

Melchbourne and Yelden Parish Council

Chairman: Mrs. Helen Bone

Clerk: Mrs. Cheryl Ellis
Tel: 01933 314365

Minutes of meeting held on Wednesday 18 July 2018 in Melchbourne Village Hall at 8.00pm.

Please note that the public and press were excluded from item 18.98

Present: Borough Councillor Towler (MT), Councillors Bone (HB), Franklin (AF), Mackonochie (RM), Morgan (FM), Paynter (SP) & Sizer (PS).

Councillor Gelder was in the Chair (KG). Councillor Bone took over the Chair.

There were no members of the public present.

18.74 Resignation of present Chairman.

- Councillor Gelder, with regret, formally resigned as Chairman and a Councillor as busy with other commitments but passing on every good wish to the Council. Councillors very sorry, KG has served Council & community for 10 years & thanked for service & dedication, for keeping order, contribution & sense of fun. KG remained to vote for successor.

18.75 Elect of new Chairman.

- Councillor Bone was elected Chairman **RM/PS resolved unanimous.**
- Declaration of Acceptance of Office completed.
- HB - new Vice Chair required from Yelden & new Highways Liaison Councillor required for Melchbourne.
- Councillor Paynter elected Vice Chair - **PS/HB resolved unanimous.** Thanked.
- Councillor Mackonochie elected Highways Liaison **PS/HB resolved unanimous.** Thanked. SP to remain as Yelden Highways Liaison.

18.76 Apologies for absence.

- Prescott (PP) (work commitments)

18.77 Requests to grant dispensation for disclosable pecuniary interest.

- None.

18.78 Declarations of Interest in any agenda item.

- AF - item 18.86 The Chequers (relative).

18.79 Approval of Minutes of 16 May 2018 meeting.

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

18.80 Correspondence for discussion.

- Anglian Water Pumping Station, Melchbourne. Appearance of site, foliage screening & recently fenced off area. Report from HB. Highways granted work permit until 31 July when should be finished. LHS finished with weekly inspections till all completed. Monitored by Highways Inspector, verges top-soiled & seeded on completion.
- Installation of defibrillators. Electrician suffered accident. Offered to install without charge, just materials. Promised to contact in June but not responded to emails. Clerk to chase, if unable to progress by 1st week August, contact another contractor for another quote and possible date to install. May be additional costs, report September.
- Review of site appearance & hedge damage at cabinet site Melchbourne. A mess, hedge down & unacceptable. Clerk chased BBC but no response. Keep trying.

- Property damage & crime statistics. Police data noted, no incidents to report.
- Police: PC Kerry Jones noted Council meeting dates & to attend in September.
- PCC letter, Beds Police out of special measures. Noted & Police thanked for support.
- Police Parish Priority Setting meeting 14th - August FM agreed to attend. Agreed speeding is priority for MYPC. Submit form to Police.
- Parish & Town Council Network. Next meeting 13 November reminder. PS agreed to attend. Thanked & notify BBC.
- Community Orange Sack distribution. AF to source box for a small supply, Yelden.
- Local Plan 2035. Site amendments notified for further consultation in autumn. Noted. 10 new sites, 7,295 new dwellings plus infrastructure. Additional information submitted for Twinwoods, Milton Ernest. On BBC website.
- Interim report from MT July 2018 noted. New Urgent Treatment Centre, Cauldwell Centre for minor illnesses. GP extended hours with BEDOC. Trains, Bedford to be served by 2 trains per hour north of Bedford, not intercity service to reduce overcrowding. Police recruiting Special Constables. Thanked.
- Commemorative event 11 November 2018 to mark end of WW1. Church Warden permissions given. Can add signs & silhouette metal structure, review suitability of positioning. Report from RM, obtaining order details. Next tranche CRE trust October for funding. This year Yelden Methodist Church, but next silhouettes & speeding signs. Liaise with church wardens, where locate in yards? SP & RM to concrete in without labour charge. Thanked. Review installation costings.
- Neighbourhood Planning Workshops Sept 25/26 at BBC - noted.
- Annual Parish Council Conference with Police & Crime Commissioner 18.30 13th September in Chicksands. FM will attend, please remind. Thanked.
- Steeplechase Cycle event Saturday 11 August advised - no comments.

