i) 20/02371/FUL 1 Bakers Close Turvey Bedford Bedfordshire MK43 8GJ. Loft conversion with front and rear dormers. The Parish Council had no objections.
- ii) 20/02165/NMA Site Of The Former Grain Store Station Road Turvey Bedfordshire. 19/01956/MAF - Non-Material Minor Amendment to amend the description of development to state 'development of continuing care retirement community (Class C2) comprising of 64 assisted living units (Phase 2)'. The Parish Council had no objections. The application has been permitted by Bedford Borough Council.
- iii) 20/02158/FUL Land Adjacent To 16B Tandys Close Turvey Bedfordshire. Erection of two detached single storey dwellings together with associated access, car parking and landscaping. (revised scheme). The Parish Council raised drainage again for Bridge Street, as per previous applications.
Cllr Poll was thanked for his report.

9. **Update on the Reading Room:** None.

10. **Open Spaces incl Turvey Rec, Play Areas and Cemetery:** Cllr Corns forwarded a report and Cllr Nixon spoke to it at the meeting.

Priory Close play area: The Parish Council has previously consulted residents regarding the play area when any possible changes have been under consideration. Previously there have been very few young children to use the play area and cost considerations have also been a factor (use v. cost). Cllr Corns has learnt that there is a covenant on the play area in terms of what can be done with it. As a first step to making any improvements the following actions are proposed:

- i) To consult with all Priory Close residents to let them know that the Parish Council is considering making improvements/renewing equipment and seek their views.
The Clerk will put this on the January agenda. **Action: the Clerk.**
- ii) To investigate details of the covenant. The Clerk agreed to investigate by examining the paperwork held. **Action: the Clerk.**

Cemetery: Shrubs by the entrance have been trimmed. Other items noted in the September's report are being monitored.

Recreation Ground: Play area looks to be ok (visual inspection). The tennis courts look ok (visual inspection). One side of the fencing (north side) is leaning at an angle but appears firm.

Pavilion: The broken gutter has been repaired and unblocked. All ok in kitchen area. The caretaker has been in touch, however, to say she cannot clean the changing room side, nor is she prepared to as there is now so much stuff in there from the football team. It is all orderly but it does appear the football team has 'moved in' and filled every area. Should the Parish Council be charging for this? Whilst no other group is using the changing room, no request has been made to use it in this way and it would interfere with the caretaker's job of cleaning as per September's minutes.

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Cllr Poll acknowledged that kit is stored on a shelving unit against the wall. The only people entering the Pavilion are the coaches. He felt that it should not affect cleaning. Part of the agreement for the use of the field was that the Pavilion could also be used. He offered to bring a set of the COVID signage and cleaning equipment to the Pavilion if that would help allow the club to use the facility. He will also speak with the cleaner. **Action: Cllr Poll.**

Covid-19

The pavilion has been closed along with other multi-use community venues during the current lockdown. Clarity is needed on if the Parish Council wants it to be open and if so, approval is needed to make the necessary purchases outlined previously (hand sanitiser and dispensers, paper towel supplies and pedal bin, extra cleaning supplies as needed, PPE & first aid station requirements) and for signs to be prepared and put up. The Clerk will put the use of the Pavilion on the January agenda. Cllrs Corns and Nixon were thanked for their report. **Action: the Clerk.**

11. Highways, Parking and Maintenance:

- i) To receive the highways report: Cllr Jenkins had circulated the latest update.
- ii) To receive the following and decide any further action:
 - a) The parking survey: Cllr Poll noted the large number of responses. Double what would normally be received and included some very strong comments. Cllrs Niblett and Poll to liaise on the next steps. **Action: Cllrs Niblett and Poll.**
 - b) The letter from Richborough Estates which responds to the Parking survey: The Clerk would respond by thanking them for their letter and that its contents had been noted. **Action: the Clerk.**

12. Footpaths and Bridleways: No report available.

- i) Footpath Station End to Elderswell: The contractors for Inspired Villages had dug up the footpath and blocked off the stile. The situation has been quickly resolved with the proposal to install a new metal kissing gate subject to Borough Council approval. Cllr Nixon agreed to monitor the situation. **Action: Cllr Nixon.**

13. Turvey Neighbourhood Development Plan:

- i) To consider and decide the fate of the NDP, i.e. whether:
 - a) To put forward the NDP for inspection in its current status
 - b) To amend the plan and submit it through Regulation 14 consultation
 - c) To reject the plan.

