

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Parish Council Meeting held 19th July 2023 at 8pm in Yelden Village Hall

Present: Cllrs Peter Wilkinson (Vice Chairman chaired the meeting), Jason Gordon, Frank Morgan, Paul Alexander.

In attendance: David Brough (Clerk) and one parishioner.

- 1 **Apologies accepted:** Cllrs Sarah Croft (Away), Simon Paynter (Away), Craig Young (Work).
- 2 **Declarations of interest in items on the agenda**
Cllr Morgan declared an interest in item 12 (23/01259/LBC) as an adjacent property owner.
- 3 **Requests to grant dispensations for declared interests**
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 members of the public addressed the council.
- 5 **Approval of the minutes of the parish council meeting** held on 17th May 2023.
Resolved to approve the minutes as an accurate record of the meeting.
- 6 **Clerk's report on the Action List**
 - Update from insurance company following a query in the previous meeting: playgrounds and other non-parish-council-owned assets appear on the insurance schedule because this is the minimum level of cover provided.
- 7 **Finance**
Resolved to approve the following payments, balances were noted, and Spend vs Budget report reviewed with no concerns (see appendix):

			Payments
Date	Category	Payee	Gross
24 May 2023	Village Hall Hire	MVH	20.00
24 May 2023	Grants out	Stodden Church	100.00
24 May 2023	Village Hall Hire	MVH	20.00
24 May 2023	Internal Audit	KJ Betts	150.00
24 May 2023	Insurance	BHIB	342.43
02 June 2023	ICO - Annual Data Protection	David Brough	35.00
13 June 2023	Streetlights: Elect	NPower	25.63
Not yet paid	Payroll fees	Red Shoes	15.60
Not yet paid	Clerk Expenses	David Brough	5.00
Not yet paid	Clerk Expenses	David Brough	49.98
Not yet paid	Staff Costs	David Brough	474.26

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

2022/23 - Balance - July 2023

	£	
Lloyds Current Account	Current Balance (Forecast)	<u><u>19,826</u></u>
<u>Allocation of Balance Sheet</u>		
Remainder of budgeted expenditure	-6,008	
Second half of precept still to arrive	4,056	
Budgeted accrual for Defib and VAS maintenance	-600	
River Til Reserve	-9,956	
Allotments Reserve	-1,422	
VAT refund due	0	
General reserve	-5,895	Balancing figure

8 **St Mary's PCC application to Chelveston Community Benefit Fund**

To consider providing a letter of support for St Mary's PCC in Yelden for their grant application for £2,949 from Chelveston Wind Farm Community Benefit Fund for repair of the clock at St Mary's Church.
Resolved to provide a letter of support for this application.

9 **Melchbourne street scene**

Proposal from Cllr Gordon to improve the street scene in Melchbourne:

- Replace the concrete bench (material looks like stones) from the verge outside the church with a coronation bench.*
- Remove about 10 metres x 2 metres of soil from the edge of the verge by the church. Replace with crushed concrete and then cover with soil and seed.*
- Remove the memorial soldier for repair and storage until November each year to avoid it getting damaged.*
- Repair existing wooden bench base with concrete.*
- Re-site the dog waste bin away from the vicinity of the wooden bench.*
- Finally, to apply for a grant from Chelveston Community Benefit Fund for the above.*

Resolved to agree to the above works and to apply for a grant from the Chelveston Fund to cover the costs.

10 **Bridleway diversion consultation**

To agree whether to respond to a borough council "Pre-Order Consultation" for the potential diversion of part of Public Bridleway M20 (North East of Grange Farm).

Resolved to provide support for this potential diversion – the bridleway diversion is low impact and logical.

11 **Crime report**

Report contains no reported crime for Melchbourne or Yelden for May/June 2023.

12 **Planning:**

a) New applications received since the last meeting

APPLICATION NO: 23/01259/LBC Listed Building Consent Application

PROPOSAL: Internal remodelling, replacement circular rooflight with roof lantern and installation of 2 new conservation rooflights.

