

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Annual Parish Council Meeting held 17th November 2021 at 8pm in Yelden Village Hall

- 1 **Present:** Cllrs Simon Paynter, (Chairman), Sarah Croft, Frank Morgan, Craig Young, Jason Gordon, Paul Alexander, Sam Edwards.
Apologies accepted: Cllr Peter Wilkinson (Vice Chairman) (Away).
In attendance: Borough Councillor Martin Towler and the Clerk.
Absent: None.
- 2 **Declarations of interest in items on the agenda:** None.
- 3 **Requests to grant dispensation for declared interests:** None.
- 4 **Public Open Session:** No parishioners were in attendance.
- 5 **Approval of the minutes of the parish council meeting** held on 15th September 2021.
Resolved to approve the minutes as an accurate record of the meeting.
- 6 **Clerk's report on the Action List**
 - Streetlight renovation: awaiting new bracket before the final streetlights can be completed.
 - Yelden bench: Bench is now installed.
 - Northants Police ANPR camera: Requested feedback from the police about how useful the ANPR camera on Yelden High St has been. Confirmed to be very useful and example given of how they managed to track and arrest an offender leaving Northamptonshire via Yelden.
 - Clerk has now successfully completed CiLCA qualification, meaning that MYPC could adopt the General Power of Competence (GPC) at the next election, should two thirds of councillors be elected rather than coopted (not currently the case).
- 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:

			Payments
Date	Category	Payee	Gross
13 September 2021	Precept Income	BBC	
13 October 2021	Streetlights: Elect & Maint	EON	249.61
17 November 2021	Maintenance	SJPaynter Civils	300.00
17 November 2021	Village Hall Hire	MVH	20.00
17 November 2021	Staff Costs	David Brough	598.50
17 November 2021	Website running cost	CloudNext	132.00

2021/22 - Balance Sheet - Nov 2021

		£
Lloyds Current Account	Current Balance (Forecast)	19,941

- 9 **Crime report**
 - Sanitised crime report for September/October showed one Assault on Park Road Melchbourne, and one "Public Fear/Distress" on Knotting Road, Melchbourne.

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

10 Additional LED 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 £1900 each and the utility pole would require to be assessed for a suitable power connection (Borough Cllr Towler will put in £1,000 from the Ward Fund if required).

Resolved to add an LED lantern with up to £1,000 of funding from the parish council. Clerk to apply for CBF grant to cover as much of the remaining cost as possible.

11 Flytipping

To consider any solutions, including CCTV, for fly tipping occurring in Yelden (Road to Newton Bromswold).

Potential locations and solutions were discussed, but no decision was made to fund CCTV.

Action: Cllr Paynter to investigate costs, including the option to hire a camera.

12 New trees for Yelden

Proposal from Cllr Alexander: To discuss the potential for new trees on Yelden common land.

Cllr Alexander presented a proposal for new trees for the common land in Yelden, with climate change in mind: Trees purchased by adults with children helping to plant.

Action: Cllr Alexander to bring a more detailed proposal to the January council meeting.

13 River Til works

To consider any works required along the length of the River Til for flood prevention and maintenance, including consideration of the actions in the recently-released Section 19 Flood Report from the borough council. As the Lead Local Flood Authority, the borough council has duties under Section 19 of the Flood and Water Management Act 2010 to investigate a flood event. This investigative report has now been released and covers the flood events (river and surface flooding) from the 23rd December to 26th December 2020 when parts of the borough experienced widespread and exceptional flooding to a level not reached since the Easter flooding of 1998. The purpose of the investigation is to identify the reported impacts and likely causes of flooding, develop informed actions to reduce the risk of flooding in affected locations and/or increase the preparedness of communities for future flood events.

Actions:

1. Clerk to request site meeting with BBC Resilience Team to walk through the following items:
 - S19 Action: Investigate the benefits of reducing the amount of rising of the northern riverbank in Yelden, to try to reduce the amount of water that overtops to the south.
 - S19 Action: Capacity assessment of the watercourse crossings to identify improvement works.
 - S19 Action: Investigate the benefits of Natural Flood Management in the form of a flood storage area in the field to the west of the High St... an additional NFM scheme upstream of Yelden, which could be considered alongside a scheme in Upper Dean.
 - Improvements to Motte and Bailey ditch by riparian owner to increase drainage capacity.
2. Clerk to seek quotes for a one-off clearance of the length of the River Til along the High St, to be funded from River Til reserves and to be included in the budget going forward.
3. Cllr Paynter to approach Yelden Growers to request the capacity of their ditch is increased.

14 Community Engagement

To consider whether to progress with a community engagement survey – draft version created by Clerk. Councillors requested minor changes to the draft survey before being issued. Decision taken to keep the survey paper-less and for councillors to assist residents who were not online.

15 Budget/precept 2021/22

To consider the draft budget for 2021/22 – to be finalised and precept set in January.

Councillors discussed the draft budget and suggested amendments that would result in an increase in the precept, including funding for a more regular clearing of the River Til along the length of the High St. Previously, the council would make a profit from BBC grass cutting grants, but this is now being carried out by BBC themselves, so this will need to be adjusted in the budget. A saving will be made on energy costs from the new LED streetlights, which will offset some of this loss.

Resolved to increase the Clerk's salary from NJC scale SCP5 to SCP12.

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

16 Planning:

New applications

- APPLICATION NO: 21/02965/FUL Full Planning Application
PROPOSAL: Erection of outbuilding with link to existing barn, to be used as function room
LOCATION : St Johns Arms Knotting Road Melchbourne Bedford Bedfordshire MK44 1BG
Resolved not to object.
- APPLICATION NO: 21/02589/FUL Full Planning Application
PROPOSAL: Single storey side/rear extension
LOCATION : Smithy Cottage High Street Yelden Bedford Bedfordshire MK44 1AW
Resolved not to object.

Monitoring of applications and enforcement

Withdrawn by applicant

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

Awaiting decision

- 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

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

- 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.
PLANNING NO: 18/00949/FUL Full Planning INSPECTORATE NO: APP/K0235/W/21/3278273
LOCATION : The Chequers Inn High Street Yelden Bedford Bedfordshire MK44 1AW
Parish Council: No objection but with comments, Borough Council: Refused permission

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.**

17 Councillors' Reports and Updates:

- Ward Councillor – Cllr Martin Towler

Report available on request.

- Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Young & Gordon

No meetings since last update.

- Highways, drains and streetlights

No items of concern.

- Report from meetings attended by councillors: None.
- Report on Speeding (VAS) – Cllr Morgan: Nothing to report.
- Report on River Til/Yelden Flood group – Cllr Alexander

Actions: Councillors discussed the blocked pipe under Shelton Lane that joins the ditch to the River Til; blockage is planned to be cleared. Cllr Towler will also request BBC Highways assist with works to increase the capacity of this pipe.

18 Business for future agendas – no decisions can be taken

None beyond those already noted above.

19 Date of the next meeting: Wednesday, 19th January 2022 at 8pm – Melchbourne Village Hall.

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