Cllr Niblett had contacted the Borough Council solicitor following the October extraordinary meeting with a number of specific questions including is it possible to amend the plan without going through S14 consultation again. Cllr Niblett outlined the specific amendments he had proposed. The Borough solicitor had replied that it would need to go back to S14 consultation. Cllr Niblett also asked if the deadline for submission could be put back and again the answer was no as it must be in by 15th January. Cllr Niblett would have welcomed the opportunity to have tried to improve the plan but given the advice from the Borough Council solicitor he was now of the view that there is no alternative but to put forward the NDP for inspection in its current form.

Cllr Smith was of the opinion that the plan had originally been agreed by the Parish Council to be put to the inspector following the outcome of the previous consultations with the village and he continued to be of that view.

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Cllr Poll said that the reason the process was stopped at the October extraordinary meeting was to carry out the checks which have now been carried out. The answers are now clear. Cllr Poll was not in favour of withdrawing the plan, rather to amend it. The only option now was to allow it to pass to the inspector and hope that he/she comes back with changes which are possible. Looking at the submissions at the S16 consultation, there were 147 against the plan. This compares with the adjacent four parishes which in total had 30 at their S16 consultations. This suggests that there are issues with the Turvey plan.

Cllr Jenkins disagreed with this calculation and said that there had been 147 representations, with 70 objections which he acknowledged was a large figure. But 40 of the 147 supported it with at most some minor changes. There were a lot of other comments neither for nor against. Last year there were two large consultations with approximately 200 attending and 150 submitting consultation comments in the first and 130 in the second. Not as many as for the parking survey but the conditions were different in that the latter was placed through residents' doors. Whereas they had to attend the exhibitions, study the displays and then complete the consultation so it is not surprising that the consultations had lower responses. There was 84% support in the first consultation, when Carlton Road was included the support dropped but was still over 70%. Some expressed concern about traffic volume and the conditions of driving down Carlton Road. In January 2020, Cllr Jenkins took advice from the Borough Council and he had received a clear response from Highways that in the case of any development in Carlton Road, restricting parking for the residents living in the cottages is unlikely to be considered. Highways also said that they would not widen the pavements to an extent that it would impinge on the flow of traffic on Carlton Road. It is only in recent weeks that objections have started to appear since suggestions have started circulating that development would lead to restrictions in Carlton Road. He hoped that it would be possible to reassure residents. Cllrs Niblett and Poll said that there was no guarantee that no parking restrictions would be introduced so residents could not be reassured. They were concerned that restrictions might be a by-product of footway improvements as for example in Newton Lane.

Cllr Westwood said his position has been made clear at previous Parish Council meetings. There are clearly different opinions in the village and the route to resolve the situation is a referendum. He encouraged residents to examine the facts e.g. some of the correspondence from Bedford Borough Council on parking in Carlton Road should be made public in full so residents can reach their own conclusions. It was important to remove some of the emotion from the situation.

Voting took place on motion a) to put forward the NDP for inspection in its current status. This motion was carried with 5 in support (Cllrs Niblett, Nixon, Jenkins, Smith and Westwood), 0 against and 2 abstentions (Cllrs Poll and Felts).

ii) To decide whether to continue with the NDP SG and its membership or to disband it: Cllr Niblett proposed that the NDP SG should be thanked for their work in getting the plan to S16 but to stand it and its members down. Voting took place with 4 in favour (Cllrs Niblett, Poll, Felts and Nixon), 1 against (Cllr Smith) and two abstentions (Cllrs Jenkins and Westwood).