18.81 Speeding.

- Police speeding data for Melchbourne & Yelden. Report from FM. Requested a Speed Limit Summer Review from Highways - on list but no budget at present. Application to purchase 4 cameras - £9,500, rotary switch with 5 messages & data collection, mobile. 2 metres off ground - on post, how installed? Agreed 2 per village. Powered photo voltaic cells, last 3 weeks, need 4 extra batteries to allow recharging cost £600 extra. RM - fit in with CRE fund, 25% chunk. MT - consider bulk buy Ward funding? Costs exceed budget. Consider all costs before application to CRE. FM to arrange site review from supplier to assess installation requirements. Seek Highways permission. Quotation for entry gates, £1,600 for 2 but not see present need. Prioritise speed camera. All agreed, review project and all costing in September.

18.82 Church Lane, Yelden - anti-social behaviour.

- Legal process & possibility of Traffic Order. Highways researching historic designation of road a restricted byway, allowing horse drawn carriages but preventing motor vehicles. Airfield changed usage but law may remain. Gate to allow horse drawn carriages but not motor vehicles (perhaps key operated) could be possible. Still researching and advise end of summer. Monitoring.

18.83 Correspondence for information only.

- BATPC Bugle for July 2018 sent by email & marketing literature on table.

18.84 Planning.

- 14/00103/UNAUTU Lot 3 at Tall Oaks Farm, Melchbourne Road, Riseley, Beds. Unauthorised use investigation by Planning Enforcement. Enforcement Notice served. Site not completely cleared but mobile home removed. Monitoring.

- 16/00431/UNDEV, Primrose Nurseries, Swineshead Road, Melchbourne. Unauthorised use investigation re containers on site. Planning application submitted see below. Enforcement case remains open.
- 18/00280/S73A Primrose Nurseries, Swineshead Road, Melchbourne. Retrospective planning permission, retention of existing container building & installation of external timber cladding & windows/doors. MYPC no objections. BBC permission granted. Planning Enforcement - notice served, all works to be completed by 31 December 2018 as per planning permission. Enforcement Notice could be served if failure to comply. Monitoring.
- 14/00392/UNAUTU Hill Farm, Melchbourne Road, Riseley. Permission for erection of agricultural machinery store. Investigation re right to live on land. Planning Enforcement Notice now served. Appeal to Planning Inspectorate ref: APP/K0235/C/18/3192535 - decision 21/5/18 appeal dismissed & Enforcement Notice upheld. BBC - must comply with EN requirements within 6 months. Monitoring.
- 18/00978/FUL 37, Knotting Road, Melchbourne. Single storey rear extension. MYPC objected. BBC permission granted but noted should talk to neighbours re shared shed, drains, boundary hedge & The Party Wall Act.
- 18/01056/LBC Meadow Cottage, Knotting Road, Melchbourne. Demolish existing conservatory and construct a single storey side extension. Internal and external alterations (revised scheme of 17/00532/LBC). MYPC no objections. BBC permission granted.
- 18/01138/FUL The Old Post Office, Spring Lane, Yelden. Single storey porch extension, conversion of store to annexe with single storey link extension & external alterations including flue. MYPC supported. BBC decision pending.
- 18/01616/FUL 6, Stanbrook Way, Yelden. Conversion of existing integral double garage with internal & external alterations to provide Granny Annexe ancillary to the main dwelling. MYPC resolved, supported. BBC decision pending.
- 18/00014/WASVOC (NCC) Westwood AD Plant, Bedford Road, Rushden. Variation of Condition 20 (visual amenity) of planning consent ref: 17/00048/WASVOC to alter an approved drawing. Replacement and upgrade of emergency flare. MYPC no comments. NCC decision pending.
- Local Barn Developments under permitted development rights. Report from HB - Upper Dean Barn, BBC how interpret laws? Development exactly where barn was (portal frame) as 2 barns on site.

