

Melchbourne and Yelden Parish Council

Chairman: Mrs. Kate Gelder
Tel: 01933 412045

Clerk: Mrs. Cheryl Ellis
Tel: 01933 314365

Minutes of Meeting for the Electors followed by Parish Council meeting held on Wednesday 15 March 2017, in Yelden Village Hall, at 8.00pm.

Present: Borough Councillor Towler (MT) (late), Councillors Franklin (AF), Gelder (KG), Mackonochie (RM), Prescott (PP), Sizer (PS).
Councillor Bone (HB) was in the Chair. Councillor Gelder took over the Chair.
There were six members of the public present.

17.21 Resignation of temporary Chairman.

- Councillor Bone (Melchbourne) very kindly acted as Chairman (when Councillor Stewart resigned) and resigned as temporary Chairman. Thanked for undertaking role.

17.22 Election of a new Chairman.

- Chairmanship passes to a Yelden Councillor as per Standing Orders. **Councillor Gelder proposed & elected as Chairman HB/RM resolved unanimous.**
- Councillor Gelder accepted Chairmanship and thanked, Declaration of Acceptance of Office completed.

17.23 Election of a new Vice Chairman.

- Position to be filled by a Melchbourne Councillor. **Councillor Bone proposed & elected as Vice Chair RM/AF resolved unanimous.** Thanked.

17.24 Apologies for absence.

- Councillor Paynter (family engagement). Borough Councillor Towler (late, another PC meeting).

17.25 Presentation & discussion by Bedfordshire Police.

- PC Luke Blackburn (Rural Crime Team) advised rural areas will receive more policing than previously. Part of small OP Sentinel Rural Team for Bedfordshire, idea of PCC - Inspector, Sergeant & 3 PCs covering rural issues for entire county. Competing demands, priorities continually reassessed eg risk & may need to respond to emergencies in Luton or Dunstable. Acknowledge rural areas not much cover but new PC's role to liaise with community attend meetings etc. Information Whatsapp groups now available covering eg hare coursing (HC). Initiative concentrating on HC but no one apprehended. **Speed Watch - KG**, 4/5 years ago, 20 volunteers but local training not available. Rural area, no pavements, school children on buses, narrow bends - dangerous. **LB** - Speed Watch Scheme - no police budget but needed. PCSOs run scheme, training, help with traffic management team, traffic calming measures, speed & average speed cameras (these work). Can concentrate in area for one month to train & focus eg speed guns. Required - make case, why need traffic calming, help police with evidence & management. Information to be sent to clerk. **KG** - Accident in Swineshead, cars not slow down, attitude of drivers, more problems in Yelden but Knotting Rd Melchbourne a problem - lines on road by BBC but not enough cars for solution. **Road usage** - Yelden, overtaking in centre, pedal cycle events 4/5 abreast on narrow corners - police help? Not really, video evidence & police review danger. Believe large groups safer but hard to overtake. Horses - 2 abreast on bends, drivers unsighted & unable to react in time. Police can prosecute, lack

of consideration. **Yelden Church Lane PC** - gangs of teenagers, drugs, burnt out cars (& copse towards Newton Bromswold- cannabis smoking). Hare coursing, reports now fewer as road blocked, strong support for gate, 13 households. Residents reporting 4 × 4 activity & forcing onto land. **LB** - need immediate reports to intercept perpetrators - where, how, who. Usually same people, travelling community, threatening behaviour & organised activity. £100Ks betting values, dogs valuable - kennels burgled if seized. Need to report - now have a rural remit with 2 dedicated PCs for fly grazing/hare coursing. **Hunting** - residents attending meeting - experiencing problems with stewards & followers trespassing on private land at wood entrance & also digging out of foxes on land. Fearful of aggressive hunt dogs whilst on own land - sent out to owner. Hunt Masters - not offer help. Police contacted previously - how control? Not within **PC** jurisdiction but mindful of situation & disappointed to hear no response. Melchbourne - no complaints made. Councillors could try to have a private word with a few known hunt members. **LB police** - to discuss after meeting. Luke thanked & cards to be circulated.

- Property damage & crime statistics. Nothing reported.

Meeting for the Electors.

