

Melchbourne and Yelden Parish Council

Chairman: Mrs. Kate Gelder

Clerk: Mrs. Cheryl Ellis
Tel: 01933 314365

Minutes of meeting held on Wednesday 17 January 2018, in Yelden Village Hall, at 8.00pm.

Present: Councillors Bone (HB), Franklin (AF), Mackonochie (RM), Morgan (FM).
Councillor Gelder (KG) was in the chair.
Mr. Charles Albonson-Cursey Bitstreme.
There were nine members of the public present.

18.01 Apologies for absence.

- Borough Councillor Towler (MT) (unable), Councillors Prescott (PP) (work commitments) & Sizer (PS) (unwell), Paynter (SP) (delayed in traffic).

18.02 Requests to grant dispensation for disclosable pecuniary interest.

- None.

18.03 Declarations of Interest in any agenda item.

- AF - item 18.12 The Chequers (family).

18.04 Approval of Minutes of 18 October 2017 meeting.

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

18.05 Correspondence for discussion.

- Anglian Water Pumping Station, Melchbourne. Appearance of site & foliage screening. Report from HB, invited to meeting- work to strengthen valves, completed but leaks detected. Dug up, found & rectified. Replanting in Spring. Monitoring.
- Purchase of a defibrillator & 2 housing cabinets. Equipment & Village Hall site inspections with electrician arranged 23 Jan. Advertising for volunteers, 4 Melchbourne, now 4 Yelden. Continue to promote. To arrange training.
- Property damage & crime statistics. Recent incidents - known burglary. Consider setting up community information system to advise of incidents - Newline used but emails not picked up immediately. Consider Facebook &/or Whatsapp but KIV Data Protection. Clerk - seek guidance from BATPC.
- Parish & Town Council Network. Meeting 24 October, clerk attended - concerns in Sharnbrook, bungalows converted to large houses, permitted development rights leading to fewer smaller properties. Clapham, 500/600 new houses, no bungalows KIV catering for older generation. Oakley, NDP not accept conversion of bungalows to houses. PCs with NDP carry more weight. To seek clarification re planning laws & policies BBC Planners. Issues with S.106 payments. Some Borough owned green spaces sold for development - referring to Planning. Next meeting Tuesday 1 May.
- Police, Community Priority Setting meeting Wed. 15 November, report from FM - focus on crime reduction, speeding, rural crime, nuisance off road vehicles. Police operations summary, community Policing etc. Introduced to Speeding Officer. Next meeting Wed 7 Feb. - AF to attend, thanked.
- Police request for Neighbourhood Watch contacts. Review participation - no volunteers, previous volunteers left villages. Request stickers to display.
- Local Plan 2035 consultation. Meeting for PCs with Mayor Monday 6 November - report from RM. Huge development forced, Sharnbrook, Twinwoods & Thurleigh: 4-6k houses each; more objections for Sharnbrook, less for T & T. 4th site Wyboston less prevalent. 5th site Stewartby 4,500 to 2035 but up to 9,145 thereafter with employment land. Drain on infrastructure roads etc, impact on train services.

Wybston, impact on A1. 4th Local Plan consultation Jan to March. ACTION: send to Ross, Newline. Arrange extra Special Meeting for council to discuss Plan.

- Post 16 School Transport. BBC decision to charge full amount of travel costs. Mayor & BBC now responded to MYPC re concerns. Mayor: listened to responses but no statutory duty to provide. Want to support young people, still provide service. Some councils provide no service at all. BBC: proper procedures followed. Response from MP: disappointed, other choices available, Conservative Councillors feel differently.
- Replacement for dog & general waste bin Yelden. Installed, opposite side of road to plans but workable & can be emptied.
- Community Litter Pick 2018 - 3 March 2018. Advertise for volunteers.
- Community Orange Sack distribution. Report from FM, Christmas arrangements, all Melchbourne supplies taken & requests also from Dean. Review permission to leave sacks in church porches.
- Noted: interim report from MT - Government scheme, improve east/west road & rail links: investment to improve Bedford town centre: Ambulance response times new systems to improve responses to all calls: new Highways online reporting tool.
- Consider commemorative event 11 November 2018 to mark end of WW1. Beacons - Yelden Castle mound not appropriate. Ask community on Newline, interested in doing anything?
- General Data Protection Regulation 2018. PCs will be subject to regulations & NALC requesting guidance - continuing to express concerns resources/costs etc. Toolkit with full guidance to be issued end January - then review. KIV registration.
- Fire & Rescue Budget Consultation. Opinion sought re Council Tax increase by 1.99%. No comments.
- Local Plan 2035 timetable update consultation. PC planning another meeting.
- Local publications - to consider advising contacts to BBC Communications department. No - too many to process.
- Remaining Festival of Britain signs - information from SP to forward on.
- Sustainable Drainage Planning Consultation. Response sent from Flood Group: no drainage alternative or infrastructure in villages. Volunteers manage River.
- Planning for Right Homes Consultation. PC response sent: support for LA assessment of housing need methods & land usage.
- Council Tax Reduction Scheme Consultation - no comments.
- Bedford Town Centre Plan Consultation - no comments.