18.85 Poultry Buildings & Farm.

- 18/01284/FUL (NCC), land: North east of Westwood AD Plant, Bedford Road, Rushden. Construction & operation of a broiler rearing unit with six linked poultry buildings & ancillary structures comprising fifteen grain silos, three crumb feed silos, three feed blending houses, two water tanks with an associated pump house, two gas storage tanks, an electricity substation, switch room & standby generator with fuel tank, weigh room, welfare block, cold store & incinerator, boiler house & storage building, security gatehouse & associated hardstanding with boundary fencing, landscape, planting & flood attenuation works & upgrading of existing anaerobic digestion plant access road (revised scheme to 17/01328/FUL). Additional application information, 79 documents covering many aspects as previous application withdrawn. MYPC resolved unanimous, express concerns - impact on infrastructure, A6 main road & no capacity, light & noise pollution, visual impact, cumulative impact & industrialisation.

18.86 The Chequers Inn, Yelden. Planning Application.

- 18/00949/FUL The Chequers Inn, High Street, Yelden. Proposed extensions & alterations to Public House & residential development of 4 dwellings consisting of 2 three bed & 2 four bed dwellings with associated parking & access. MYPC no objections. BBC decision pending.

18.87 Plastic Recycling & Recovery Facility.

- 18/0006/WASFUL (NCC), Upper Higham Lane, Rushden. Construction of Plastic recycling & Recovery Facility involving the conversion of waste plastic by pyrolysis into diesel, petrol & liquid petroleum gas. MYPC objected (majority decision 6/1 by email). Report from SP, pyrolysis oven not require change of use. Bigger plant & high chimney requires planning permission.
- Meeting with Environment Agency & applicant 19/7 to discuss environmental issues etc. FM & SP to attend. Questions to raise: impact on roads, not just daily rubber plant (1 daily) & CARRS traffic (100 per day approx.) but also Chelveston biomass traffic. At site CARRS storage & lorry fleet. Traffic increase, maintenance of roads. Other technical objections re pollution noted. Thanked.

18.88 Chelveston Airfield.

- Community Fund Four Parishes Trust. Report from RM & AF - October tranche £28K, 25% per parish. £50K on account, £37K earmarked & £13K available. Trustees keep £14 for unforeseen expenditure. Donation to CRE Trust from Preserve £9K. Term 2018/19 term, £36K grants given.
- Revised wording to the Trust Deed objectives as recommended by the Charity Commission as per Appendix 1, previously sent by email. Amendments removes power of PCs to direct of give consent to Trustees, under charity laws trustees must have absolute control. **MYPC resolved unanimous, support the recommended changes.**
- PC support given to application Yelden Methodist Chapel for £5,700 for re-pointing work. Grant approved. Hargrave mobile speed sign approved £3,163.
- Annual report received 2017/18 & noted.

18.89 Finance

Approval granted for the following payments SP/RM (signed HM/AF) unanimous:

- Clerk's salary for period 17/05/18 to 18/07/18 £550.00. (L.G.A. '72 s.112)
- Clerk's expenses £20.23 (s.112)
- Rental - Melchbourne Village Hall May '18 £10.00. (L/G.A. '72 s.133)
- EON lighting maintenance Q end June '18 £68.93 (P. Councils Act '57 s.3)
- EON street lighting Q end June '18 £188.67 (P.C.A. '57 s.3)
- Review progress of Purchases Account with Natwest & debit payment card. All paperwork completed & account opened. Bank error with card & PIN being corrected. Funds transfer £800 made.
- Clerk reported bank reconciliations on all accounts completed successfully, entries & reconciliations verified by PS:

● Current Account	£13,514.77 (Projected £12,666.94).
● Current Account Payments	£ 800.00
● Reserve A/C (Allotments)	£ 1,420.73
● Reserve A/C (R. Til)	£ 12,242.55

18.90 Data Protection.

- Data Protection systems & processes reviewed. Data base cleaned & relevant, Privacy Notices issued to residents on contact list & separate notice sent to Councillors, contractors etc. & publicised on website. Registered with ICO, £35 D/D paid plus insured for data breach. REMINDER: please use care when sending Council emails as open to public inspection. All Councillors thanked clerk for enormous amount of work. undertaken.

