

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Annual Parish Council Meeting held 21st July 2021 at 8pm in Yelden Village Hall

- 1 **Present:** Cllrs Simon Paynter (Chairman), Paul Alexander, Sam Edwards, Frank Morgan, Craig Young, Jason Gordon.
Apologies accepted: Cllrs Peter Wilkinson (Vice Chairman) (Away), Sarah Croft (Away).
Absent: None.
One parishioner was in attendance.
- 2 **Declarations of interest in items on the agenda**
Cllr Paynter declared an interest in the new planning application and did not take part in the discussion.
- 3 **Requests to grant dispensation for declared interests:** None
- 4 **Cooption**
To consider coopting to fill the Casual Vacancy for Melchbourne councillor: one applicant.
Resolved to coopt Jason Gordon to the council (Proposed: Cllr Paynter, Seconded: Cllr Alexander)
- 5 **Public Open Session:** Parishioner noted the removal of the old lantern on the utility pole on the corner of Church Lane/High St. MYPC decided not to replace this during the LED upgrades to MYPC-owned lanterns. However, it was agreed to add the consideration of a new LED lantern to the next agenda.
- 6 **Approval of the minutes of the Annual Parish Council Meeting** held on 21st July 2021.
Resolved to approve the minutes as an accurate record of the meeting.
- 7 **Clerk's report on the Action List**
 - *Streetlight renovation: works currently in progress.*
 - *Annual accounts submitted to Mazars following approval at the May 2021 council meeting.*
 - *Clerk raised the (lack of) grasscutting in Melchbourne to Bedford BC.*
Councillors requested a change from "urban" cuts to "rural cuts" for Melchbourne and Yelden, which reduces the frequency from 6 cuts to 3 cuts a year, and reduces the depth of the cut, with a one-off cut commissioned by MYPC for Park Road.
- 8 **Correspondence (requiring council attention):** (Names always withheld for Data Protection)
 - *Request from Bedford BC Planning for councillors to attend a Local Plan 2040 workshop.* Clerk and Cllr Young attended. Presentation and notes shared over email.
- 9 **Crime report**
 - *Sanitised crime report for May/June showed a public order offence and two burglaries in Melchbourne, and one assault in Yelden.* No recorded actions from MYPC.
- 10 **Community Litterpick 2022**
Proposal from Cllr Young: To discuss/debate dates for a March 2022 community litterpick. Melchbourne organizer is available any Saturday in March.
Action: Clerk to book the equipment from Bedford BC for an event on 26th March.
- 11 **Pond drainage**
Proposal from Cllr Young: To consider increasing the capacity of the pond in Yelden as a flood mitigation measure.
Action: Clerk to obtain quote for the next meeting from SJ Paynter Civils and Engineering to increase the pond capacity. Cllr Young to bring a proposal to the next meeting in relation to

12 **Planning:**

New applications

- APPLICATION NO: 21/01766/FUL Full Planning Application
PROPOSAL: Single storey rear/side extension and new access onto parking area.
LOCATION : Smithy Cottage High Street Yelden Bedford Bedfordshire MK44 1AW
Resolved not to object.

Council noted the outcome of the Melchbourne Planning Committee meeting. Minutes and full objection available:

- **Resolved to object** to the following application:
APPLICATION NO: 21/01393/FUL Full Planning Application
PROPOSAL: Conversions and extensions to the existing water tower to form a single dwelling, with parking and associated infrastructure. LOCATION : Land At Church Cottage Park Road Melchbourne Bedford Bedfordshire MK44 1BB

Council noted the following applications have been taken to appeal with the government Planning Inspectorate following refusal of permission from Bedford BC:

- PROPOSAL : Erection of new grain store and access to public highway
PLANNING NO: 20/02891/FUL Full Planning INSPECTORATE NO: APP/K0235/W/21/3275158
LOCATION : Crowfield Farm Melchbourne Bedford Bedfordshire MK44 1BH
Parish Council: No Objection (requested screening), Borough Council: Refused permission
- PROPOSAL : Conversion, extension and part rebuild of former Warden's shelter to form residential dwelling
PLANNING NO: 20/01212/FUL Full Planning INSPECTORATE NO: APP/K0235/W/21/3275066
LOCATION : Rifle Range Farm High Street Yelden Bedford Bedfordshire MK44 1AW
Parish Council: No Objection, Borough Council: Refused permission

Monitoring of applications and enforcement

- APPLICATION NO: 21/00423/FUL Full Planning Application
PROPOSAL: New entrance gates.
LOCATION : The Manor Church Lane Yelden Bedford Bedfordshire MK44 1AU
Borough Council: Grant permission
- APPLICATION NO: 21/01018/FUL Full Planning Application
PROPOSAL: Replacement windows, velux roof windows, french doors and a stable door.
LOCATION : Bridleways Melchbourne Park Melchbourne Bedford Bedfordshire MK44 1BD
Borough Council: Grant permission
- *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) **On hold due to Covid resource issues.**
- *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). **No further update.**

13 **Councillors' Reports and Updates:**

- Ward Councillor – Cllr Martin Towler
No report provided before meeting.
- Chelveston Wind Farm Community Benefit Fund Trust – Cllr Young
 - To appoint a trustee for Melchbourne for 2021 to 2025.

Resolved to appoint Cllr Gordon as trustee for 2021 to 2025.

- Highways & Streetlight maintenance
 - General update & Drains. No actions required.

David Brough, Clerk, Melchbourne & Yelden Parish Council
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- Install of a new drainage pipe in Knotting Road to resolve the blockage/flooding issue planned for 26th to 30th July (Phase 1) and 16th August to 5th September (Phase 2).
- Clerk requested Bedford BC to refurbish the Festival of Britain signs in each village as they have become faded.
- Streetlight repairs. No actions required.
- Report from meetings attended by councillors
Clerk and Cllr Young attended Local Plan 2040 workshop held by Bedford BC Planning. Presentation and notes shared over email and available on request.
- Report on Speeding (VAS) – Cllr Morgan
No items to note.
- Report on River Til/Yelden Flood group – Cllr Alexander
No items to note.

14 Finance

- To approve the following payments:

			Payments
Date	Category	Payee	Gross
13 June 2021	Streetlights: Elect & Maint	EON	EON Streetlight electricity (Qtrly to June) 235.43
21 July 2021	Insurance	BHIB	Annual insurance 240.55
21 July 2021	Streetlights: Elect & Maint	EON	EON Streetlight maintenance (Qtrly to Jun 68.93
21 July 2021	Payroll fees	Red Shoes	Payroll fees 15.00
21 July 2021	Staff Costs	David Brough	Salary 598.50

15 Any Other Business (For future agendas – no decisions can be taken)

None beyond those recorded previously in the minutes.

16 Date of the next meeting: Wednesday, 15th September 2021 at 8pm – Melchbourne Village Hall.