

Melchbourne and Yelden Parish Council

MINUTES

Minutes of the Parish Council Meeting held 18th November 2020 at 8pm using Zoom video conference

1 **Chairman**

To vote for a new Chairman following the resignation of the previous Chairman.

Resolved for the new Chairman to be Simon Paynter (Proposed: Robin Mackonochie, Seconded: Paul Alexander)

2 **Vice Chairman**

To vote for a new Vice Chairman should the current Vice Chairman be voted in as Chairman.

Resolved for the new Vice Chairman to be Peter Wilkinson (Proposed: Simon Paynter, Seconded: Robin Mackonochie).

3 **Present:** Cllrs Simon Paynter (Chairman), Peter Wilkinson (Vice Chairman), Craig Young, Paul Alexander, Robin Mackonochie, Borough Cllr Towler.

Apologies: None

Absent: Cllrs Sam Edwards, Frank Morgan.
Four parishioners were in attendance.

4 **Declarations of interest in items on the agenda – None**

5 **Requests to grant dispensation for declared interests – None**

6 **Cooption**

Two candidates have applied for a position as parish councillor; there is one casual vacancy.

To consider coopting to fill the vacant position.

Resolved to coopt Sarah Croft to the council (Proposed: Peter Wilkinson, Seconded: Paul Alexander)

7 **Approval of the minutes of the Parish Council Meeting held on 16th September 2020**

Resolved to approve the minutes as an accurate record of the meeting.

17 **Public Open Session (Moved up the agenda) –** Standing Orders were suspended. One parishioner wished to discuss the Call For Sites – this is covered in item 13.

8 **Matters Arising (Clerk's report on the Action List)**

1. New trees for Yelden: Neighbour has been consulted and has no concerns. Tree ordering in progress – requested delivery in March 2021 to avoid frost damage for the young trees.
2. Streetlights: Requested EON to produce a revised quote based off the new schedule (pictures/locations). Zeta Group have provided a quote. Third quote is in progress.

9 **Correspondence (requiring council attention):** (Names always withheld for Data Protection)

- No correspondence

10 **Crime report**

Sanitised crime reports covering 1st Sep to 27th Oct showed:

Assault - Church Lane Yelden, Dog dangerously out of control - Park Road Melchbourne, Attempted burglary - Melchbourne, Burglary - Melchbourne, Harassment (x2) - Yelden.

The North Rural Community Policing Team have chosen Burglary as their Community Policing Priority following email consultation with parish councils.

No recorded actions.

11 **Planning Committees**

To decide on a Chairman for each of the two Planning Committees (Melchbourne and Yelden).

Resolved that Cllr Mackonochie would be the Chairman of the Melchbourne Planning Committee, and Cllr Young would be Yelden's.

12 New bank signatories

To decide on additional signatories for approving payments on the online bank account.

Resolved that Cllrs Paynter and Alexander would be the additional signatories.

13 Planning:

The parish council noted the following:

When the Government Planning Inspectorate approved the current Local Plan 2030 in January 2020, it required Bedford BC to have its new Local Plan 2030-40 in place by the end of 2023. The issues and Options Consultation and Call for Sites are both now closed. The below sites have been submitted for Yelden. However, these will need to pass validation by Bedford BC, with consultation, before being admitted to the Local Plan. This does not bypass the normal planning application process; full planning applications will still be required:

- ID 774: Further industrial development at the Chelveston Renewable Energy Park.
- ID 775: Land at Church Field with proposed access onto Church Lane for a proposed 70 dwellings.

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. Amended plans have now been submitted, including an ecology survey. The council considered that no material changes had been made; therefore no changes to the previous parish council comments were required.

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 an ENC 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).

14 Councillors' Reports and Updates:

1) Ward Councillor – Cllr Martin Towler

Report circulated to councillors and is available on request to the Clerk.

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

No matters recorded that affect Melchbourne & Yelden. Meeting minutes are available on request.

- 3) Highways – Cllrs Mackonochie & Paynter
 - General update & Drains. No items to report from Melchbourne. Cllr Paynter to advise of a bridge/culvert repair in Yelden.
 - Streetlights: Clerk has created a schedule of streetlights, with column ownership, and is seeking quotes for LED upgrades.
- 4) Report from meetings attended by councillors
None
- 5) Report on Speeding (VAS) – Cllr Morgan
Cllr Morgan was not present. Clerk has taken speed data from the Yelden speed signs, has sent the information to councillors, and made it available on the local Facebook group. Data available upon request.
- 6) Report on River Til and drainage capacity
 - Yelden Flood group – Cllr Alexander
Cllr Alexander met with Bedford BC Senior Flood Risk Officer to facilitate the clearing of blockages in the River Til, in addition to alerting them to the sale of the land by the balancing pond in Yelden. No actions for the parish council.
 - 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". Clerk has requested a date – not yet received.

15 Finance

1. The following payments were approved:

Date	Category	Payee	Description	Payments Gross	Receipts
14 September 2020	Precept Income	BBC	Precept Part 1		3,682.50
18 November 2020	Grass Cutting	RKR Estates	Part 3	766.74	
18 November 2020	Maintenance	RKR Estates	Clearing hedging for speed sign	72.00	
18 November 2020	Maintenance	RKR Estates	Clearing brambles - Yelden Pond	144.00	
18 November 2020	Grass Cutting	RKR Estates	Common Land	170.40	
18 November 2020	Streetlights: Elect & Maint	EON	EON Streetlight maintenance (Qtrly to December)	68.93	
18 November 2020	Streetlights: Elect & Maint	EON	EON Streetlight electricity (Qtrly to December)	235.43	
18 November 2020	Staff Costs	David Brough	Salary Aug/Sept & NI/PAYE	752.28	

2. The account balance was noted. There were no material variances between the budget and actual spending:

2020/21 - Balance Sheet - November 2020

Lloyds Current Account	Current Balance (Forecast)	£
		32,513
TOTAL at Bank		32,513
Funds allocated		26,762
General Reserve (estimated)		5,751
TOTAL Funds		32,513

16 Any Other Business

Noted that the salt bins have been refilled in preparation for winter.

- 18 **Date of the next meeting:** Wednesday, 20th January 2020 at 8pm – Location TBC.