18.91 Accounts 2017/2018.

- Review of report & accepted following completion of Internal Audit. Extensive review of systems & transactions - all duties and requirements addressed

satisfactorily and with transparency with no recommendations or comments. Certificate of Exemption completed and publication of accounts in accordance with Transparency Code on website. Appointment of internal auditor for 2018/19 to be reviewed. Note: auditor thanked and wine purchased by clerk.

18.92 Grass cutting contract.

- Cutting in both villages - good job and very pleased, thank you. BBC funding £3,324.46 confirmed payable, Highways promised necessary paperwork shortly - continue to chase.

18.93 Highways.

- Melchbourne. Report from HB, still chasing missing horse signs by Hunt Kennels, ordered by Highways. Warning signage on ground & not reinstated into gravel. Highways reclaim?
- Melchbourne: drainage & flooding problems in Knotting Road report from HB. BBC writing to land owner to discuss & review.
- Yelden. Report from SP, only potholes. Culvert drain in Spring Lane, Highways Inspector reports collapsed pipe several metres down from grille - to dig up & repair pipe. Under hedge line & need to cut back undergrowth, SP to contact landowner re permission to cut back when date set. Thanked.
- Yelden bus stop ivy growth. Cleared by Volunteer River Warden - thanked.
- Street lights. Progress of survey from BBC engineers. Electricity costs from 8p to 17.9p kwh increase. Data/costs still being assessed by BBC. Costs worst case to replace columns £2k each (8 per village) ie £32,000 for both villages. Unrealistic, unaffordable & gearing far too high, electricity costs converting into loans repayments approx £1,000pa, 32 year project. Clerk requested BBC reconsider.
- Roadside bulb & wild flower planting programme - report from SP. Daffodils not in keeping with countryside, wild flowers preferred, need to identify sites. KIV costs of cutting away turf & seeding (£300 per bag). Daffodils in place fine, Yelden Common Land leave & not plant, 3/4 years grasses homes for wildlife. Review costings in September, Ward Fund? Prefer to leave as is.
- Yelden Allotments, Anglian Water trees. Concerns of Allotment Committee, not safe. - willows very high & weak, some already down. Report clerk, AW contractors assessed site, to return & cut back, several days work. Monitoring.
- Request to clear Yelden ROW from resident. SP, field ready to cut in next few days, all will be cleared. Confirmed, ROW BBC, seasonal clearance with agricultural activity reasonable way forward.
- Seasonal Vegetation Cut BBC - suggest any changes? Happy as is. Parish Councillor Champion sought for Public Rights of Way for BBC contact - no capacity.

18.94 Ward Councillor Funding.

- Suggestions & projects for 2018/19, budget £700 per PC. RM, progressing Silent Soldier silhouettes, MT 1 quote only fine.

18.95 River Til, Yelden & area flooding.

- River Til. To review drainage capacity & river bank foliage growth. Growth to be cut in autumn.
- Proposed EA CCTV camera location by High Top Barns for 6 month trial term. Concerns raised re location. Discussion with Flood Group & EA..
- Revised arrangements for the Flood Group & membership structure with GDPR implications. All members, councillors & clerk as private individuals only. All group members have confirmed happy with new arrangements - not under GDPR but confidentiality observed, best practice.
- Clearance to access Spring Lane culvert. As above.

Standing Orders suspended.

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

- RM - dead silver birch, planted by BBC. Request cut down & removed with replacement at same time - autumn.
- HB delighted to welcome PS back to PC, looking well.

Standing Orders resumed.

18.97 Confidentiality Resolution.

- It was discuss and agreed that item 18.98 The 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 would have been excluded from discussion of this item if present. **Resolved unanimous.**

18.98 To consider the casual vacancy.

- Way forward for a new Yelden Councillor. Some interest expressed, to ask any applicants to attend next meeting. Write to clerk with outlined profile beforehand.

Meeting closed 10.15pm.

The next meeting will be 19 September 2018 in Yelden Village Hall at 8.00pm.

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

Signed _____

Date _____