

Melchbourne and Yelden Parish Council

Chairman: Mrs. Helen Bone Clerk: David Brough Tel: 07870108315

MINUTES

Minutes of the Parish Council Meeting held 15th January 2020 at 8pm at Yelden Village Hall

- 1 **Present:** Cllrs Helen Bone (Chairman), Simon Paynter (Vice Chairman), Craig Young, Frank Morgan, Peter Wilkinson, Paul Alexander.
Apologies: Cllrs Robin Mackonochie, Sam Edwards, Cllr Towler (Borough Councillor).
- 2 **Declarations of interest in items on the agenda** – None
- 3 **Requests to grant dispensation for disclosable pecuniary interest** – None
- 4 **Approval of the minutes of the Parish Council Meeting** held on 20th November 2019. **Resolved** unanimously to approve the minutes and the Chairman signed them.
- 5 **Matters Arising (Clerk's report on the Action List)**
 1. New website: Build process in progress. Current site will be removed at the end of March 2020.
 2. Councillor Planning training: BBC have not yet arranged this – Clerk has chased again.
 3. Further defibrillator training for parishioners: Booked for Thursday 16th January 2020 at Melchbourne Village Hall and provided by EAAA (East Anglian Air Ambulance).
 4. Defibrillator pads have been replaced in the machines for both villages.
 5. Melchbourne pumping station overgrown hedges: RKR Estates have been instructed to carry out the work and the cheque from Anglian Water to cover the costs has been banked.
 6. Online banking: Application for a Lloyds account has been submitted – account opening in progress.
- 6 **Correspondence:** (Names always withheld for Data Protection)
 1. *Parishioner emailed requesting the pond and verge in Yelden be cleared of weeds and brambles.* This item has already been added as an agenda item (10) at the request of Cllr Alexander.
- 7 **Crime report**
Sanitised crime reports covering 26th November to 7th January showed one "Sending letters etc with intent to cause distress or anxiety" (Melchbourne 3/11).
Noted – no recorded actions.
- 8 **Yelden bench by the river**
To finalise the decision for the type of bench to be installed by the river in Yelden, and to choose the location. Yelden councillors have discussed this over email, but this requires a final decision to be made by vote. £500 has been provided from Borough Councillor Martin Towler's Ward Fund; funds have been received.
Resolved unanimously to purchase an Eastgate bench from Furnitubes at £619 with up to £50 for delivery if required. Location has been approved and marked on a map. Cllrs Young and Paynter are to discuss the precise location and orientation of the bench with the nearby homeowner. The plaque that currently sits on the ground is to be attached to the bench. **(Actions Clerk, Cllr Paynter, Cllr Young)**
- 9 **Internal auditor**
To choose an internal auditor in advance of the end of the financial year, 31st March 2020. The previous internal auditor can no longer complete this work. List of auditors provided by guidance body BATPC (Beds Association of Towns and parish Councils). Requirements for the auditor are that they are 1. Independent, and 2. Competent to carry out the work.
Resolved unanimously to select Julie Betts (Bromham) from the BATPC auditor list to carry out the internal audit.
- 10 **Pond and verge clearing in Yelden**
Agenda item requested by Cllr Alexander: To consider the clearing of the pond in Yelden and nearby verge of

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weeds and brambles. No quotes have currently been provided or requested.

Resolved unanimously that Cllrs Alexander and Paynter will cut back the brambles surrounding the pond in the summer (**Action Cllrs Alexander/Paynter**). The pond will not be cleared due to the risk of disturbing protected species; employing an ecologist to carry out a survey would be cost-prohibitive.

11 Emergency plan

To discuss the plan prepared by Cllr Wilkinson for parishioners to be able to access local assistance for a number of emergency situations, including assistance in the use of the defibrillators. This is not intended to replace contacting the emergency services, but to provide additional support.

Resolved unanimously that the plan will sit outside of parish council responsibility.

12 Litterpick event

To confirm the date of the annual Melchbourne and Yelden litterpick event. Suggested date is Saturday 25th April. Borough Council have reserved the equipment for this date and Yelden and Melchbourne representatives are available.