18.06 Presentation of broadband service by Bitstreme.

- Presentation of product by Charles Albonson-Cursey (engineer), taken first as a courtesy. Started service to enterprises wifi/till point etc. Bedford based: good liaison & rapid response to problems, customer service important priority & some already in community. Fibre only to Rushden exchange at present. Faster & more reliable than other providers & not depend on services from other companies eg BT/Virgin - if problems company usually knows first. Primary link in Hargrave, booster transmitter needed for reliable faster speeds. Available packages 10/25/50/100 mbs. Melchbourne & Yelden in dips, need line of sight 10 mbs maximum service aim. Hope to upgrade, discussions to install transmitter in Yelden. Varying conditions, Melchbourne user 25 mbs. Cost 12mth contract, install business £250, residential £150: 10 mbs £15 pm, 25 mbs £30 pm etc. Installation time 1 week from order, site survey required. Use radar (wireless technology), same frequency as military & Government who take priority on request/emergencies - resulting downtime & service interruption 1-15 mins. If downtime for maintenance 25 hr notice. Need to check speeds for Melchbourne & confirm when Yelden booster arranged. Discount for bulk orders? No but perhaps 'refer a friend' £10 Amazon voucher. On Newline when speeds & services to villages confirmed. Thanked for time.

18.07 Speeding.

- Report from FM re Police speeding data for Melchbourne & Yelden and to agree the way forward. Contacted Speeding Officer - arranged survey carried out. Data now analysed 7 days 31/10 to 6/11 showed: Yelden 9549 vehicles with 4004 over 35 mph, 41.93% non-conformance; Melchbourne 3590 vehicles with 1744 over 35 mph, 48.57% non-conformance. Police urge volunteers for speed gun - figures way above acceptable levels. KIV Chelveston fund for cameras but not self funding, fines to Govt. Consider repainting road white lines, channels & slows drivers. FM referring data back to Highways, request meeting with AP, stronger case for help.
- Arrange speeding training for Saturdays - more convenient? Difficult few volunteers.

18.08 Church Lane, Yelden - anti-social behaviour.

- Review progress, legal process started re road downgrading. Complaint re access - now resolved as restriction moved.

18.09 Correspondence for information only.

- BATPC Bugle for November 2017 & January 2018 sent by email & marketing literature on table.

18.10 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. Time for appeal passed & clock stopped. Reviewing all legal options to progress.
- 16/00431/UNDEV, Primrose Nurseries, Swineshead Road, Melchbourne. Unauthorised use investigation re containers on site. Period of grace to expire shortly. Progressing as per usual procedures.
- 14/01115/AGR (UNDEV) Hill Farm, Melchbourne Road, Riseley. Permission for erection of agricultural machinery store. Investigation re right to live on land. Planning Enforcement Notice now served. Monitoring.
- 17/02931/FUL Middle Farm, High Street, Yelden. Alterations to roof materials & installation of flue. MYPC supported. BBC permission granted.
- 17/02876/FUL St Mary Magdalene Church, Park Road, Melchbourne. Installation of cess pool. MYPC no objections but recommended conditions if permission is granted. BBC permission granted.
- 17/02538/S73 Huntingdon DC. Land at Top Farm & Little Staughton Airfield, Little Staughton. Variation of condition 3 & 4 of application 15/00940/FUL to extend life of solar farm from 25 to 40 years & amend wording re substation retention. MYPC no comments.
- Planning proposals to not send set of plans with applications wef 1 April and access details on BBC website only. PC complained, broadband not adequate for purpose. BBC reconsidered & postponed changes until 2019 at earliest.
- Rights of Way Improvement Plan 2018-2023. To increase public usage & protect & preserve. Put on Newsline for information.

18.11 Poultry Buildings & Farm.

- 17/01328/FUL (ENC) 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. Additional information Environmental Impact Assessments now on website 1/11/17: noise analysis, screening & mitigation. Lack of similar developments in area, not viewed as cumulative impact. National Planning Policy Framework quoted. MYPC - no further comment. ENC - no date set yet for Planning Committee. Monitoring.

18.12 The Chequers Inn, Yelden.

- Present position - disappointed not progress with sale & business still closed. Appearance suffering but PC unable to take any action at present.

18.13 Chelveston Airfield.

- Community Fund Four Parishes Trust. Report from RM & AF: meeting due next Monday. October tranche £28k received, fund now £45k plus earmarked funds for Chelveston traffic measures.