14. Station End: Cllr Smith reported that now the gas works had been completed the area might start to return to normality. That is until they dig the road up again to

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install the sewerage pipes. He has been in contact on a number of occasions with the Site Project Manager to discuss mud on the road which following the laying of tarmac on the access road has reduced. The Site Project Manager has agreed to try to limit the use of the road sweeper. He has also reported site vehicles parked in Station End which should not have happened as they now have a site car park and to stop them using the private road to Barton and Royale Homes to turn around. The Borough Council has been monitoring noise levels on the site and its officer has had site meetings to see how the noise level can be reduced. Cllr Smith expressed regret for the residents of Priory Close who are taking the brunt of the noise. Barton and Royale have stopped their update work because of a problem with the electrics which advice from the electricity company will be needed. This will take 6-8 weeks to sort. He will be having a site meeting with the Project Manager on Monday. Cllr Smith was thanked for his report.

15. Village Hall: No report as the hall is currently closed.

16. Police Matters: Cllr Smith reported that unfortunately Turvey Primary School has had a significant amount of damage to their outdoor gym equipment which is especially detrimental to the school when outdoor play due to COVID is much needed and funds are low. There are a few other minor incidents in Turvey. A resident reported seeing a white van with occupants were using a drone to look over houses. This could have been linked to the cold calling at properties trying to sell aerial views. This has been reported to the police. Cllr Smith was thanked for his report.

17. Neighbourhood Watch: Nothing to report.

18. Correspondence Received:

- i) E-mail from the Turvey Neighbourhood Plan Steering Group: The Clerk had responded to say that with regards the minutes they accurately record the content of the meeting. Whilst it is their opinion that the reporting at that meeting contained factual inaccuracies, others hold different views. The Clerk will formally respond to the letter. **Action: the Clerk.**
- ii) E-mail re: paths, parking and roads received 23rd September: Cllr Jenkins reported that with regards the condition of the pavements in Grove Road and Carlton Road, he had again raised this with Gary Gardner of Highways. Highways merely do patching but would prefer to do more e.g. resurfacing but funds are not available and as a result, Highways cannot say when that will be delivered. Borough Cllr Weir said that he continually tries to move the pavements in his Ward up the list but at the moment they are not yet at the top. He agreed to see if local disability could be used to help with this process. The Parish Council will also continue to press for action. With regards parked vehicles on the pavement, if they cause an obstruction, they need to be reported to the police. The Borough Council could look at installing no-verge parking but the problem is enforcement. The most sensible course of action would be to encourage residents and visitors not to park on the pavement and be more considerate to pedestrians and pavement users. The Clerk agreed to respond to the resident. **Action: the Clerk.**
- iii) E-mail from Fisher German: **It was agreed** that the Clerk should respond to say that at this meeting, the decision was taken to submit the plan unchanged to the inspector. **Action: the Clerk.**

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- iv) E-mail re: Purchase of Millennium Green: Following discussion, **it was agreed** that the Clerk should write asking if they were prepared to gift it or if not what did they consider a reasonable price. **Action: the Clerk.**
- v) E-mail from Bedford Borough Council re: tree in cemetery impacting on the highway: The Parish Council agreed to accept the quotation for £240 inclusive of VAT.

19. Date of the Next Meeting: Thursday 28th January 2020 at 7.30pm on Zoom.

**Members are reminded they must declare any personal interest in any item on the agenda and state whether they are also prejudicial. In the case of personal interests, the member may speak and vote on the matter. In the case of prejudicial interests, the member may share information on the topic, but then must withdraw while the matter is discussed and any decision made.*

16. **Village Hall:** No report as the halls currently closed.