Resolved unanimously to approve the litterpick date. Noted the following items of admin: The meeting place for Yelden will be at Cllr Young's house and not at the village hall. Rubbish bags for borough council collection will be left at the bottom of Church lane, Yelden and outside Melchbourne village hall. Clerk to create a poster which will be added to the noticeboards, sent to Newsline for email distribution, and to Cllr Alexander for the village Facebook group. Any monies collected from Cllr Young's after-event will be donated to the King's Arms Project.

13 Budget and precept setting for 2020/21

To finalise the budget and precept for 2020/21. The council reviewed the first draft of the budget for 2020/21 in the November meeting.

Resolved to increase the total precept from £6,830 to £7,365. This is a 7.8% increase consisting of a 1.9% increase for inflation, the cost for an internal auditor, and for the cost of the parish council running its own website (no longer provided free by the Borough Council). For individual tax bills: for a Band D property this will be an annual tax bill of £35.73; an increase of £2.60 per household per year.

14 Planning

New applications

None

Monitoring of applications and enforcement

Updates on the following items were noted by the council:

a) Reference: 18/00949/FUL TYPE: Full Planning Application (Amended)

Location: The Chequers Inn High Street Yelden Bedford Bedfordshire MK44 1AW

Proposal: Proposed extensions & alterations to Public House & residential development of 4 dwellings consisting of 2 three bed & 2 four bed dwellings with associated parking and access.

MYPC: Resolved not to object with a number of conditions (July 2019).

BBC response (Jonathan Warner): BBC Planning response report has been drafted. Confirmed that this will be decided in the February BBC planning committee meeting.

b) Reference: 18/00253/UNAUTU (Previously 14/00103/UNAUTU)

Location: Lot 3 at Tall Oaks Farm, Melchbourne Road, Riseley, Beds.

Details: Unauthorised use investigation and Enforcement Notice served by Bedford Borough Council.

Enforcement Notice works to be completed by 13 May 2019. Awaiting County Court hearing for permanent injunction to: Prohibit residential occupation, further caravans or motor homes other than original white touring caravan & installation of new entrance gates exceeding 1m high (unless planning permission achieved) but not existing ones.

3rd September court hearing did not happen as interested party is no longer available to attend court.

Temporary injunctions will continue to be raised until a permanent injunction can be achieved – it is not currently clear how this will happen with the absence of the interested party. Entrance gates works are still being monitored by BBC. (BBC Contact: Michael Muscroft)

c) Reference: 18/01284/FUL (East Northamptonshire Council)

Location: Poultry Buildings & Farm, North east of Westwood AD Plant, Bedford Road. Rushden.

Proposal: Construction & operation of a broiler rearing unit with six linked poultry buildings & ancillary

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structures...

MYPC: Concerns expressed.

ENC Decision: Pending – extension until 31st December 2019. This has not yet gone to a planning committee meeting.

d) *Reference: 14/00392/UNAUTU*

Location: Hill Farm, Melchbourne Road, Riseley.

Details: Permission for erection of agricultural machinery store. Investigation re right to live on land.

Planning Enforcement Notice served. Appeal to Planning Inspectorate ref: APP/K0235/C/18/3192535 – decision 21/5/18 – Appeal dismissed & Enforcement Notice upheld.

Matter currently remains with BBC Legal teams (Human Rights). (BBC Contact: Michael Muscroft).

15 **Councillors' Reports and Updates:**

1) Ward Councillor – Cllr Martin Towler

Cllr Towler had a meeting clash. No report was received.

2) Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Mackonochie & Young

Cllr Young requests for a plan to be discussed to ensure the split of grant funding is equal between Yelden and Melchbourne. Currently the parish council has been providing approval letters where a “need” has been established and leaving the trustees to determine the granting of awards.

Following a lengthy discussion, no plan could be made and each application will be treated on a case by case basis.

