

Melchbourne and Yelden Parish Council

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

MINUTES

Minutes of the Parish Council Meeting held 16th September 2020 at 8pm using Zoom video conference

- 1 **Present:** Cllrs Helen Bone (Chairman), Simon Paynter (Vice Chairman), Craig Young, Paul Alexander, Robin Mackonochie, Frank Morgan, Borough Cllr Towler.
Apologies: Cllrs Sam Edwards and Peter Wilkinson.
- 2 **Declarations of interest in items on the agenda** – None declared
- 3 **Requests to grant dispensation for declared interests** – None
- 4 **Approval of the minutes of the Parish Council Meeting** held on 15th July 2020
Resolved to approve the minutes as an accurate record of the meeting.
- 5 **Matters Arising (Clerk's report on the Action List)**
 1. Trees overhanging Church Lane and blocking access for tall farm vehicles have been cut back by the landowners.
 2. Following a decision in the July meeting for the Yelden councillors to decide changes to the grass cutting in Yelden, for biodiversity reasons, the clerk has informed the grass cutting contractor of the requested changes.
 3. 2019/20 Accounts have been sent to the external auditors (Mazars).
- 6 **Correspondence (requiring council attention):** (Names always withheld for Data Protection)
 - No correspondence
- 7 **Crime report**
Sanitised crime reports covering 1st July to 31st August showed: "Burglary - Business" (Melchbourne 20/07), "Criminal damage" (Melchbourne 22/07), "Criminal damage" (Yelden 09/07), "Malicious communications" (Yelden 23/07), "Criminal damage" (Melchbourne 18/08), "Theft" (Melchbourne 04/08).
No recorded actions.
- 8 **New Trees**
Agenda item proposed by Cllr Alexander: To agree a plan for the planting of five new trees on the Common Land in Yelden. Clerk obtained tree types and costs from Bedford BC, and a quote for larger trees from a tree supplier.
Resolved to purchase 3 x Field Maple and 2 x Hornbeam sourced from a Bedford BC supplier, to a cost of no more than £500 including accessories required for planting. Trees to be planted no closer than 4 metres from the road. Cllr Alexander to plant and water the trees. Cllr Paynter will make the neighbouring business aware out of courtesy. Proposal map/mockup available from the clerk on request.
- 9 **Planning Committees**
To form Planning Committees (with a Chairman for each) and adopt the draft Terms of Reference (circulated).
Resolved to adopt the Terms of Reference. Chairman for each planning committee to be decided at the November meeting.
- 10 **Laptop purchase**
To approve the use of the £800 of savings earmarked for a new council laptop for use by the clerk: HP Pavilion laptop £650 + delivery, MS Office £120, Norton Antivirus £30.
Resolved to purchase the laptop and accessories.
- 11 **ANPR camera in Yelden**
To agree a response to the Northants Police consultation to place an ANPR camera on a streetlight on the High St in Yelden.
Resolved not to object to the placement of the ANPR camera.

David Brough, Clerk, Melchbourne & Yelden Parish Council
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12 Yelden Balancing Pond

To discuss any potential impacts on flooding (drainage capacity) of the recent private sale of land by Anglian Water at the balancing pond in Yelden.

Council to consider potential flood risk when assessing any future planning application due to the site's location in a flood zone and proximity to the balancing pond. Clerk to inform Bedford BC Planning of this concern.

13 NJC Pay Scales

To note the new pay scales as agreed by the National Joint Council for Local Government Services (NJC) for 2020-21 to be implemented (backdated) from 1 April 2020. The clerk's contract is tied to this salary scale, which is a 2.75% increase across the board. Council budgeted for 10%.

New pay scales noted.

14 Planning:

New applications

None

Monitoring of applications and enforcement

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).

Bedford BC: BBC Planning Committee meeting resulted in a request for a survey for protected species and the decision was deferred. No known further action.

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 BC.

Permanent County Court injunction is now in place to prohibit residential occupation and the stationing of caravans/motorhomes for non-agricultural purposes.

Entrance gates were required to be compliant by June 2020. Bedford BC require more time to follow this up. (Planning contact: Peter White)

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 structures...

MYPC: Concerns expressed.

ENC Decision: This has not yet gone to a planning committee meeting.

d) Reference: 14/00392/UNAUTU. Location: Hill Farm, Melchbourne Road, Riseley.

Details: Investigation regarding the right to live on the land. Planning Enforcement Notice served.

Appeal to Planning Inspectorate dismissed & Enforcement Notice upheld.

Matter currently remains with Bedford BC Legal (Human Rights). (Planning contact: Peter White).

15 Councillors' Reports and Updates:

1) Ward Councillor – Cllr Martin Towler

No report submitted.

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

Cllr Mackonochie is stepping down as Chairman of the CBF Trust but remains a trustee. Jean-Luc Janet has been elected as the new Chairman.

3) Highways – Cllrs Mackonochie & Paynter

- General update & Drains. No issues of concern.

- Streetlights: Clerk has created a schedule of streetlights, with column ownership, and is seeking initial quotes for LED upgrades from Zeta Group and Bedford BC.

Councillors to note which streetlights may have become redundant, and therefore won't need upgrading.

4) Report from meetings attended by councillors

None

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5) Report on Speeding (VAS) – Cllr Morgan

A Yelden High St location has been agreed for the placement of a column for one of the speed feedback signs. The second Yelden sign is to be placed on a streetlight close to Traily Close entrance; this will require the hedge to be cut back. Cllr Alexander will contact the nearby homeowner to ensure there are no concerns with trimming the hedge.

6) Report on River Til and drainage capacity

- Yelden Flood group – Cllr Alexander
Blockages in the River Til are being dealt with by Bedford BC, who are in the process of contacting the riparian owners to request works are carried out.
- Jon Shortland (BBC Chief Officer – Planning & Highways) confirmed to Cllr Bone that there is an agreement to install a new drainage pipe in Knotting Road to resolve the blockage/flooding issue. To be funded by BBC's "2020/21 Capital Drainage Budget".

16 **Finance**

1. The following payments were approved:

				Payments
Date	Category	Payee	Description	Gross
16 September 2020	Payroll fees	Ladywell Accountancy	Payroll fees	48.00
16 September 2020	Staff Costs	HMRC	HMRC PAYE	271.00
16 September 2020	Staff Costs	David Brough	Salary Aug/Sept	541.80
16 September 2020	Grass Cutting	RKR Estates	Part 2	766.74
16 September 2020	Streetlights: Elect & Maint	EON	EON Streetlight electricity (Qtrly to June)	235.43
16 September 2020	Streetlights: Elect & Maint	EON	EON Streetlight maintenance (Qtrly to September)	68.93
16 September 2020	Streetlights: Elect & Maint	EON	EON Streetlight electricity (Qtrly to Sept)	235.43

2. The account balances were noted. The "Actual Spend vs Budget" analysis was reviewed:

2020/21 - Balance Sheet - September 2020

		£
Natwest Current Account	Current Balance (Forecast)	31,825
TOTAL at Bank		31,825
Funds allocated		26,873
General Reserve (estimated)		4,952
TOTAL Funds		31,825

17 **Any Other Business**

Chairman Helen Bone resigned from the council. She was thanked by Cllr Paynter (Vice Chair) for her hard work over the years.

18 **Public Open Session** – No members of the public were in attendance.

19 **Date of the next meeting:** Wednesday, 18th November 2020 at 8pm – Location TBC.