

# **Melchbourne and Yelden Parish Council**

**Chairman: Mrs. Kate Gelder**

**Clerk: Mrs. Cheryl Ellis**  
**Tel: 01933 314365**

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

**Present:** Councillors Franklin (AF), Mackonochie (RM), Morgan (FM), Prescott (PP).  
Borough Councillor Towler (MT) (late, another meeting).  
Councillor Bone (HB) was in the chair.  
Andrew Prigmore & April Quinn (Bedford Borough Council, Highways).  
There were two members of the public present.

### **17.82 Apologies for absence.**

- Councillors Gelder (away), Paynter (SP) (family) & Sizer (PS) (unwell).

### **17.83 Requests to grant a dispensation for a disclosable pecuniary interest.**

- None.

### **17.84 To receive Declarations of Interest in any agenda item.**

- AF - 17.92 The Chequers (family).

### **17.85 Approve of Minutes of 19 July 2017 meeting.**

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

### **17.86 Correspondence for discussion.**

- Anglian Water Pumping Station, Melchbourne. Appearance of site & foliage screening. Report from HB - starting to tidy, dig & flatten. Watching brief.
- Purchase of a defibrillator & 2 housing cabinets. Equipment received from CHT. Payment to be arranged. Arrangements to be made with electrician for installation. Note: Yelden Village Hall, lights damaged by football & now covered. Install equipment under porch for protection. Steel cabinets should protect. Advertise in Honeycomb for interest & volunteers in community for training etc.
- MYPC website. Considered other information to appear, local news items perhaps but not BBC Press Releases as numerous. Grant funding £124.95 received to cover extra hours for set up of site & uploading of data. Arrears to clerk at next meeting..
- Property damage & crime statistics. Recent incidents - nothing to note.
- Parish & Town Council Network. Meeting 19 July - report from AF. Local Plan - many concerns re infrastructure. Meeting format reviewed. Next meeting 24 October - clerk to attend.
- Police, Community Priority Setting meeting 22 August. Attended by KG - many concerns in parishes re speeding. Speedwatch initiatives but noted little Police presence in MYPC area. Repeated request for local volunteers - small villages with few volunteers available. Police speed checks in area appreciated. Regular surveys carried out, keep reporting incidents for data. Volunteers sought for local station (few hours pw), relationship building Neighbourhood Watch etc. PCC meeting 20 September not attended. Next meeting Wed. 15 November - FM to attend, thanked.
- Neighbourhood Development Plan. Not progressing at present.
- Local Plan 2035 consultation. Meeting 29 August not attended. Meeting 25 Oct cancelled. MYPC added signature to letter to Mayor. Not all settlements likely to be delivered within Plan. Meeting with PCs offered Monday 6 November. Awaiting developments.

- Post 16 School Transport. BBC decision to charge full amount of travel costs. PC written to Mayor raising concerns but no response & policy implemented. **HB/AF resolved unanimous** write again, complain & request a response.
- Interim report from MT, already circulated by email. Local Plan 2035, Beds Clinical Commissioning Group & East/West rail link noted.
- Dog fouling & dog bin collection. New/replacement bin requested for Yelden from BBC environment team. Request progressing. Funding to be signed off MT.
- Community Litter Pick 2017. Dates now agreed with volunteers and booked with BBC for 3 March 2018. Equipment needs assessed & booked (50).
- Community Orange Sack distribution. FM to hold supplies in Melchbourne Village Hall & to supply if wanted. Thanked. To order 5 boxes for Christmas usage & notice in Honeycomb.
- BATPC AGM 19 October. Annual accounts 2016/2017 circulated by email. Noted.
- General Data Protection Regulation 2018. Noted: Letter from Govt. to NALC. Parish Councils will be subject to Data Protection Bill but acknowledged help needed. Guidance & help to PCs now under review.
- The Villager Minibus accounts received & AGM 15/11 - send apologies.

