

Melchbourne and Yelden Parish Council

Chairman: Simon Paynter

Clerk: David Brough

MINUTES

Minutes of the Parish Council Meeting held 20th March 2024 at 8pm in Yelden Village Hall

Present: Cllrs Simon Paynter (Chairman), Peter Wilkinson, Frank Morgan, Mark Fitzsimmons, Paul Alexander, Jason Gordon.

In attendance: David Brough (Clerk).

- 1 **Apologies for absence:** Cllrs Sarah Croft (Prior commitment), Craig Young (Work Commitment).
- 2 **Declarations of interest in items on the agenda:** None.
- 3 **Requests to grant dispensations for declared interests:** None.
- 4 **Public Open Session:** No members of the public were present.
- 5 **Approval of the minutes of the parish council meeting** held on 17th January 2024.
Resolved to approve the minutes as an accurate record of the meeting.
- 6 **Clerk's report on the Action List**
No items beyond those already on the agenda.
- 7 **Finance**
To approve payments and note receipts. To review the bank balance and the "Spend vs Budget" analysis.
Resolved to approve the payments listed in the appendix. Balances were noted and the Spend vs Budget report showed no concerns (see appendix).
- 8 **Crime report**
No reported crime.
- 9 **Highways**
To receive an update from the Clerk/Cllr Young, and consider any further actions, from the site meeting with Bedford Borough Council Highways in relation to the following item from the last parish council meeting: to request feasible options for improving the safety of pedestrians from speeding traffic along Yelden High Street where there is no pavement.
Cllr Young and the Clerk had an on-site meeting with Jim Weir (Bedford Borough Council Portfolio Holder for Highways) and a BBC Highways Officer. A number of options for traffic calming were discussed, but the only viable option put forward by Highways was extending the pavement along the High Street to meet the bus shelter. However, the estimated cost was £25k.
No proposal was put forward by parish councillors to fund this solution.
- 10 **Risk Assessment**
Annual review of the parish council's risk assessment.
Resolved to accept the Risk Assessment prepared by the Clerk.
- 11 **Planning:**
New applications received since the last meeting (to include any received after the agenda is issued up to the date of the meeting).
APPLICATION NO: 24/00006/FUL Full Planning Application
PROPOSAL: Erection of a steel portal framed general purpose agricultural building contained within an established farm yard.
LOCATION : Grange Farm Swineshead Road Melchbourne Bedford Bedfordshire MK44 1BJ
Consultation expiry: 19th February 2024
Resolved not to comment or object to this application.

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

APPLICATION NO: 24/00383/FUL Full Planning Application
PROPOSAL: Two storey rear extension and single storey rear porch extension
LOCATION : Fairview Cottage High Street Yelden Bedford Bedfordshire MK44 1AR
Consultation expiry: 1st April 2024

Resolved not to comment or object to this application.

APPLICATION NO: 24/00466/FUL
PROPOSAL: Erection of a temporary agricultural workers dwelling.
LOCATION : Hill Farm Melchbourne Road Riseley Bedford Bedfordshire MK44 1BY
Consultation expiry: 10th April 2024

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.

Monitoring of applications and enforcement

The below application has been refused permission by Bedford Borough Council.

APPLICATION NO: 24/00009/FUL Full Planning Application
PROPOSAL: Demolition of existing two bedroom property and replacing with new five bedroom property. (Revised Scheme)
LOCATION : Beckbridge High Street Yelden Bedford Bedfordshire MK44 1AW

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.

History: Planning application 22/01571/MAF was refused by BBC Planning in November 2022, 23/01212/FUL was refused in August 2023, and 23/02188/OUT in December 2023.

12 Councillors' Reports and Updates:

- Ward Councillor – Cllr Martin Towler
Borough Cllr Martin Towler was not present due to a full borough council meeting.
- Chelveston Wind Farm Community Benefit Fund Trust
Cllr Gordon updated the council on the 4th March 2024 meeting of the Trust. Full minutes can be found at www.windfarmtrust.org.uk
- Highways, drains and streetlights
No new items raised.
- Report on Speeding (VAS) – Cllr Morgan
Cllr Morgan confirmed that Morelock had repaired the Yelden speed sign at no cost.
- Report on River Til/Yelden Flood group – Cllr Alexander
Cllr Alexander confirmed that there had been three flooding incidents so far this year. Yelden drains were blocked from hedge cuttings and mud and the borough council have been requested to clear them. Melchbourne drains are also waiting for clearing.

13 Business for future agendas – no decisions can be taken No items raised for future agendas.

Date of the next meeting: Wednesday, 15th May 2024 at 8pm – Melchbourne Village Hall.

Melchbourne and Yelden Parish Council
Payments & Receipts - Mar 2024

Date Category		Payee	Description	Receipts	Payments Gross	Payments VAT
13 February 2024	Streetlights: Elect	NPower			50.86	
15 March 2024	Streetlights: Elect	NPower			44.27	
Not yet paid	Village Hall Hire	Yelden VH	Yelden Village Hall hire		20.00	
Not yet paid	Payroll fees	Red Shoes	Qtrly payroll fees		31.20	5.20
Not yet paid	Staff Costs	Multiple	Quarterly PAYE & Feb/Mar Net Salary		1,321.90	

Melchbourne and Yelden Parish Council
Spend vs Budget report

2023/24 P&L (Net of VAT) - As at Mar 2024

<u>Income</u>		YTD (Actual) Net	Annual Budget	Full year (Est)	Variance	
Precept Income		8,111	8,111	8,111	0	
Other Income	Chelveston Grant for Street Scene Works	1,313	0	1,313	1,313	
		1,313	0	1,313		
VAT Refund			0		0	
Allotment Income		14	13	14	1	
CIL Receipts (Section 106)		0	0	0	0	
Bank Interest		0	16	0	-16	
Total Income		9,438	8,140	9,438	1,298	
<u>Outgoings</u>						
Employment Costs	Staff Costs	4,383	5,173			
		4,383	5,173	5,173	-0	
	Village Hall Hire	120	90			
	Payroll fees	78	0			
	ICO - Annual Data Protection	35	35			
	Membership BATPC	0	93			
	Training: Councillors	0	60			
	Clerk Expenses	55	16			
	Internal Audit	150	135			
	External Audit	210	0			
	Website running cost	310	270			
	Election costs	91	0			
Admin		1,049	699	959	-260	
Insurance	Insurance	342	265	342	-77	
	Maintenance	0	1,174			Accrual for 2 year land maintenance
	Streetlights: Elect	203	500			
Parks and open spaces		203	1,503	233	1,270	
Grants out	Grant Honeycomb	100				
		100	200	100	100	
	Defib Maintenance & Speed sign accrual	588	300			Defib battery replacement
	Street Scene Works	2,598	0			
Miscellaneous		3,186	300	3,186	-2,886	Partial offset with Other Income
Total Outgoings		9,263	8,140	9,993	-1,853	

Melchbourne and Yelden Parish Council

2023/24 - Balance - Mar 2024

	£
Lloyds Current Account Current Balance (Forecast)	16,418

Allocation of Balance Sheet

Remainder of budgeted expenditure	0	
Budgeted accrual for Defib and VAS maintenance	0	
River Til Reserve	9,956	
Allotments Reserve	1,422	
General reserve	5,040	Balancing figure
VAT refund due	968	Not yet received