

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Annual Parish Council Meeting held 19th January 2022 at 8pm in Melchbourne Village Hall

- 1 **Present:** Cllrs Simon Paynter, (Chairman), Peter Wilkinson (Vice Chairman), Sarah Croft, Craig Young, Jason Gordon, Paul Alexander, Sam Edwards.
Apologies accepted: None.
In attendance: Borough Councillor Martin Towler, the Clerk, and three parishioners.
Absent: Cllr Frank Morgan.
- 2 **Declarations of interest in items on the agenda:** Cllr Paynter declared a pecuniary interest in Item 14 "River Til maintenance" as his quote was under discussion. Cllr Paynter left the room during this item.
- 3 **Requests to grant dispensation for declared interests:** None.
- 4 **Public Open Session:**
 - A parishioner spoke in relation to their previous correspondence: "concern over a number of actions taken to alleviate flooding in Yelden". Clerk clarified the extent of the works initiated by the council (in consultation with the BBC Resilience Team), private works carried out by the nearby landowner, and the recent site meeting to discuss the actions from the Section 19 Flood Report. Clerk to follow up with a more detailed email response.
 - A parishioner spoke in relation to their previous correspondence: "transferring ownership of council land". No councillor requested to take this matter further at this point.
- 5 **Approval of the minutes of the parish council meeting** held on 17th November 2021.
Resolved to approve the minutes as an accurate record of the meeting.
- 6 **Clerk's report on the Action List**
 - Streetlight renovation: final streetlight completed. Awaiting install certificates before transferring payment.
 - Additional streetlight: still awaiting quote from Zeta Group for an extra streetlight at the junction of Church lane/High St. Require the quote to apply for a Chelveston Benefit Fund grant.
 - Requested update from BBC about the loan of equipment for the proposed community litterpick event on 26th March.
- 7 **Correspondence (requiring council attention):** (Names always withheld for Data Protection)
 - *Parishioner emailed asking for the reinstatement of a streetlight in Yelden that was removed during the recent LED upgrade.* No councillor wished to take this request further.
 - *Parishioner emailed asking for consideration of transferring ownership of a small piece of land by the River Til to the nearest homeowner to allow them to own their own driveway.* See Public Open Session.
 - *Parishioner emailed requesting care is given when replacing the bench by the River Til, given that contact details for the person who installed it are not known.* Council noted this request.
 - *Parishioner emailed with concern over a number of actions taken to alleviate flooding in Yelden.* See Public Open Session.

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	Receipts
14 December 2021	Streetlights: Elect & Maint	EON	NPower Streetlight (Qtrly)	181.38	
16 December 2021	Other Income	BBC	CIL receipt		559.86
19 January 2022	Staff Costs	HMRC	HMRC PAYE	97.60	
19 January 2022	Staff Costs	X	Salary	598.50	
19 January 2022	Website running cost	Eyelid	Website support	100.00	
19 January 2022	Website running cost	CloudNext	Annual Hosting fees	95.98	

2021/22 - Balance Sheet - Jan 2021

	£
Lloyds Current Account Current Balance (Forecast)	19,408

9 Budget/precept 2022/23

To set the budget for 2022/23 following initial discussions in the November 2021 council meeting.

Resolved to increase the precept from £7365 to £8111. A Band D household will see an annual increase from £36.94 to £40.00: an 8.29% rise. The increase relates to a loss of grant income from BBC for grass cutting and an accrual for River Til maintenance works.

10 Crime report

- Sanitised crime report for November/December showed three "Thefts From a Motor Vehicle" on High St and Church Lane, Yelden.

11 Bench replacement

Proposal from Cllr Young: To consider replacing or refurbishing the bench opposite the pond in Yelden, carrying out suitable due diligence in relation to ownership.

Resolved that Cllr Alexander will kindly refurbish the bench rather than pay a joinery to complete the work.

12 New trees for Yelden

Proposal from Cllr Alexander: To discuss the potential for new trees on Yelden common land. Further details about the proposal were requested by the councillors at the November meeting.

Proposal withdrawn by Cllr Alexander.

13 River Til site meeting

To discuss the outcome of a site meeting with the BBC Resilience Team and councillors in relation to the actions in the Section 19 Flood Report that was produced following the floods of Christmas 2020.

- The Resilience Team approach to the S19 Flood Report actions is to focus on a larger Natural Flood Management scheme (retaining flood water upstream). A funding application will be placed with the Environment Agency for a NFM feasibility study. It is felt that the funding of feasibility studies for the smaller actions, such as investigating the levels of the northern riverbank or watercourse crossings would be detrimental to the funding of the NFM scheme, so these are on hold at the moment.
- The group walked the length of the River Til in Yelden and mapped out areas where annual works to clear the river by the parish council could occur. Until a contractor is found to carry out these works, this item will not progress for approval.

14 River Til maintenance

To agree to a quote of £500 from SJ Paynter Civils and Engineering in relation to the unblocking of the pipe under the road and under parish council land at Shelton Lane.

Resolved to approve this quote. Clerk to obtain a non-return valve from BBC Highways for this pipe.

- 15 **Yelden Village Hall Committee grant application to Chelveston Wind Farm Community Benefit Fund**
To consider providing a letter of support to the Yelden Village Hall Committee for their grant application for playground equipment to Chelveston Wind Farm Community Benefit Fund.
Actions: Item to be rolled until the amount of funding being requested is known. Clerk to explore whether the parish council could apply for this grant and upgrade the equipment on the Village Hall Committee's behalf. Clerk to ask CBF what the parish council should be considering when providing groups with a letter of support – eg Where there are multiple applicants, should the council be choosing between them. What due diligence should the parish council carry out on groups they might not know.
- 16 **Community Engagement**
To review the responses from the recent community engagement survey.
Action: Item to be rolled to future meetings to allow more time to review the responses.
- 17 **Planning:**
New applications
None
Monitoring of applications and enforcement
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 BBC:
- 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.**
- 18 **Councillors' Reports and Updates:**
- Ward Councillor – Cllr Martin Towler
Report circulated to councillors and available on request.
 - Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Young & Gordon
No meeting has been held yet, so there was nothing to report.
 - Highways, drains and streetlights
No reported issues.
 - Report from meetings attended by councillors
None.
 - Report on Speeding (VAS) – Cllr Morgan
Cllr Morgan was not present.
 - Report on River Til/Yelden Flood group – Cllr Alexander
Nothing to report.
- 19 **Business for future agendas** – none.
- 20 **Date of the next meeting:** Wednesday, 16th March 2022 at 8pm – Yelden Village Hall.