### **17.87 Speeding.**

- **Presentation from Andy Prigmore (Highways)** discussed first as a courtesy. Speeding in parish. C/llors: rat run. **FM** report: meeting with Traffic Police Beds & Herts ((John Lochlan), offered ½ hour Yelden 8.30am either end to monitor & Melchbourne T junction. Melchbourne summary: hedges too high (now cut low), sign 'Slow Down' unrecognisable & not easily seen. Knotting Road by nursery school, sign on top of village, can't react. **Police suggested:** speed reduction 40mph ½ mile out, lines in road to visually 'narrow' curbs to slow. Yelden, 30mph bottom of hills either end, village ave. speeds 30-40. Suggested 40mph at hill tops to slow approach, painting 30mph signs in road. Lines in road, look narrower to slow. Also, flashing movable signs (1 end then other) £2/3k each. Police monitored within last 10 days. **AP** - traffic count with strips across road done - signage & measures not warranted. Data from Police to assess & measure problem. Excessive speed vs inappropriate speed. Speed enforcement a Police matter but not all measures effective. 30mph Yelden sign already well positioned - moving out will not make a difference. 40mph Knotting Road may make a difference as straight road. Moving signage not the answer as drivers oblivious to signs or familiar & not react. 30 mph on ground could be considered next summer. Swineshead/Yelden rat run - rumble strips used to work but not now. Methods re how to slow traffic often contentious - 40mph approach area not make any difference. Highways criticised re speed limits if not seen as appropriate & drivers tend to drive to road conditions as seen. Need full intervention for results eg pulling in etc. No funding from BBC for local roads, accidents not recorded or reported to Police. Average speed cameras - BBC not get any money back for capital outlay, all fines directly to central Govt. Need to balance rural community vs making urbanised with measures eg street lighting not appropriate. 40 mph buffer zone could be considered next year, Knotting Road Melchbourne. Thump Strips - need repeats & repetitive noise disturbing for close neighbours, cost £100k. Ave. Speed Cameras £50k per pair most effective. FM - Police recommended 20 mph limit Park Road. AP - if drivers not obey 30 mph unlikely to obey 20 mph. Will draw up plans of what can be done to help. Thanked.

### **17.88 Church Lane, Yelden - anti-social behaviour.**

- **Discussion with Andy Prigmore (Highways)** - discussed first as a courtesy. Already held meeting with farmer Mr. Ellis & discussed anti social activity, further incidents, Police activity etc. AP - agreed to downgrade Church Lane to a Bridleway beyond the last property. Intending to install step-over gate (V shape) for horses to cross, walkers go round & land owner have a key. BBC will cover costs of gate, legal

process & maintain road as previously. Must ensure Parish Council supports proposals to proceed with Order to Magistrates Court for down grading road. **AF/HB resolved unanimous** to support proposals for gate & Bridleway. (Clerk send resolution to AP). Consultation documentation preparations & notice procedures will follow, taking time, listening to any objections etc. Highways send standard advice letter to all residents. Farmer happy with Bridleway downgrade proposals & gate as visual deterrent. AP thanked.

### **17.89 Correspondence for information only.**

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

### **17.90 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 - taking advice from Legal Department. Progressing.
- 16/00431/UNDEV, Primrose Nurseries, Swineshead Road, Melchbourne. Unauthorised use investigation re containers on site. Application promised & working with agents. Monitoring.
- 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. Site visit carried out & progressing.
- 17/01000/SCQ (ENC) Scoping opinion: outline planning for a Sustainable Urban Extension to the east of Rushden at Rushden East Urban Extension, Liberty Way, Rushden. MYPC written: concerns re transport links, traffic increase, infrastructure & road safety. Developer scoping for what to include in Environmental Impact Assessment. ENC - anticipated formal planning application will include EIA.
- 17/02179/LBC Middle Farm, High Street, Yelden. Single storey side extension. MYPC supported. BBC permission granted.

### **17.91 Poultry Buildings & Farm.**

- 17/01328/FUL, land: North east of Westwood AD Plant, Bedford Road. Rushden. Erection of 10 poultry buildings & associated infrastructure (Design & Access Statement May 2017), application accompanied by Environmental Statement (EIA). MYPC objected strongly - noise, odour, HGV traffic increase with Westwood traffic. Public meeting held 21/9. ENC, no decision date but requested Environmental Impact Assessment - will re-consult with EIA. Planning Committee anticipated December /January. Requesting notice of date & MYPC Councillor to attend. Monitoring.
- Response from BBC re MYPC letter: lack of advise & consultation - not determined by BBC & no requirement to consult. Ward Councillors notified as courtesy. ENC - verbal response, reconsidering approach to large applications & consulting across border for future.

### **17.92 The Chequers Inn, Yelden.**

- Premises license and appearance. License surrendered 15 December 2016. Two ways to operate pub - temporary event or new premises license. Lack of current license unlikely to impact on any future usage as Change of Use, usual planning laws & assessment of other community facilities would still apply. Re: appearance of pub - no PC comments.

### **17.93 Chelveston Airfield.**

- Community Fund Four Parishes Trust. Report from RM: next meeting 23/10 & no applications to consider but one small. New tranche of funds £28k end Oct. Current reserved funds base £70k with £30k earmarked for Chelveston traffic measures. KIV - possibility of funding request for speed signs. FM to investigate products from Morelock Signs - contact details from clerk.