17. **Police Matters:** The Clerk had circulated crime figures for the last month to the parish councillors. It was decided to take this item off the agenda and for it to be reintroduced if necessary in the future. Action: the Clerk

18. **Neighbourhood Watch:** Nothing to report. It was decided to take this item off the agenda and to be reintroduced if necessary in the future. Action: the Clerk

19. **Correspondence Received:**

Three E-Mails from Residents in Priory Close re: digging in land to the rear: The issue to which all these e-mails relate was dealt with under 3. above. The Clerk had replied to all the e-mails.

E-mail re: Community Orchard: It was agreed that whilst the Parish Council insurance could not cover the Apple Pressing Event as it was not a Parish Council event, the Turvey Bloomers can apply for a grant to cover the cost of providing its own insurance. It was further agreed that access to water at the Pavilion would be made available.

20. **Date of the Next Meeting:** Thursday 25th March 2021 at 7.30pm on Zoom.

**Members are reminded they must declare any personal interest in any item on the agenda and state whether they are also prejudicial. In the case of personal interests, the member may speak and vote on the matter. In the case of prejudicial interests, the member may share information on the topic, but then must withdraw while the matter is discussed and any decision made.*

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10:37 05/02/2021

Draft Minutes

Minutes of the Virtual Meeting of Turvey Parish Council held on Thursday 28th January 2021

Present: Cllrs D Niblett, P Jenkins, M Felts, K Nixon, R Corns, M Westwood, E Poll, Borough Councillor J Weir, 17 members of the public and the Clerk (Mrs S Bottoms).

1. Apologies for Absence: None.

2. Declarations of interest in items on the agenda*: Cllr Niblett declared an interest in items 7iii and iv. Cllr Nixon declared an interest in the payment to The Tree People under 7ii and 19. digging to rear of Priory Close.

3. Public Questions (15 mins):

Excavation work behind Priory Close: a resident attended to express concern and to ask if the Parish Council was aware of what was happening. The Clerk had forwarded details from the agent acting on behalf of the landowner to say that the builders for the retirement home had asked for consent to look at the land adjoining their site and to dig some temporary holes which it is understood are connected to land drainage. These will be reinstated once

they have finished and they have been asked to cause minimal damage . The Parish Council confirmed that it would be monitoring the situation.

4. To approve the minutes of the meeting held on 26th November 2020: It was agreed that the minutes be signed as a true record of the meeting.

5. To note the resignation of Tony Smith and agree action re: the vacancy: It was noted with regret that Tony Smith had decided to resign from the Parish Council. He was thanked for all his hard work on behalf of the residents of both Station End and the wider village. The Clerk reported that in the case of this and the existing vacancy, ten electors had requested an election. There will therefore be elections held to fill both vacancies in May 2021 (assuming that the current pandemic does not force the Government to futher delay).

6. To appoint a new Vice-Chairman: It was agreed to delay this appointment until May when hopefully there would be a full complement of parish councillors. Action: the Clerk.

7. Finance:

i) Bank Balances at the start of the meeting: £127,344.90. This was noted.
Monies received since the September meeting: The amounts were noted.
Cemetery Fees £ 440.00

Interest £ 2.17

ii) Accounts to be settled:

DD E.on Energy – Pavilion £ 53.12

DD Bedford BC – Salaries (Nov) £ 639.10

BACS 32 S Bottoms – Expenses £ 59.38

BACS 33 Keith Cockings – Grass £ 615.00

BACS 34 Keith Cockings – Grass £ 760.00

DD Bedford BC – Salaries (Dec) £ 639.10

BACS 35 Mazars – External Audit £ 360.00

BACS 36 J Ludlow – Internet Hosting £125.98

BACS 37 Tree People – Tree in Cemetery £240.00

(Monthly payments are made by direct debit to the following:

Litterpicker £195, J Ludlow £25 (NDP Website) and Rates £34)

It was agreed that the accounts be settled.

iii) To note that Bedford Borough Council are stopping running the payroll from 1st April 2021 and agree action: Following discussion, it was agreed that Pam Anthony would be appointed to carry out this role. The Clerk will make the necessary contacts with Bedford Borough Council and Pam Anthony. Action: the Clerk.