18.14 Finance

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

- Clerk's salary for period 19/10/17 to 17/01/18 £600. (L.G.A. '72 s.112).
- Clerk's expenses £7.80. (s.112).
- Rental - Yelden Village Hall January 2018 £10.00. (L.G.A. '72 s.133).
- BATPC affiliation 2018/2019 £92.00 due 1/04/18. **Resolved renew.**
- EON Street lighting Q end Dec. '17 £169.63. (P. Councils Act '57 s.3).
- EON lighting maintenance Q end Dec. '17 £68.93. (P.C.A. s.3).
- RK Richardson Estate Services grass cut 3 £728.40 (submitted after agenda issued but included as contracted business as per agreement ref 13.70). (Highways Act '80 s.96).
- Receipt of annual rent from Allotment Committee £13 to March 2018. (Small Holdings & Allotments Act 1908 s.26).
- Grant application for £200 for Honeycomb, Stodden Joint PCCs. Publication costs covered, other PCs support. Well read community magazine, non profit making. Within PC budget. **Resolved unanimous RM/HB support application.** (L.G.A. '72 s.142).
- Clerk reported bank reconciliations on all accounts successfully completed:
 - Current Account £14,719.46 (Projected £13,134.70).
 - Reserve A/C (Allotments) £ 1,420.38
 - Reserve A/C (R. Til) £ 12,239.49

18.15 Setting Precept for 2018/2019 term.

- Budgets & financial needs reviewed. Precept not increased prior to Referendum Principles & now one of lowest in Beds Borough. BBC advise Referendum Principles not extending to PCs 2018/19. Tight financial controls but increase in electricity costs & other rising costs. Duty to provide for contingencies & working balances. Precept requirement of £5,883 to estimated cover costs: 9.4% increase ie households from £26.11 to £28.56. **HB/AF resolved unanimous**, accept budgets & request Precept £5,883.

18.16 Revised Complaints Procedures & Grants Policy.

- Complaints Procedures - currently not robust. Draft new procedures presented, already judged compliant. **Resolved unanimous**, HB/FM accept without amendments and adopt wef 17 January 2018. Publicise on website. APPENDIX 1.
- Grants Policy - clear structural guidelines presented with application form, already judged compliant. **Resolved unanimous**, HB/FM accept without amendments and adopt wef 17 January 2018. Publicise on website. APPENDIX 2.

18.17 Grass cutting contract 2017.

- Cutting in both villages - neat thank you. Note: River Til north banks not yet cut but to be completed before end Feb.
- Yelden Common Land (CL40) unregistered but for village use, annual cut quotation considered. To allow machinery access, trees & brambles cut back £150 + VAT, (if not hand cut more costly) then mechanical cut in wet conditions £176 + VAT or dry

conditions £142 + VAT. **Resolved unanimous AF/KG**, cut low branches back then cut in dry conditions beginning June before Strawberry Fayre.

- Offer from Mr. Ellis to cut Yelden Allotment hedges £50 plus VAT accepted - **resolved unanimous HB/KG**. Know usual care for village always appreciated.

18.18 Highways.

- Melchbourne. Report from HB - potholes repaired & filled.
- Anonymous complaint regarding a Right Of Way Melchbourne. BBC Highways Inspector monitoring, ploughing methods different and ROW change legitimate. BBC now issued Public ROW Guidelines for Farmers - electronic copy held.
- Yelden. Storm drains now all flushed through - some chambers silted up. To request regular full system flush to minimise flooding, probably annual. Discussing through Flood Group with BBC.
- Street lights. Survey in hand from BBC engineers but no discussions re financial assistance for replacements till April 2018. Yelden light failed reported & repaired.
- Offer to donate land to Parish Council to Yelden community from owner considered - north end of village next to allotments. Very kind offer but no thank you. No financial or community resources to manage land - write.

18.19 River Til, Yelden.

- Yelden Flood Group - meeting 6 November, Plan agreed & adopted by BBC. Equipment to be delivered 23 January, stored in village hall. Reviewing liaison with other BBC departments to improve efficiency, communication & effectiveness.
- River Til. Drainage capacity and December floods. Summary report from volunteer River Warden re meeting with BBC engineers 20 December - considering: a flood marker opposite High Top Barnes, building up the bank & fitting additional non return valves: perhaps additional gully in Spring Lane, survey of High Street to try to improve drainage. Bridge culvert capacity could only be improved if other structural works planned. Spring Lane ditch blocked - drainage crew to investigate once foliage cut back. Survey mid January.

18.20 Ward Councillor Funding.

- Review of projects 2017/18 - no suggestions & no roll-over. Considering entrance gates at each village, particularly on Swineshead/Yelden Road, Melchbourne. Also considering speeding signs. Check deadlines for fund. FM to obtain quotes.

Standing Orders suspended.

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

- Noted: Warning notice from Western Power circulated to community re Storm Fionn with helplines if power lines damaged.
- No other comments.

Standing Orders resumed. Meeting closed at 10.30pm.

The next meeting will be on a Wednesday 21 March 2018 in Melchbourne Village Hall at 8.00pm.

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

Signed _____

Date _____