

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Parish Council Meeting held 16th November 2022 at 8pm in Yelden Village Hall

- 1 **Present:** Cllrs Simon Paynter (Chairman), Sarah Croft, Peter Wilkinson (Vice Chairman), Jason Gordon, Sam Edwards, Frank Morgan, Paul Alexander.
Apologies accepted: Craig Young (Unwell), Peter Wilkinson – Vice Chairman (Away).
In attendance: David Brough (Clerk).
- 2 **Declarations of interest in items on the agenda:** Cllr Paynter declared a pecuniary interest in Item 10 "River Til maintenance" as his company's quote was under discussion.
- 3 **Requests to grant dispensation for declared interests:** Cllr Paynter was encouraged to request a dispensation to take part in the discussion, but not vote, on item 10. This was requested and granted due to Cllr Paynter's knowledge of the works being in the interest of persons living in the parish. This dispensation lasts for this meeting only.
- 4 **Public Open Session:** No members of the public were present.
- 5 **Approval of the minutes of the parish council meeting** held on 27th September 2022.
Resolved to approve the minutes as an accurate record of the meeting.
- 6 **Clerk's report on the Action List**
 - Tree maintenance in Yelden has been completed but tree survey is still pending.
 - Agriplant will complete the Common Land cutting and allotment hedge work when next in the area.
- 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** in the appendix:

Date	Category	Payee	Description	Receipts	Payments	Payments
					Gross	VAT
17 October 2022	Streetlights: Elect	NPower	NPower Streetlight		24.24	
	Not yet paid Village Hall Hire	MVH	Yelden Village Hall hire		20.00	
	Not yet paid Staff Costs	David Brough	Salary		406.68	
	Not yet paid Staff Costs	HMRC	HMRC PAYE		414.32	
	Not yet paid Payroll fees	Red Shoes	Qtrly payroll fees		31.20	5.20

2022/23 - Balance - Nov 2022

	£
Lloyds Current Account Current Balance (Forecast)	24,839

9 Crime report

Recorded Date	Offence	Street	Area
24/10/2022	ASSAULT WITHOUT INJURY	KNOTTING ROAD	MELCHBOURNE

Noted. No recorded actions.

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

10 **Land maintenance**

To consider a quote from SJ Paynter Civils for clearance works at the River Til for flood risk purposes. An extensive search for contractors, including reaching out to nearby parish councils who also cannot find contractors, has proved fruitless.

Since the agenda was issued, Agriplant had come forward to carry out the work. **Resolved** to accept a quote from Agriplant up to £3.5k. If the quote exceeds that cost then the quote from SJ Paynter Civils will be accepted. Cllr Alexander and the Clerk are to meet Agriplant on site to explain the detailed requirements.

11 **Planning:
New applications**

None

Monitoring of applications and enforcement

- Updates on planning applications of note or where the parish council has objected:

Application refused – MYPC objected:

- a) APPLICATION NO: 22/01571/MAF Full Planning Application
PROPOSAL: Demolition of temporary homestead and the erection of 6no self-contained visitor accommodation units (eco-lodges) and 1no managers accommodation. Creation of new vehicular accessway and associated hard and soft landscaping works
LOCATION : Hill Farm Melchbourne Road Riseley Bedford Bedfordshire MK44 1BY

Application Permitted – MYPC supported:

- b) APPLICATION NO: 22/01747/FUL Full Planning Application
PROPOSAL: Demolition of former Public House and erection of detached dwelling with detached garage/cycle store/garden store building.
LOCATION : The Chequers Inn High Street Yelden Bedford Bedfordshire MK44 1AW

- The following are long-standing items of enforcement:

- c) *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. Enforcement notice served in August 2022 for removal of walls and gates. Walls and gates have now been removed. Item closed.
- d) *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 (22/01571/MAF) has been submitted. BBC Enforcement will await the outcome of the application, give a grace period of 6 months for an appeal, before proceeding with any further enforcement.

12 **Councillors' Reports and Updates:**

- Ward Councillor – Cllr Martin Towler
Cllr Towler had a meeting clash and was due to arrive shortly after the parish council meeting ended, so he was advised not to come. Report shared with councillors.
- Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Young & Gordon
No meeting had taken place and consequently there was no information to share.
- Highways, drains and streetlights
BBC Highways have a number of reports of issues that, due to resource issues, have not yet been carried out. These include a drain issue on Church Lane in Yelden and two in Melchbourne. On Knotting Road, Melchbourne the roadside verge had been damaged by an oil tanker.
BBC Highways completed the install of the “No Through Road” sign at the junction of Church Lane/High St to deter large vehicles having to perform U-turns.
- Report on Speeding (VAS) – Cllr Morgan
Councillors reviewed the data from the speed signs. Although speeding was present, it was perceived that the signs are having a positive impact on lowering speeds.

- Report on River Til/Yelden Flood group – Cllr Alexander
No further items to discuss beyond the progress being made in item 10.

13 **Business for future agendas** – no decisions can be taken
None.

14 **Date of the next meeting:** Wednesday, 18th January 2023 at 8pm – Melchbourne Village Hall.

Melchbourne and Yelden Parish Council
Treasurer's report

2022/23 P&L (Adjusted for VAT) - As at Nov 2022

<u>Income</u>		YTD (Actual) Net	Annual Budget	Budget (Part year)	Variance
Precept Income		8,111	8,111		
Other Income	CBF Grant: Jubilee	150	0		
		150	0		
VAT Refund			0		
Allotment Income		0	13		
CiL Receipts (Section 106)		0	0		
Bank Interest		0	16		
Total Income		8,261	8,140		
<u>Outgoings</u>					
Employment Costs	Staff Costs	3,286	4,796		
		3,286	4,796	3,022	-264
	Village Hall Hire	40	90		
	Payroll fees	68	0		
	ICO - Annual Data Protection	35	35		
	Membership BATPC	0	93		
	Training: Clerk	0	0		
	Training: Councillors	0	60		
	Clerk Expenses	0	16		
	Internal Audit	140	135		
	Website running cost	0	270		
Admin		283	699	440	158
Insurance	Insurance	265	241	250	-15
	Maintenance	700	1,404		
	Streetlights: Elect	232	500		
Parks and open spaces		932	1,904	1,200	268
Grants out		0	200	126	126
	Issue of CBF Jubilee Grant	150	0		
	Defib Maintenance & Speed sign accrual	0	300		
Miscellaneous		150	300	189	39
Total Outgoings		4,916	8,140	5,227	311
Year To Date Net P&L		3,345	0		311

Melchbourne and Yelden Parish Council

2022/23 - Balance - Nov 2022

	£
Lloyds Current Account Current Balance (Forecast)	24,839

Allocation of Balance Sheet

Remainder of non-project budgeted expenditure	-3,224	
Second half of precept still to arrive	0	
Budgeted accrual for Defib and VAS maintenance	-300	
River Til Reserve	-11,956	
Allotments Reserve	-1,422	
VAT refund due (Approximation)	1,835	
General reserve	-9,772	Balancing figure
<u>TOTAL</u>	<u>0</u>	