iv) To agree to the appointment of Pam Anthony as internal auditor for 20-21: This was agreed.

v) To consider and agree the budget for 21-22: The Clerk circulated a draft budget for 21-22. It is expected that expenditure for the next financial year will be approximately £28,000. It was agreed to accept the budget.

vi) To agree the level of precept for 21-22: Following discussion it was agreed, to keep the Band D equivalent charge the same for 21-22 as it currently is for 20-21. This was to reflect the fact that the current COVID crisis will have had a negative financial impact on many Turvey residents. The tax base for 21-22 has fallen from the level for the current financial year meaning that the precept request will be for £33,211. The Clerk will arrange for the paperwork to be submitted to the Borough Council. Action: the Clerk.

8. Report by Bedford Borough Councillor: Borough Cllr Weir had circulated his report which the Clerk had put on the website. He then provided a further verbal update. The latest COVID figures for the Borough show a drop over the last week of 188 to 484 cases per 100,000. There has been a total of 333 deaths. Kempston Rural (which includes Turvey) ranked 6th in the wards in the Borough on the level of COVID infections. Cllr Niblett had the latest Kings College London data on Bedfordshire and the active COVID cases have fallen over the last two days from 2890 to 750 which is a dramatic fall. Discussing the flooding before Christmas, Borough Cllr Weir said having visited residents on Christmas Day they were very complimentary about the reaction of the Borough and the emergency services especially at Mill Green. Borough Cllr Weir had passed this information on to the relevant people. He said that some residents in Great Denham had received leaflets from the police asking they prepare to evacuate yet residents nearer the river had not which had caused confusion. He has started a petition (currently with 660 signatures) asking for information of how the Borough respond to flood issues. The matter will be debated at council level.

9. Planning:

New Applications:

- i) 20/03044/FUL Demolition of conservatory, erection of single storey rear extension, loft conversion and garage conversion. New timber outbuilding in rear garden. 4 Cranes Close, MK43 8EN. The Parish Council had no objections.
- ii) 21/00105/FUL Installation of a water source heat pump. Coppey Moor, Carlton Road, MK43 8EQ. The Parish Council had no objections.
- iii) 21/00107/FUL Installation of ground source heat pump. Site of Top Lodge, Newton Lane. The Parish Council had no objections.

Decided by Bedford Borough Council:

- i) 20/02818/FUL Two storey side/rear extension and associated works following the demolition of existing conservatory. Warren Lodge, 3 Norfolk Road, MK43 8DU. Permitted. The Parish Council had no objections. Cllr Poll was thanked for his report.

10. Update on the Reading Room: Cllr Corns reported that the second major payment of £30,000 is due to be made in February and the pre-school committee would ask that the Parish Council now transfers the grant of £20,000 awarded previously. It was agreed that the Clerk should arrange the transfer of funds. Action: the Clerk.

In terms of operation, the pre-school is currently fully open in line with government guidance and is providing much-needed childcare to working parents. Not all children have returned, some parents having decided to keep children at home. However, gradually more have returned and now 75% of children expected are attending. If circumstances were to change and opening was only for children of key workers and vulnerable children, 54% of children would be eligible to attend. Cllr Corns was thanked for her report.

11. Open Spaces incl Turvey Rec, Play Areas and Cemetery:

Cemetery: Everything is fine here. The dilapidated shed in the corner in on its last legs and may need to be removed before too long.

Priory Close Play Area: Following the decision to refurbish this area, a survey has been drafted for Priory Close residents to seek their views (see attached). Contact has been made with Steve Selvester, MD of Kompan, following his generous offer of supplying equipment at cost. Kompan was used for Rec play area equipment. E-mails have also been exchanged with the area sales manager and a current catalogue will be sent. There are two points for consideration. Firstly, when should the survey be conducted given the current national lockdown and secondly what budget should be allocated to this project. With regards the survey, the Clerk suggested meeting with Kompan in the first instance to get advice as to what equipment might be suitable and then to select a few items for residents to choose from. It was agreed that the survey should be conducted when current lockdown restrictions are less rigid. With regards the budget, there is money set aside in ear-marked reserves.