Minutes of the Meeting for the Electors 2016 were confirmed & signed as correct:

- A. Chairman's report. APPENDIX 1 (attached).
 - B. Treasurer's report. APPENDIX 2 (attached).
 - C. Discussion of matters raised by members of the public.
- There were no issues raised.

Parish Council Meeting.

17.26 Consideration of requests to grant a dispensation for a disclosable pecuniary interest.

- None.

17.27 Declarations of Interest in any agenda item.

- AF - item 17.31 Planning The Chequers (sister).

17.28 Approval of Minutes of 18 January 2017 meeting.

- Already circulated by email and signed as correct **HB/AF - resolved unanimous.**

17.29 Correspondence for discussion.

- Biogen Westwood AD. Spreading today - no comments.
- Anglian Water Pumping Station, Melchbourne. Appearance of site & foliage screening. Report from HB - meeting today (15/3) with 4 AW & Highways (Andy Prigmore). Installing stronger valves to cope with stronger water pressure, prevents blow outs (not a Planning Enforcement matter at present). Not complete work for 6 more weeks, verges will be muddy. When finished, flatten out & reseed verges, replant in autumn & remove dead whips. Replanting to screen green hut & another row behind fence. Not replace shrubs. Large trees? - no, water pipe under- ground would be damaged. AP could serve injunction on AW if work not done in time. Requested future work be notified to PC in advance please.
- Purchase of a defibrillator & 2 housing cabinets. Clerk - all funding secured plus extra for additional cabinet - BBC £1,580 & CRE £2,155. Recent advice from Community Heartbeat Trust (CHT) re suitable equipment iPad defibrillator some queries re battery in cold weather. G5 defib cost little more but reliable, options 1. 1 free defib & buy second iPad anyway. 2. 1 Free iPad & buy G5 for other. 3.

Buy 2 G5s & accept iPad free as additional. Reapply to CRE if shortfall but option 3 preferred - **resolved unanimous** obtain fresh quotes. No purpose change but contact CRE to confirm. Training by CHT & advertise project in Honeycomb. If buy through CHT, will cover insurance, Public Liability & replacements at no extra cost.

- Nuisance - Microlite & aircraft noise. Nothing to report.
- Parish & Town Council Network meeting Thursday 9 February 2017 - not attended - PP working & unable.
- Parish Council website. Now set up through BBC, starting to load documents. Needed for 2017/18 accounts & Transparency Code. Add to letter headers.
- Alistair Burt MP meeting 4 February for Parish Councils. Clerk attended & report circulated. Main issues: Planning & Localism, communities must be listened to. Transport & speeding, asking for help from Roads Minister. Health, not want services fragmented. Broadband, AB to arrange meeting for PCs to challenge BT.
- Police, Community Priority Setting meeting Tuesday 21 March - to be attended by KG & AF. Suggested top priority - speeding (daily problem).
- Neighbourhood Development Plan. MYPC strategy, **Melchbourne** not want consultation, people not interested, linear village & plan open up sites. No pressure for a Plan & Chief Planner advised not do if not want sites. Anyone can nominate any site anywhere in principle. **Yelden**, unaware of village opinion, seek meeting with Planning PR for guidance & possible options - can decide if not want Plan & not nominate. PS & KG arrange meeting with BBC (PR) first, clearer picture of pros/cons, then consult village & make aware of guidance & options. KIV - land to consider, work involved & volunteers, grant £9K available. PP- a planner in Yelden could help draw up a Plan. Pertenhall & Swineshead PC not interested in sharing costs - planning for no buildings & stop house conversions from bungalows, protect verges etc. MT - some costs could be shared, could protect character of village with plan & have greater voice. Melchbourne not change view, little land to build on, not build on green spaces, Park Road, only infill site councillor owned, not build on. Yelden - to consult & organise a meeting, parcels of land with potential,
- Post 16 School Transport Consultation. PC response, disagreed strongly with two proposed options. BBC decision delayed, charge full amount of travel costs.
- Dog fouling & dog bin collection. Recent advice, flick fouling into hedge! BBC policy, site assessments of community requirements. BBC dates offered, meeting PS & KG Yelden 22 March with JL (BBC). Melchbourne not want to attend. Yelden, 2 Sites, Church Lane/Forge Gardens & High Street/bus stop. New combined bin general/dog waste (one design) being tested - then available to buy.
- Community Litter Pick 2017. Duck Dash now 29 April, consider L. Pick before Easter on 8 April if KG, Ali (Melchbourne) & BBC can do. Clerk enquire.
- Overview & Scrutiny Committee - no topics to suggest for discussion.
- Marcus Jones MP advises restraint when setting Precept but complying with Transparency Code by publishing data online ensures accountability - noted.
- Considered a clothing bank for the Air Ambulance - unsightly, no further action.
- Main points from A1 Stakeholder meeting circulated & noted. 3 options 1. Build a motorway & bypass Biggleswade & Sandy. 2. Work on existing road bringing major improvements. 3. Minor improvements.
- Consultation re revised local Plan 2035 to launch shortly - noted.

