

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Annual Parish Council Meeting held 15th September 2021 at 8pm in Melchbourne Village Hall

- 1 **Present:** Cllrs Peter Wilkinson (Vice Chairman – Chaired meeting), Sarah Croft, Frank Morgan, Craig Young, Jason Gordon.
Apologies accepted: Cllrs Paul Alexander (Away), Simon Paynter (Unwell), Sam Edwards (Unwell).
Absent: None.
- 2 **Declarations of interest in items on the agenda**
Cllr Young declared an interest in items 12 (Pond works) and 13 (River Til) as a nearby property owner.
Cllr Morgan declared an interest in item 14 (21/02387/LBC) as an adjacent property owner.
- 3 **Requests to grant dispensation for declared interests**
Resolved to grant a dispensation for Cllr Young's declared interests as outlined above, on this meeting date only, due to his knowledge of the area in question; this was deemed to be in the interests of person's living in the council's area. Cllr Young will be allowed to participate in the discussion of these items and to vote.
Resolved to grant a dispensation for Cllr Morgan's declared interest as outlined above, on this meeting date only, due to his knowledge of the property in question; this was deemed to be in the interests of person's living in the council's area. Cllr Morgan will be allowed to participate in the discussion of this item and to vote.
- 4 **Public Open Session:** No parishioners were present.
- 5 **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.
- 6 **Clerk's report on the Action List**
 - Streetlight renovation: one lantern still to be installed in Yelden and an old lantern removed.
 - Yelden bench: Site visit has occurred to agree exact location. Now installed.
- 7 **Correspondence (requiring council attention):** (Names always withheld for Data Protection)
 - None.
- 8 **Finance**
 - The following **Payments** were approved, the **Balances** noted, and the **Spend vs Budget** was reviewed and had no concerns:

Date Category		Payee	Description	Payments Gross
15 September 2021	Streetlights: Upgrade project	Zeta Group	Final staged payment	10,967.40
15 September 2021	Staff Costs	David Brough	Salary	598.50
15 September 2021	Staff Costs	HMRC	HMRC PAYE	195.20

2021/22 - Balance Sheet - Sept 2021

		£
Lloyds Current Account	Current Balance (Forecast)	17,680

- 9 **Crime report**
 - Sanitised crime report for July/August showed one attempted burglary in Church Lane, Yelden, and one theft of a motor vehicle in Park Road, Melchbourne.**Action:** Clerk to request information from Northants police on whether the ANPR camera on Yelden High St had been successful in assisting the police action.

David Brough, Clerk, Melchbourne & Yelden Parish Council
E-mail: melchyeldpc@gmail.com

10 **Streetlight Yelden**

To consider a request to add an LED lantern to the utility pole on the corner of Church Lane/High St. The previous lantern no longer had spare parts available and it was decided it was to be removed and not replaced during the upgrade of all the parish council owned streetlights. Lanterns with brackets are £1500 each installed.

Action: Clerk to seek accurate cost and put the item on the November agenda – not enough Yelden councillors present in this meeting for a full discussion of this item.

11 **Application to modify the definitive map**

To consider whether the council has any evidence to provide the borough council in investigating a claim made to amend the Definitive Map for the adding of a bridleway over part of Melchbourne Park.

Resolved to respond to the borough council that the bridleway in this area is not recognised. Cllr Gordon has lived here for 56 years, partaking regularly in horse riding, and has never known this bridleway.

12 **Yelden pond drainage**

Proposal from Cllr Young: To approve the quote for £300 for increasing the capacity of the pond in Yelden as a flood mitigation measure.

Resolved to accept this quote and to instigate works.

13 **River Til works**

To consider any works required on the banks of the River Til for flood prevention and maintenance.

Resolved to grant permission to build up the south bank of the River Til opposite the pond for flood prevention. This is expected to be a 15-20m, 2-foot-high bund as a flood barrier.

14 **Planning:**

New applications

- APPLICATION NO: 21/02152/LDE Cert of Lawful Use and Dev (existing) Application
PROPOSAL: Certificate to confirm existing lawful use of outbuilding for purposes incidental to the enjoyment of the main dwellinghouse.
LOCATION : Hillands End House Park Road Melchbourne Bedford Bedfordshire MK44 1BB

Resolved not to object.

- APPLICATION NO: 21/02387/LBC Listed Building Consent Application
PROPOSAL: Internal remodelling together with replacing existing circular rooflight with roof lantern and installing 4no. new conservation rooflights.
LOCATION : 9 Melchbourne Park Melchbourne Bedford Bedfordshire MK44 1BD

Resolved not to object to this application, but to put forward a comment:

- The parish council is concerned for the impact of alterations on the listed building, both to the interior and exterior
- Requests that investigation is carried out in relation to bats in the roof space

Monitoring of applications and enforcement (for noting)

- 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 MK44 1BB
Parish Council: Objection, Borough Council: Awaiting decision

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
Planning Inspectorate: Appeal Dismissed
- 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
Planning Inspectorate: Appeal dismissed

The following are long-standing items of enforcement:

- *Reference: 18/00253/UNAUTU (Previously 14/00103/UNAUTU) Location: Lot 3 at Tall Oaks Farm, Melchbourne Road*
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 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: Peter White). **No further update.**

15 **Councillors' Reports and Updates:**

- Ward Councillor – Cllr Martin Towler
Report available on request.
- Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Young & Gordon
CBF meeting minutes available on request. Cllrs Young & Gordon noted that monies available outweighed grant requests, which is a long-term trend.
Action: Clerk to create a resident survey to discover whether residents wished the parish council to apply for funding for any projects, such as playground improvements. Clerk to send out historical list of CBF grants to councillors.
- Highways, drains and streetlights: No items reported.
Update on: Install of a new drainage pipe in Knotting Road to resolve the blockage/flooding.
These works are now complete.
- Report from meetings attended by councillors: None.
- Report on Speeding (VAS) – Cllr Morgan
No items to note.
- Report on River Til/Yelden Flood group – Cllr Alexander
Cllr Alexander was not present to provide an update.

16 **Any Other Business** (For future agendas – no decisions can be taken)
No items recorded.

17 **Date of the next meeting:** Wednesday, 17th November 2021 at 8pm – Yelden Village Hall.