Rec: Everything looks satisfactory. There is no football at the moment. The caretaker has resigned so the decision will need to be taken to fill the vacancy.

Village litter picker : the same person carries out both this and the caretaker role. In the first instance, the Clerk will try to establish if there are job descriptions for both posts and will report back to Cllr Corns. The vacancies will be advertised on the noticeboards, the website, the shops and facebook. The Clerk will also put the future use of the Pavilion on the next agenda. Action: Cllr Corns and the Clerk.

12. Highways, Parking and Maintenance:

i) To receive the highways report: Cllr Jenkins had circulated the latest update. He discussed the long standing issue with the drains on Bridge Street in particular between the Fyshes car park and the pub itself. Although there has

been a wash out of the drains by the Borough Council, the highways officer had suggested that what was required was a thorough investigation to establish the cause of the problem. The officer had told Cllr Jenkins that he would refer it to an officer in the engineering department of the Borough, but he had not heard anything. Borough Cllr Weir said he would try to establish a contact. Cllr Poll had asked if the drainage issue had been considered by the NDP Steering Group given the possibility of development at the top of the hill. He was informed that it had not and that drainage issues would be dealt with by the Borough Council at the planning application stage. Cllr Niblett said that the Parish Council would keep a future eye on the situation should a future planning application be submitted. Discussion also took place regarding the Japanese Knotweed adjacent to the car park. Borough Cllr Weir agreed to take the matter further. Action: Borough Cllr Weir.

13. Footpaths and Bridleways: Cllr Felts said that there had been complaints that the Picts Hill footpath gate had been locked. The Clerk had reported it to the Rights of Way Officer who reported back that she was in liaison with the landowner. Cllr Felts noted that it was open when he recently visited. Cllr Felts was thanked for his report.

14. Turvey Neighbourhood Development Plan:

i) To agree the response from the Turvey Parish Council to the questions asked by the Examiner:

Cllr Niblett had produced a number of draft versions of responses to questions asked of the Parish Council. These had been narrowed down to two possible versions. He had discussed the response sent out earlier in the week with Dave Chetwyn, the Planning Consultant used to support the development of the Plan.

When the Planning Department at the Borough Council had looked at an earlier version, it had made two recommendations, one was to remove a paragraph which might trigger a legal challenge. Cllr Niblett had taken the decision that it was sensible to remove that. He had then discussed the remaining comment with Dave Chetwyn in the answer to Q5 5.2 which starts with: “the PC had some concerns about information provided by the NDP SG with regard to Highways matters, which led to the request detailed in 5.1v above”. The Planning Department has suggested that the Parish Council might like to re-think whether it is wise to include the information in this section and whether it helps with the Examination process. Cllr Niblett had originally re-thought and felt that it was.

Cllr Niblett had a long and detailed conversation with Dave Chetwyn and in summary his opinion was that new representations cannot be presented to the Examiner at this stage and this would be regarded as a new representation after the Regulation 14 consultation. He strongly advised its removal as the Examiner will not read it and in the future it may come back and cause the Parish Council difficulties. Related to that were the two letters Appendices Q5e and Q5f contained at the end of the responses. Dave Chetwyn strongly

advised that both should also be removed as these would also count as new representations. Dave Chetwyn has supported the production of many successful NDP's and is also is an Examiner of NDP's. Cllr Niblett, following his conversation felt that the options were to remove all the identified contentious sections (as per the latest version circulated). Or to agree to send the previous version.

