

Melchbourne and Yelden Parish Council

Chairman: Mrs Helen Bone
Tel: 01234 708784

Clerk: Mrs Cheryl Ellis
Tel: 01933 314365

Minutes of meeting held on Wednesday 18 January 2017, in Melchbourne Village Hall, at 8.00pm.

Present: Borough Councillor Towler (MT) (late), Councillors Bone (HB), Franklin (AF), Mackonochie (RM), Paynter (SP), Sizer (PS).
Councillor Stewart (JS) was in the Chair. Councillor Bone took over the Chair.
There were four members of the public present.

17.01 Resignation of present Chairman.

- Councillor Stewart gave notice that she wished to formally resign as Chairman & as a Councillor. Entire Council extremely sad to accept resignation. Served for 21 yrs 8 mths, including 6 yrs 8 mths as Chairman. Thanked for her service & dedication to the community.

17.02 Election of Chairman to preside for meeting 18/1/17.

- Councillor Bone was elected as Chairman. **Resolved unanimous PS/RM.**
- Declaration of Acceptance of Office completed by HB. JS handed Chairmanship to HB.

17.03 Apologies for absence.

- Councillors Gelder (KG) (away), Prescott (PP) (unable). Borough Councillor Towler (late, another PC meeting).

17.04 To consider any requests to grant a dispensation for a disclosable pecuniary interest.

- None.

17.05 To receive declarations of Interest in any agenda item.

- AF - item 17.07 The Chequers (sister).
- AF - item 17.08 Brickyard Barns (neighbour).

17.06 To approve Minutes of 19 October 2016 meeting.

- Already circulated by email and signed as correct SP/PS - **resolved unanimous.**

17.07 The Chequers Pub Yelden, brief presentation & discussion.

- Sketches and outline proposals provided for development of the site & potential owner Mr. Frank Langley and architect Mr. Jon Sidey discussed plans & answered questions. Planned 3 houses (4/4/5 bdrm) to rear of pub with side access, development of pub with 2 storey rear extension & upstairs accommodation, 22 car spaces & staff. Pub footprint 25% bigger than present. Houses outside Settlement Policy Area & BBC unlikely to agree permission. Planning not progress without PC/village support indicated. Making pub attractive - knocking down & rebuilding rear to improve. Snug & bar for eating, proper restaurant, food quality & pricing important. Funding & pension fund investment available. Let pub trade lapse then develop? - if can't make successful, not develop. Would include planning condition/statement eg not close pub for 5 years if not successful. Priority, re-open pub, wet sales only, food later. SP, village want pub open asap. Only community meeting place. Redevelop pub before houses finished, established team of people & staged development. Pub shell first, roads for houses, then house

site. If planning possible, Mr. Langley will buy from present owner, price agreed. Put in tenant, already identified end 2017/early 2018. Leave rear gate access for Strawberry Fayre? - not ROW but will leave a gap, mark positioning on map. PS - sufficient roof space in pub for rooms? - yes. MT- need solid business plan for pub. If planning permission granted, title revert to development company. Public 2 members: pleased with outline. Good size houses generate cash for pub. House style? - reflect architectural elements of village, quality. Developer acknowledges has bought pubs then closed. **Summary** - Yelden Councillors minded to look further at proposals, noted developer not a publican, noted only community asset, must stay open for agreed length of time, need community/MT support as outside SPA. Developer & architect thanked.

17.08 Correspondence for discussion.

- Property damage & crime statistics reviewed. October, car thefts from vehicle, December nil. November assault - SP threatened. Assisting to remove horses fly grazing in Yelden. Notice given 96 hours to remove, some gone already.
- Biogen Westwood AD. No spreading - nothing to report.
- Yelden Village Green - considering granting access rights across to neighbouring property, Brickyard Barns. House now sold, considered writing to new owners re Council land. Already aware via solicitors liaison. **Resolved** - no further action.
- Anglian Water Pumping Station, Melchbourne. Appearance of site & foliage screening. PC written in November, more planting please but review in Spring.
- Installation of a defibrillator & 2 housing cabinets progress. Community Heartbeat Trust advised re cabinet, model Ecopad £795 × 2 applied to Ward Fund - decision pending. Second defibrillator iPad £895 + £15 carriage applied to CRE Fund, to add £300-400 for electrical installation (quotes requested). RM, on CRE agenda.
- Nuisance - Microlite & aircraft noise. Nothing to report.
- Parish & Town Council Network meeting Thursday 9 February 2017 - PP to attend hopefully, BBC advised.
- Parish Council website. Old Yola site unsuitable. Registered with suitable BBC for free site. **Resolved** - review in March. SP may help set up. Thank you.
- Alistair Burt MP holding Advice Centres for Parish Councils. Dates still available 28/1 Bromham, 10/2 Biggleswade & 25/2 Gt. Denham. Also 4 Feb for PCs - no councillor free to go.
- Parish Council forum, Police & Crime Plan 16 December meeting not attended. Briefing sent & available - recognising & addressing rural problems. PC suggested 3 rural priorities, police visibility, anti social behaviour, better communication. Rural Crime team attending March meeting re Church Lane. Farm Liaison Officer visited.
- BBC reduction in black bin & change to other bin collections. PC objected. BBC response - consulted community & publicised. Recycling centres available & glass recycling locally.
- Neighbourhood Development Plan. Report from HB confirming planning advice from Paul Rowland re strategy etc. Wymington site brown field & development already agreed (not via NDP), Yelden Ward can do NDP without Melchbourne. NDP identifies areas for housing development, not protect from building. To maintain status quo - do nothing. Await BBC plans, Melchbourne prefer no NDP.
- Housing Strategy Review (BBC) 2016 - 2020 now adopted & published. Rural development & Settlement Policy Area strategy confirmed.
- Post 16 School Transport Consultation. PC response, disagreed strongly with two options, either pass on full unsubsidised travel costs or cease service. Unfair, service already running, disadvantage local families etc. Monitoring.