LOCATION : 9 Melchbourne Park Melchbourne Bedford Bedfordshire MK44 1BD

Resolved to object to this application on the following grounds:

- The material impact on a Listed building where the alterations are contrary to the overall style
- The potential risk of damage to the building and a lack of detailed information about the works
- The parish council fully supports the views in the reports of both Historic England and the Conservation Officer
- Of note is the lack of support from neighbours and their concerns

APPLICATION NO: 23/01311/FUL Full Planning Application

PROPOSAL: Conversion of existing barns to residential to create 6 No. new dwellings, with new access, car parking, landscaping and associated works

David Brough, Clerk, Melchbourne & Yelden Parish Council

E-mail: melchyeldpc@gmail.com

LOCATION : Woodleys Farm House Knotting Road Melchbourne MK44 1AG

Resolved to support this application; councillors appreciate the changes made by the applicant since the last application – the parish council also agrees and supports the application's approach towards affordable housing.

APPLICATION NO: 23/01212/FUL Full Planning Application

PROPOSAL: Demolition of temporary agricultural homestead and the erection of 6no self contained visitor accommodation units (eco-lodges) and 1 rural workers dwelling. Creation of new vehicular accessway and associated hard and soft landscaping works.

LOCATION : Hill Farm Melchbourne Road Riseley Bedford Bedfordshire MK44 1BY

Resolved to object to this application on the following grounds:

- The parish council objects to the use of agricultural land for residential purposes, which is contrary to the National Planning Policy Framework and the Local Plan.
- The parish council considers the application to be contrary to Local Plan Policy 7S for development in the open countryside; the application does not recognise the intrinsic character and beauty of the countryside and will have an adverse effect on the environment/biodiversity.

b) Monitoring of applications and enforcement

The following is a long-standing item of enforcement:

Reference: 14/00392/UNAUTU. Location: Hill Farm, Melchbourne Road, Riseley.

Details: Investigation regarding the right to live on the land.

Update from BBC: Planning application 22/01571/MAF was refused by BBC Planning in November 2022. BBC Planning Enforcement will now await the outcome of new application 23/01212/FUL (above).

13 Councillors' Reports and Updates:

- Ward Councillor – Cllr Martin Towler
No report provided and Cllr Towler was not present.
- Chelveston Wind Farm Community Benefit Fund Trust
Cllr Gordon (Trustee): No meetings have occurred but of note are an increase in smaller grant requests coming through. Previously noted was a lack of applications.
- Highways, drains and streetlights
No items raised.
- Report on Speeding (VAS) – Cllr Morgan
Cllr Morgan is monitoring the speed sign by the Nursery on Knotting Road – the sign has been behaving abnormally on occasion.
- Report on River Til/Yelden Flood group – Cllr Alexander
No items raised.

14 Business for future agendas – no decisions can be taken

Cooption for Yelden to be added to the September agenda following interest from the parishioner present in the meeting.

Date of the next meeting: Wednesday, 20th September 2023 at 8pm – Melchbourne Village Hall.

Melchbourne and Yelden Parish Council
Treasurer's report

2022/23 P&L (Adjusted for VAT) - As at July 2023

<u>Income</u>		YTD (Actual) Net	Annual Budget	Budget (Part year)	Variance
Precept Income		4,056	8,111		
Other Income		0	0		
VAT Refund		0	0		
Allotment Income		0	13		
CiL Receipts (Section 106)		0	0		
Bank Interest		0	16		
Total Income		4,056	8,140		
<u>Outgoings</u>					
Employment Costs	Staff Costs	1,351	5,173		
		1,351	5,173	1,545	194
Admin	Village Hall Hire	40	90		
	Payroll fees	13	0		
	ICO - Annual Data Protection	35	35		
	Membership BATPC	0	93		
	Training: Clerk	0	0		
	Training: Councillors	0	60		
	Clerk Expenses	55	16		
	Internal Audit	150	135		
	Website running cost	0	270		
Insurance	Insurance	342	265	79	-263
Parks and open spaces	Maintenance	0	1,174		
	Streetlights: Elect	46	500		
		46	1,503	449	403
Grants out	Grant Honeycomb	100			
		100	200	60	100
Miscellaneous	Defib Maintenance & Speed sign accrual	0	300		
		0	300	90	300
Total Outgoings		2,132	8,140	2,431	650
Year To Date Net P&L		1,924	0		650