Cllr Jenkins had identified some, in his opinion, some omissions and factual inaccuracies. Cllr Niblett had some questions regarding these. Cllr Niblett asked about section C2. The Examiner had asked for a copy of the Parish Council motion passed at full council on 15th July 2020. The draft response suggests it is attached as Appendix c2. Cllr Niblett could not find the transcript and so Cllr Jenkins agreed to forward it to him. Action: Cllr Jenkins

Cllr Niblett went on to discuss the assertion from Cllr Jenkins in Q2 paragraph 2 that 'the NDPSG prepared a proposed traffic flow survey for Carlton Road' as being incorrect. Cllr Niblett said this was taken straight from the information provided by Cllr Jenkins. Cllr Jenkins said that in Q2, the Examiner was asking why the consultation agreed by the Parish Council in January 2020 was not carried out. He said that the exercise that was to be carried out and agreed by the Parish Council in January 2020 was a consultation about ways of improving traffic flow in Carlton Road. That was in response to the fact that there had been numerous comments made about this by residents during the public consultation. The NDPSG therefore recommended that the Parish Council should examine this. This issue appears in a list contained in Section 6 of the Neighbourhood Plan headed up as: "non NDP issues". Cllr Jenkins said that it was he, in his role as highways lead on the Parish Council, in response to the recommendation of the NDPSG, who proposed that this consultation be carried out. Therefore the statement above is misleading and inaccurate. In an earlier draft version circulated, he believed that the highways report to the Parish Council in January 2020 was added to the appendices and that it should be reinstated so the Examiner would have full information about what this exercise was about.

Another issue identified by Cllr Niblett was that in the response something appeared wrong with the list below this paragraph. He believed it came from a document circulated by Cllr Jenkins. Cllr Jenkins said that this list was lifted directly from the highways report January 2020. But to see this in context it would be helpful for the Examiner to see the full report. So Cllr Jenkins proposed that Cllr Niblett change the statement under Q2 from: the NDPSG 'the NDPSG prepared a proposed traffic flow survey'... to the highways lead on the Parish Council proposed. Cllr Poll said that what is in the latest version is how it came across to parish councillors and how it was minuted in the Parish Council minutes and that sometimes it is difficult to differentiate between Cllr Jenkins role as Chairman of the NDPSG and his role as highways lead on the Parish Council. Cllr Jenkins disagreed.

Cllr Poll moved on to Q5 of the response. The Examiner asked what advice had been provided to the Parish Council. His concern was that if a true account is not provided of what happened during this period then the Parish Council is opened to legal challenge. Equally the same applies if an inaccurate account is given. By even discussing this at a public meeting, the Parish Council could be open to legal challenge. Consideration is being given to removing correspondence from a parishioner which is advice to the Parish Council. That parishioner pointed out issues with what would happen with Newton Lane. So whether direct or indirect advice, that is the situation. If the Parish Council is called for a judicial review, he would rather it was from being truthful. So Cllr Poll would support the version sent earlier in the week as it contains the full facts and details. Cllr Westwood argued care should be taken in considering correspondence from residents as advice, rather it is raising an issue. He said that as a Parish Council, councillors should be mindful of the professional advice which has been given. Cllr Niblett has clearly had a very useful conversation with Dave Chetwyn and the Parish Council should go with Dave Chetwyn's recommendations which he believed had not been made lightly. Therefore he would propose that the second draft response circulated after the discussion with Dave Chetwyn should be the one forwarded to the Examiner.

Cllr Niblett said that Dave Chetwyn had given no recommendations with regards the paragraphs included in the draft response to Q2. Cllr Niblett proposed changing (as referred to above) from "the NDPSG proposed" to the highways lead on the Parish Council proposed ... Cllr Jenkins said hopefully Cllr Niblett trusted that he was clear as to the role he was playing at the time, namely highways lead.