- Dog Control Orders in open spaces - not needed or appropriate. Dog fouling problem - BBC not add bin collections. MT - 1. Where bins required? 2. Empty if on route? Where are routes? 3. If not on route - not collect. MT to confirm. Yelden need: Church Lane opposite Forge Gardens & High Street near bus stop. Consider Ward funding for more bins or CRE.
- Orange recycling sacks - none left. More used after Christmas - 2 week collection cycle. Request more sacks for 2017.
- Community Litter Pick 2017. Duck Dash not booked, probably 18/25 March. Confirm dates, agree & liaise with volunteers. KIV Easter. Clerk.
- Local Finance Settlement Consultation - Council Tax/Precept Referendum. PC objected, response supported by Mr Burt (MP). Government to defer decision.

17.09 Church Lane, Yelden - anti-social behaviour.

- Present position & recent activity. Reported hare coursing Dec. to police, no action. Police Rural Crime Team to attend March Meeting. Advise farmer.

17.10 Correspondence for information only.

- BATPC Bugle for November 2016 & January 2017 sent by email & marketing literature on table.

17.11 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 by 9 January 2017. Monitoring.
- 16/00431/UNDEV, Primrose Nurseries, Swineshead Road, Melchbourne. Unauthorised use investigation re containers on site. Planners written - awaiting response by 26 January 2017. Scaffolding on site. 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, condition on who living in dwelling? Check BBC, re usage of site.
- 16/02687/FUL Vicarage Farm, Knotting Road, Melchbourne, Beds. Demolition of conservatory & erection of single storey rear/side extension. MYPC no objections. BBC permission granted.
- 16/03219/FUL 1, Spring Lane, Yelden. Erection of detached double garage. MYPC supported. BBC decision pending.
- 16/03483/FUL Bottom Farm, Yelden. Single storey front/side extension following removal of existing conservatory & external alterations. MYPC supported. BBC decision pending.
- Information: Proposed 4 new settlements update, consultation on sites Spring 2017. Local Plan 2035 strategy not finalised, proposing draft Plan to be published early 2018. Noted - speculation re proposals.

17.12 Chelveston Airfield.

- Community Fund Four Parishes Trust. Report from RM. Hargrave returned £2,500 for broadband, BT to supply. D & S for strimmer etc approved. £28K funding from CRE Oct. Melchbourne PCC £7.5K toilets & tea point - problems, diocese unhappy, no wheelchair access. Meeting 30/1 1. Grasshoppers, difficult patch re ofsted & children withdrawn. 2. MYPC for defibrillator £895 plus costs.

17.13 Finance

Approval granted for the following payments SP/RM (signed JS/AF) resolved:

- Clerk's salary for period 20/10/16 to 18/01/17. (L.G.A. '72 s.112).
- Clerk's expenses £ 3.99. (s.112)
- Rental - Melchbourne Village Hall January 2017 £10.00. (L.G.A. '72 s.133).
- EON street lighting Q end Dec '16 £155.09 (P. Councils Act '57 s.3).
- EON lighting maintenance Q end Dec '16 £68.93. (s.3).
- RK Richardson Estate Services - 3rd grass cut £702.00 (RM/SP) (Highways Act '80 s.96).
- Ladywell Accountancy Services £35.00 for 2016-2017. (L.G.A. '72 s.112).
- Grass cutting contribution £3,324.46 now received. Noted.
- BATPC affiliation 2017/18 £91.00 - due from 1 April 2017. **Resolved, renew.**
- Transparency Code. Funding received to purchase laptop, printer/scanner & software. £624.88 (net costs). Noted. Purchases to be made.
- Receive annual rent £13.00 from Allotment Committee. (Small Holdings & Allotments Act 1908 s.26).
- Reconsidered request from Mr. Pond for grant funding, Honeycomb £200 & contribution to Yelden church yard grass cutting & equipment. Account notes provided 2012 - 2015 showing PCs contributions of £600 cover shortfall of advertising income less production costs. Honeycomb a community service & PC notes & minutes included without individual charge. Cannot provide grant from precept revenue but support, give grant of £200 but cannot afford additional grant for equipment at present - **HB/RM resolved unanimous.** Advise applicant.
- Increase in electricity charges wef 1 July 2016, alternatives sought by Utilitywise Plc. Unable to identify alternative supplier or better value, electricity from mains & cannot fit meters in lighting. Noted.
- Information: Smaller Authorities Audit Appointments Ltd appointed external auditors Mazars LLP to act 2017/18 to 2021/22. BDO to act 2016/17 tax year.
- Clerk reported bank reconciliations on all accounts successfully completed & reconciliations & entries verified by PS:

• Current Account	£15,838.79 (Projected £14,263.78).
• Reserve A/C (Allotments)	£ 1,420.17
• Reserve A/C (R. Til)	£ 8,737.68

17.14 To set Precept for 2017/2018 term.

- Budgets & financial needs. Increase in electricity over 2 years 75%, all other costs controlled. Expected precept shortfall of £370. To cover increase equates to 7.4% but real terms of £1.80 per household pa. **Resolved unanimous SP/RM,** request Precept of £5,370 for new term.

17.15 Highways.

- Melchbourne. Report from HB. 1. Knotting Road gritted. 2. Pot holes, some ringed but not done. Some Church Lane potholes repaired 2 trucks, 4 men for some but others not touched.
- Trees from Woodland Trust - some left over after Churchyard planting, rowans, silver birch & oak. Considering planting in Park Road but may block views. RM to discuss with Mr. Gordon.
- Yelden. Report from SP. Potholes, some filled but more to do. Three Shires Way poor, to ask Highways for review including areas up to 5 metres from road.
- Speeding in Yelden - KG comments. MT plastic policemen available, (one missing) thank you. Consider smiling faces, costs? Discuss with Police at next Council meeting.
- Street lights site visit with BBC engineer. Review report from Peter Williams, HB & SP. 1.Issues with LEDs, bats feeding etc. 2. Can temporarily turn off, remove from inventory, no charges. 3. BBC lights can be turned down. 4.Check brightness. 5. Master light installed BBC via 4G communicates with other lamps. 6.Quotation similar to EON 10 watt fittings costs. 7.

Consider CRE funding - RM try fund. 8. MT - will check with BBC re proposals & funding arrangements for converting PC owned lights as sodium become obsolete (cost £4,500). 9. CCTV for River Til flooding, could install on BBC light. Liaise with KG re residents agreement.

- Allotment hedge - Yelden. Quote from Mr. Ellis for annual cut. **Resolved unanimous AF/RM** £50 + £10 VAT accepted. Thank you.
- Rights of Way consultation re how to improve & encourage usage. Publicised in Honeycomb. Unaware of usage problems but as much consideration must be shown to land owner as users when planning & improving ROWs.

17.16 River Til, Yelden.

- Yelden Flood Group - draft plan completed & to be forwarded to BBC. Village Hall obtaining funding to store flood equipment.
- River Til. Drainage capacity & maintenance - centre of village cleared by wardens & some riparian owners.

17.17 Ward Councillor Funding.

- Advice sought from Community Heartbeat Trust, recommended Ecopads (heated) with 10 year warranty & lower running costs quote Infozyme £795 each, total £1,590 plus VAT. (Wessex Medical £790 each & Infozyme defender model £895 each). Funding application to purchase two Ecopad defibrillator cabinets with BBC - decision awaited.

Standing orders suspended.

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

- None.

Standing orders resumed.

17.19 Confidentiality Resolution.

- It was discussed & agreed that item 17.20 Newly Created Casual Vacancy will be treated as confidential business under the terms of Public Bodies (Admission to Meetings) Act 1960 s.2. The public and press will be excluded from the discussion of this item. **HB/RM resolved unanimous.**

17.20 Newly Created Casual Vacancy.

- Public and Press excluded as per 17.19 resolution. The way forward was discussed and procedures clarified. Some Councillors away, matter will be decided by full Council at March meeting. **Resolved unanimous.**

Meeting closed 10.00pm.

The next meeting will be in Wednesday 15 March 2017 in Yelden Village Hall at 8.00pm and will include the Meeting for the Electors.

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

Signed _____

Date _____