3) Highways – Cllrs Mackonochie & Paynter

General:

- Melchbourne T-junction: White lines on junction are still to be repainted. BBC Highways have confirmed they are waiting for dry weather.
- 40mph speed limit “buffers” for the entrances to both villages: These have now been installed. One post in Melchbourne is not straight and the clerk has reported this to BBC Highways, who are looking to have this fixed. The council was content with all the sitings except for the 40mph buffer on the east side of Yelden, which was designed as a 200m section but is actually far shorter, making it almost redundant. Clerk to request it is re-sited as per the approved design (**Action Clerk**).
- Horse warning signage: Request to BBC Highways from MYPC for horse warning signage at either side of the approaches to Rifle Range Farm where there are stables. BBC Highways have re-ordered the signs following a mix-up in locations. Clerk has chased again.
- Anti-social behaviour relating to Rights of Way, Church Lane, Yelden – BBC Highways were due to install a “Carriage” gate to prevent vehicle access, but are now looking to install a step-over horse-friendly gate as National Guidance has changed. BBC Highways have contacted the landowner to arrange for delivery and installation.

Drains:

- Melchbourne: Cllr Mackonochie was not present – no issues were raised.
- Yelden: Cllr Paynter. No issues raised.

Streetlights:

- *Clerk has, in the last two months, reported two PC-owned streetlights in Yelden as needing repairing, and one in Melchbourne.* Yelden councillors reported that light P006 was fixed, but P007 has not been fixed yet. Clerk to chase EON (**Action Clerk**). Melchbourne councillors reported their streetlight had been fixed. Councillors have requested an agenda item for the next meeting to discuss turning the streetlights off late at night. Cllr Paynter to research and advise if this is technically possible (**Action Cllr Paynter**).

4) Report from meetings attended by councillors

None. No councillor was able to attend the Police Priority meeting at Kempston Police HQ on 8th January.

5) Report on Speeding (VAS) – Cllr Morgan

Cllr Morgan has been requested by BBC Highways to designate where the standalone columns for the speed feedback signs should be placed. Requests that Yelden councillors decide where the Yelden columns should go (**Action Yelden Councillors**).

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6) Report on River Til and drainage capacity

- Yelden Flood Group – Cllr Alexander
Flood camera: Environment Agency's (EA) flood camera has been installed overlooking the River Til in Yelden. EA requested MYPC and others to facilitate provision of feedback as to its siting. EA received feedback that the camera could be zoomed in further so as not to capture the nearby house; EA have carried this out. No other feedback received by the Clerk. EA have decided to attend a Flood Group meeting rather than this PC meeting. Cllr Alexander reported that a new Flood Plan had been created by the Flood Group. The group are due to be shown how to use the EA camera; no parishioner responded to the group's request for feedback in the recent edition of the Honeycomb newsletter.
- *Speed sign: Cllr Alexander requests to discuss if the speed camera signage can be re-sited on the same pole as the EA flood camera.*
No actions recorded.
- Ditch clearing: During the site meeting between Clerk/Chairman Bone and the Borough Council representative for drains, it was noted that there were ditches on Knotting Road owned privately that could be maintained better to keep water flowing. Borough Council have agreed to contact the landowner to request clearing.

16 **Finance**

1. The following payments were approved:

<u>Date</u>	<u>Payee/payer</u>	<u>Description</u>	<u>Receipt</u>	<u>Payment (Inc VAT)</u>	<u>VAT</u>
Not paid	BATPC	BATPC 2020/21 Affiliation fee		93.00	-
Not paid	D Brough	Expenses: CloudNext - Domain for .gov website		108.00	18.00
Not paid	D Brough	Expenses: CloudNext - Hosting for new website		95.98	15.99
Not paid	D Brough	Dec 2019 - Jan 2020		677.40	-
			-	974.38	33.99

2. To note account balances and review the P&L variance to budget:

		£
Natwest Current Account	Current Balance (Forecast)	13,049
Natwest Current Account 2	Balance	800
Natwest Reserve (Allotments)	Balance	1,425
Natwest Reserve (River Til)	Balance	12,275
TOTAL		27,549

17 **Any Other Business**

Councillors were interested in whether they could adopt the disused phonebox in Yelden. Clerk to investigate the procedure and place this on the next agenda (**Action Clerk**).

18 **Public Open Session** – No members of the public attended.

19 **Date of the next meeting:** Annual meetings - Wednesday, 18th March 2020 at 8pm at Melchbourne Village hall.

Signed Date

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