17.30 Correspondence for information only.

- BATPC Bugle for March 2017 sent by email & marketing literature on table.

17.31 Planning.

- 14/00103/UNAUTU Lot 3 at Tall Oaks Farm, Melchbourne Road, Riseley, Beds. Unauthorised use investigation by Planning Enforcement. New Enforcement

Notice served by BBC - occupation to cease. Three months extension to make alternative arrangements. Prosecution will follow this if not vacate. Lawful development period would be 4 years but clock stopped. Monitoring.

- 16/00431/UNDEV, Primrose Nurseries, Swineshead Road, Melchbourne. Unauthorised use investigation re containers on site. Planners written - agents engaged to act for company. Old plans show existence of previous building on site. Awaiting new proposals - deadline 28 March. Monitoring.
- 16/00429/UNDEV, Penn & Worleys Wood, Knotting Road, Melchbourne. Investigation re planning consent. Original application 98/00132/REM, part of granted development started within time limit, no restriction for completion. Present building work acceptable. Previously game keepers cottage, agricultural use. BBC confirm if person building & living in property is a gamekeeper/forest warden, planning obligation would be complied with.
- 14/01115/AGR (UNDEV) Hill Farm, Melchbourne Road, Riseley. Permission for erection of agricultural machinery store. Planning Enforcement investigation re right to live on land. Clock stopped. Monitoring.
- 16/03219/FUL 1, Spring Lane, Yelden. Erection of detached double garage. MYPC supported. BBC permission granted.
- 16/03483/FUL Bottom Farm, Yelden. Single storey front/side extension following removal of existing conservatory & external alterations. MYPC supported. BBC permission granted.
- 17/00531/FUL & 17/00532/LBC Meadow Cottage, Knotting Road, Melchbourne. Demolition existing conservatory & construct a single storey side extension. Internal alterations to include formation of a cloakroom including the lowering of the existing floor level, fit replacement windows in existing porch, repair a section of first floor ceiling/joists & tread to existing staircase, repair lime plaster in front wall to entrance hall & end gable wall to first floor bedroom. Repair crack in existing kitchen floor slab. MYPC **resolved unanimous** - no objections as long as Conservation Officer happy. Comments: would prefer more balanced extension with original cottage ie 1/3 & insufficient detail in plans re historic context. BBC pending.
- 17/00011/WASVOC (NCC) Westwood AD Plant, Bedford Road, Rushden. Variation of Condition 23 (catchment area) of planning permission 13/00090/WASVOC to amend the approved catchment area condition to increase the catchment area from which wastes could be imported to the facility. No changes in throughput, operating hours, spreading or HGV activity. MYPC **resolved unanimously** no comments but noted. NCC pending.
- The Chequers Pub, Yelden. Sketches & proposals - nothing new to report. Buildings would be at back & outside village boundary.
- Community Infrastructure Levy (CIL). Guidelines, receive 15% of maximum CIL £2K. If NDP receive 25% uncapped CIL, self-builds reduce CIL liability.

17.32 Chelveston Airfield.

- Community Fund Four Parishes Trust. Report from RM. Two applications granted.
- Request to support application from Yelden Village Hall for £5,000 (total project cost £7,970) to purchase & install zip wire. **Resolved unanimous PC to add support PS/KG** - sign letter.
- Consider & agree replacement for Trustee Councillor Gelder, four year term ceases in May 2017. Another Yelden Councillor & a PC appointment, three meetings per annum. Councillor Franklin nominated **KG/HB resolved unanimous**. AF accepted & thanked. Send application forms & advise CRE.