Cllr Jenkins referred to paragraph 8 of Q2 which starts in bold: the results are attached in Appendix 2 and the last sentence: had this information been available to TPC before it considered the draft NDP that went to Regulation 16 it may well have prompted some significant changes to the document, including the choice of sites and their suitability. Cllr Jenkins disagreed with this as this statement fails to recognise that when there was a pause and the Parish Council came back in November to decide what to do with the Plan, the Parish Council knew the outcome of the parking survey and the Parish Council still decided to submit the Plan. Not to change or withdraw it. Cllr Poll was of the view that the Parish Council decided that although it had not been done properly the decision was to let the Plan go to the Examiner and see her response. Cllr Jenkins said that the statement above in italics was an opinion as to what might have been and that councillors might have voted differently. Cllr Poll said that looking back at the Regulation 16 comments, respondents made that clear. These comments came before the survey and then are reflected again in the survey. The survey should have been done in January and there was an eight month delay until he took over and carried out the survey. It was a close vote in November with one councillor either way and with a large portion of evidence missing. Cllr Jenkins said that whilst he

respected that view it was simply an opinion. Cllr Niblett proposed removing the word “well” from the response. Cllr Westwood said that this was all speculation. He agreed that the word “well” was too strong. The meeting needed to move away from word by word examination.

Cllr Poll said that 5 i v. is completely inaccurate so must be removed. At no point was paragraph 5.106 discussed and approved by the Parish Council. It was hidden within page 6 of a highways report. If the Parish Council agrees to remove 5.2 then 5 i v. should be removed as well. Cllr Jenkins said it was within the pack of papers for consideration and agreement by councillors. It was agreed that the Clerk should check the minutes of the extraordinary meeting of June 2020 and report back to Cllr Niblett. The paragraph could then be amended or not depending on what was found. It may be that it needs to be stated that it was within a pack of papers circulated but that there was no direct discussion. Cllr Jenkins said that following the Regulation 14 consultation, the Parish Council discussed the comments made about highways issues and the e-mails generated from asking questions of the highways department at Bedford Borough Council. As a result of those discussions, when the NDPDG came to reply to the representations, it drew on those discussions with the Parish Council in the way it was decided to write that paragraph 5.106. Action: the Clerk.

The second redacted version following advice from Dave Chetwyn was supported by Cllrs Niblett, Jenkins, Felts, Corns, Westwood and Nixon and opposed by Cllr Poll. It was therefore agreed that Cllr Niblett would make the earlier amendments discussed to that document and take into account anything found by the Clerk (as referred to above) re-circulate to the parish councillors for a final confirmation. The highways report which went to the January 2020 Parish Council meeting will also get submitted. Cllr Jenkins will forward it to Cllr Niblett and he will send information referred to in C2. It will then be circulated again to parish councillors. This will simply be to approve the changes made by Cllr Niblett and not to re-debate the responses. Action: Cllr Niblett.

15. Station End: It was decided to take this item off the agenda. Cllr Niblett would bring up any issues as necessary. Action: the Clerk.

16. Village Hall: No report as the hall is currently closed.

17. Police Matters: The Clerk had circulated crime figures for the last month to the parish councillors. It was decided to take this item off the agenda and for it to be reintroduced if necessary in the future. Action: the Clerk

18. Neighbourhood Watch: Nothing to report. It was decided to take this item off the agenda and to be reintroduced if necessary in the future. Action: the Clerk

19. Correspondence Received:

Three E-Mails from Residents in Priory Close re: digging in land to the rear:
The issue to which all these e-mails relate was dealt with under 3. above. The Clerk had replied to all the e-mails.

E-mail re: Community Orchard: It was agreed that whilst the Parish Council insurance could not cover the Apple Pressing Event as it was not a Parish Council event, the Turvey Bloomers can apply for a grant to cover the cost of providing its own insurance. It was further agreed that access to water at the Pavilion would be made available.

20. Date of the Next Meeting: Thursday 25th March 2021 at 7.30pm on Zoom.

**Members are reminded they must declare any personal interest in any item on the agenda and state whether they are also prejudicial. In the case of personal interests, the member may speak and vote on the matter. In the case of prejudicial interests, the member may share information on the topic, but then must withdraw while the matter is discussed and any decision made.*