### 17.94 Finance

#### Approval granted for the following payments AF/PP (signed HB/AF):

- Clerk's salary for period 20/07/17 to 18/10/17 £600. (L.G.A. '72 s.112).
- Clerk's expenses £3.99. (s.112).
- Rental - Melchbourne Village Hall October 2017 £10.00. (L.G.A. '72 s.133).
- EON Street lighting Q end Sept. '17 £169.63. (P. Councils Act '57 s.3).
- EON lighting maintenance Q end Sept. '17 £68.93. (P.C.A. s.3).
- RK Richardson Estate Services grass cuts 1 & 2 £1,456.80. (Highways Act '80 s.96).
- Community Heartbeat Trust £3,665.00 donation. Defibrillators & cabinets. (L.G. Misc. Prov. A. '76 s.19).
- BDO final audit fee £120.00 2016/17 accounts. (L.G.A. '72 s.111).
- BATPC £30 for Chairmanship 2 training course C/llor Gelder. (s.111).
- Ladywell Accountancy Services, bookkeeping: 2017/18 £37.50. (L.G.A. '72 s.112).
- To note: funding for set up of website for transparency Code £124.95 received.
- To note: completed procedures for new bank account signatory FM.
- To note: Grass Cutting budget £3,324.46 & second Precept £2,685 BBC received.
- Clerk to report bank reconciliations on all accounts completed successfully:
  - Current Account £20,743.36 (Projected £14,581.51).
  - Reserve A/C (Allotments) £ 1,420.26
  - Reserve A/C (R. Til) £ 12,238.47

### 17.95 Accounts 2016/2017.

- External Audit Return and Certificate completed - **HB/AF resolved unanimously** to accept and approve return. Opinion given, proper practices and no comments. All accounts published.

### 17.96 Grass cutting contract 2017.

- No comments re cutting in both villages - effective. Yelden Common Land (CL40) unregistered but for village use - overgrown & in need of cutting. Request quote from contractor for autumnal cut.

### 17.97 Highways.

- Melchbourne. Report from HB - potholes in Park Road to be filled & some ivy clearance.
- Anonymous complaint regarding a ROW Melchbourne. **Discussion with Andy Prigmore (Highways) & April Quinn (ROW)**. Discussed first as a courtesy. Dug up & ploughed. Now sewn, land owner moved ROW path to edge of field with proposals to follow. Wealings across field to define ROW & village informed. AQ to visit site to review & contact details of landowner to be emailed. Thanked.
- Complaint raised re safety at St. John Arms junction. Response from land owner - has cut right back to 2ft 6in high. Wooden telegraph pole still blocks eye line view to right. Moving hedge will still block view & also create larger verges to cut & land owner already strims couple of times pa in addition to PC contractor. PC - far better, write to owner to thank, appreciate if hedge height maintained as far as possible.
- Yelden. Written report from SP - potholes repaired recently. Confirmed reports re blocked storm drains. Report to BBC to clear in 2 December when straw moving etc finished. Note, ivy in bus shelter - request BBC Hwy clear it please.
- Yelden: Tree cuts back by Western Power on village green. Satisfactory & no other comments.
- Yelden, review of village appearance with volunteer - nothing to note at present.
- Street lights. Progress of survey from BBC engineers - next on list & survey end year/ beg next then report findings.

### **17.98 River Til, Yelden.**

- Yelden Flood Group - meeting with BBC and Group to test Plan arranged for 6 November - noted.
- River Til. Summary from River Warden re maintenance of river banks & drainage capacity. 1. Hopes to have replacement warden. 2. BBC Resilience Group Surveyor talked to residents end Sept/beg Oct re problems & solutions. 3. Street survey not undertaken, only if problem - review with Jessica Jeffrey Flood Officer BBC. 4. No clearance work yet, start Nov to avoid insects. 5. Castle Fields choked with weeds but sprayed off. 6. River sluggish bridge to north end & silt trapped. Review dredging requirements with BBC.

### **17.99 Ward Councillor Funding.**

- Review of projects 2017/18. Yelden dog bin £400 approx. Same funds for Melchbourne - consider seat? Can't roll over- Dec end. More project ideas needed. MT - considering buying mobile speed camera, available for whole ward.

Standing Orders suspended.

### **18.00 Open forum for members of the public for future agenda.**

- AF - Some Yelden residents spoken to by BT Openreach Survey Manager - mentioned aiming for superfast broadband in 6 months/latest Sept 2018. Installation costs Redraw £350 & Bitstream £150. Await developments.
- SP note - land owner of piece near Cottage on Green, west bank by allotments has offered would PC like the land for allotments/community in principle? PC - need to consider maintenance costs, time & resources. Defer to January to discuss by all Yelden Councillors. Write to thank - will consider.

Standing Orders resumed.

Meeting closed at 9.50pm.

**The next meeting will be on a Wednesday 17 January 2018 in Yelden Village Hall at 8.00pm.**

**THIS WILL BE AN OPEN MEETING AND EVERYONE IS WELCOME TO ATTEND.**

Signed \_\_\_\_\_

Date \_\_\_\_\_