17.33 Finance

Approval granted for the following payments RM/PS (signed HB/AF) resolved:

- Clerk's salary for period 19/01/17 to 15/03/17 £600. (L.G.A. '72 s.112).
- Clerk's expenses £ 0.
- Rental - Yelden Village Hall March 2017 £10.00. (L.G.A. '72 s.133).
- Yelden Growers £60 for Yelden allotment hedge cut. (Small Holdings & Allotments Act 1908 s.26).
- Grant funding £200 to Stodden Churches JPCC Honeycomb already paid as per minute 17.13. PC thanked. (L.G.A. '72 s. 142).
- Ward funding credit £1,580 from BBC for defibrillator cabinets received.
- CRE Wind Farm funding £2,155 for defibrillator, cabinet & installation received.
- Further increase in electricity charges wef 1 April 2017 notified by E.ON, from 14.4p per kWh to 15.75p per kWh. Noted, already explored alternative suppliers.
- Review of transfer of funds from Current A/c into Reserves. Prudent to transfer £3,500 from C/A to R. Til Reserve A/C **HB/RM resolved unanimous**. Clerk.
- Clerk reported bank reconciliations on all accounts successfully completed & entries verified by PS:
 - Current Account £18,500.78 (Projected £17,128.78).
 - Reserve A/C (Allotments) £ 1,420.17
 - Reserve A/C (R. Til) £ 8,737.68

17.34 Highways.

- Melchbourne. Report from HB - potholes in Park Road circled for work.
- Trees from Woodland Trust - some left over after Churchyard planting. Report from RM, some whips to go in Park Road, none near pub as water pipes. Still 20 available approx. 12 rowans, 3/4 Oaks & Hawthorns. Yelden, council maintained areas or in gardens. PS could use in field. Advertise availability on MMM agreed.
- Yelden. Resident suggested village tidy up - discuss further & annotate map with areas. Potholes filled today.
- Street lights site visit with BBC engineer. Costs of BBC survey to assess if structurally safe requested, no reply, ask again & copy in MT. Resident advise 2 LED lights (BBC) on permanently Trailly Close - request adjustment.

17.35 River Til, Yelden.

- Yelden Flood Group - progress report PS. Draft sent to BBC for testing/approval by GN-S. Once approved, arrange group training with BBC. Village Hall to buy storage shed for equipment when available.
- River Til. Drainage capacity & maintenance- flowing well. Dip in Castle Field build up & debris around pipes cleared.

17.36 Ward Councillor Funding.

- Present position, funding £1,580 received from BBC to purchase two Ecopad defibrillator cabinets. MT thanked, PC very grateful.

Standing Orders suspended.

17.37 Open forum for members of the public for future agenda.

- HB, enquiry from Melchbourne re allotment availability. Committee asked.
- KG, suggestion remove ivy from trees to avoid damage. Wild flowers not maintained but many not usually re-seed, previously Ward Funding to plant. Flail needed to maintain areas.

Standing Orders resumed.

17.38 Confidentiality Resolution.

- It was discussed and agreed that item 17.39 Newly Created Casual Vacancy would be treated as confidential business under the terms of Public Bodies (Admission to Meetings) Act 1960 s.2. The public and press were excluded from the discussion of this item. **Resolved unanimous.**

17.39 Newly Created Casual Vacancy.

- There were two candidates from Melchbourne to fill vacancy and the Council welcomed Mr. Martin Hudson and Mr. Frank Morgan. Both candidates summarised to the Council their skills, areas of expertise and what each would be able to contribute to the Council and offer to the community. Both were thanked for their time and interest.
- Mr. Frank Morgan was elected and **it was resolved** to co-opt him onto the Parish Council. Forms will be sent for completion.

Meeting closed at 10.05pm.

The next meeting will be in Wednesday 17 May 2017 in Melchbourne Village Hall at 8.00pm and will be the Annual Council Meeting.

THIS IS AN OPEN MEETING AND EVERYONE IS WELCOME TO ATTEND.

Signed _____

Date _____