

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Parish Council Meeting held 13th July 2022 at 8.30pm in Yelden Village Hall

- 1 **Present:** Cllrs Jason Gordon (Chairman for this meeting), Sam Edwards, Frank Morgan, Craig Young, Paul Alexander.
Apologies accepted: Cllrs Simon Paynter – Chairman (Family), Sarah Croft (Away), Peter Wilkinson – Vice Chairman (Away).
In attendance: David Brough (Clerk).
- 2 **Declarations of interest in items on the agenda:** None.
- 3 **Requests to grant dispensation for declared interests:** None.
- 4 **Public Open Session:**
 - A resident spoke requesting an objection to planning application 22/01371/TELPN.
- 5 **Approval of the minutes of the Annual Parish Council meeting held on 18th May 2022.**
Resolved to approve the minutes as an accurate record of the meeting.
- 6 **Clerk's report on the Action List**
 - Awaiting BBC Highways to add the "No through road" sign at Church Lane/High St junction, following agreement at the March 2022 council meeting. Expected to be in place by the end of July 2022.
 - Complete: Annual accounts for 2021/22 sent to the external auditor, Mazars, with all supporting documents.
- 7 **Correspondence (requiring council attention):**
 - No new items requiring council attention.
- 8 **Finance**
 - **Resolved** to approve the following **Payments** and noted the **Balances** and **Spend vs Budget**:

Date	Category	Payee	Description	Payments Gross	Payments VAT
25 May 2022	Issue of CBF Jubilee Grant	MVH	Melchbourne Jubilee Party	75.00	
25 May 2022	VAT Refund Incorrect	HMRC	Return of incorrect VAT	1,853.39	
25 May 2022	Issue of CBF Jubilee Grant	YVH	Yelden Jubilee Party	75.00	
25 May 2022	Internal Audit	KJ Betts	Annual internal audit	140.00	
06 June 2022	Streetlights: Elect	NPower	NPower Streetlight (Qtrly)	121.82	6.09
07 June 2022	ICO - Annual Data Protection	ICO	ICO Annual Payment	35.00	
08 June 2022	Payroll fees	Red Shoes	Payroll fees	15.60	
	Not yet paid Staff Costs			406.68	

- 9 **Crime report**
No reported crime for June and July.
- 10 **Land maintenance**
 - To agree a quote for a tree survey (£250) and maintenance (£450) of the trees at the Common land and by the River Til in Yelden.
Resolved to approve this quote and carry out the works as soon as possible.
 - If received in time: To consider the borough council's policy for environmentally-considerate land management in relation to the Yelden common land. Quote received from Agriplant (BBC cutter) for £50 an hour to flail cut this land.
Land management policy was not received in time for the meeting. Item to be rolled to September meeting.

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

Action: Clerk to ask Agriplant to estimate the number of hours the cutting of the common land will take.

11 Planning:

New applications

APPLICATION NO: 22/01371/TELPN Telecommunication Prior notification Application

PROPOSAL: Installation of Fifth generation (5G) equipment, comprising 15m high street pole and 3 additional ancillary equipment cabinets and associated ancillary works.

LOCATION : Land Opposite Church Lane High Street Yelden Bedfordshire

Resolved to object to this application on the following grounds:

- The location is in very close proximity to the motte and bailey castle. Therefore, the siting of the imposing 15 metre street pole and ancillary equipment would detract from the setting of this ancient monument, which is scheduled under the Ancient Monuments and Archaeological Areas Act 1979. Siting it between the main residential area and the castle would also be a significant detriment to the street scene.
- The location would detract from the setting of two Grade 2 listed buildings: Home Cottage and York Cottage on Church Lane.

The parish council is supportive of the implementation of a 5G network in this area and would be willing to engage with the applicant to find a more suitable location for the mast. We are aware of objections from residents to this application, but there are no neighbouring properties listed for consultation. Further, the date on the planning application notification stated 18th July as the consultation expiry date, but this is listed as 11th July on the borough council planning portal. We therefore request additional time for the consultation to allow residents to submit their views.

APPLICATION NO: 22/01481/FUL Full Planning Application

PROPOSAL: Conversion of and alterations to existing barns to residential to create 7 No. new dwellings, with new access, car parking, landscaping and associated works

LOCATION : Woodleys Farm House Knotting Road Melchbourne Bedford Bedfordshire MK44 1AG

Resolved to object to this application on the following grounds:

- The parish council is supportive of the actual property development but not the access route, which it feels will create noise and disturbance unnecessarily for residents at the three Woodleys Cottages. A revised access route is proposed by the parish council.

APPLICATION NO: 22/01546/FUL Full Planning Application

PROPOSAL: Single storey front and rear extensions

LOCATION : The Bungalow Melchbourne Park Melchbourne Bedford Bedfordshire MK44 1BD

Resolved not to object or comment on this application.

12 Monitoring of applications and enforcement

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.
Update from BBC: No evidence of residential occupation. No update regarding the gates.
- *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.
Update from BBC: Planning application has been submitted but has not yet been validated. BBC Enforcement will await the outcome of the application before proceeding with any further enforcement.

13 Councillors' Reports and Updates:

- Ward Councillor – Cllr Martin Towler
No written report received – Cllr Towler was not present.
- Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Young & Gordon
No meeting had taken place so there was no update.
- Highways, drains and streetlights
It was reported that the drains/gulleys in Melchbourne had not yet been cleared. A works order was raised by BBC Highways in May. **Action:** Clerk to follow up with Highways.
- Report on Speeding (VAS) – Cllr Morgan
It was noted that the police had attended for speed checks on two occasions recently.
- Report on River Til/Yelden Flood group – Cllr Alexander
Cllr Alexander will be asking the BBC Resilience Team to request Riparian Owners of the River Til to carry out clearance work where required; silting and blockages were occurring.

14 **Business for future agendas** – no decisions can be taken

The purchase of RBL poppies for streetlights will be added to the next meeting agenda.

Date of the next meeting: Wednesday, 21st September 2022 at 8pm – Melchbourne Village Hall.