

Melchbourne and Yelden Parish Council

Chairman: Mrs. Helen Bone

Clerk: Mrs. Cheryl Ellis
Tel: 01933 314365

Minutes of meeting held on Wednesday 21 November 2018 in Melchbourne Village Hall at 8.00pm.

Please note that the public and press were excluded from item 18.142

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

Councillor Bone was in the Chair (HB).

There were two members of the public present.

18.121 Apologies for absence.

- None.

18.122 Requests to grant dispensation for disclosable pecuniary interest.

- None.

18.123 Declarations of Interest in any agenda item.

- AF - item 18.132 The Chequers, Yelden (relative).
- All current Registers of Interest were checked for any changes. Councillors Bone & Sizer completed amendment forms, all other Councillors confirmed no changes. To advise to BBC.

18.124 Approval of Minutes of 19 September 2018 meeting.

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

18.125 Correspondence for discussion.

- Anglian Water Pumping Station, Melchbourne. Appearance of site, foliage screening & recently fenced off area. Report from HB, work completed, now neat & tidy, planting awaited..
- Installation of defibrillators. Progress review, Yelden installed & charging, Melchbourne to be completed 26 November. Installations made without charge by John Sinclair Electrician. To identify a volunteer from each village to act as emergency contact until all volunteers trained. Training aim January, promote again on Newline & in Honeycomb.
- Review of site appearance & hedge damage at cabinet site Melchbourne. Hedge replaced as gesture of goodwill. Review of overgrown hedge across BT over land line. Bentleys promised verbally to cover costs if PC ask contractor to carry out work. RKR Estates quote £350 plus VAT & available in December. BT advise contractor liable if line damaged. Confirm Bentleys will cover costs, liaise with BT engineers for dates to attend site with RKR.
- Fast Broadband. Update from HB, laid fibre optic pipes blocked, now cleared & all connected. Lines must be commissioned, then householders need to apply directly to their service providers & ask for broadband service. SP, Avenue Road cabinet, 3 miles of cables - understand fibre to be laid all way to Yelden, aim for sub-cabinet in Yelden eventually. Monitoring.
- Property damage & crime statistics. Data reports, two incidents for MYPC, details unknown.
- Police Parish Priority Setting meeting 20th November - report from FM. Most of time spent on town/urban issues: 15 mins Beds/Luton area crime solving, 45 mins Biggleswade voluntary help. Chat re priority setting: speeding but hare coursing now

top of list. PC for area reports no crimes reported for MYPC last two quarters, Police response to areas with higher crime incidence. PC aware of speeding issues in area. Advice given over Christmas period, take care with security, eg not leave presents in cars on show etc. FM thanked for attending. SP, received information travelling community hare coursing equivalent 'Gold Cup' 4/5 weeks Sept/Oct have been taking place - Beds farmers noticed & further action taken eg blocking gates. Noted: under Hunting Act 2004 lamping of rabbits still legal, east anglian farmers complaining for law change.

- Parish & Town Council Network. Meeting 13 November. Report from AF. Few stalls 4/5 only. Discussion re Highways measures to ease Bedford town traffic. Parish topics, Neighbourhood Development Plans, buildings, infrastructure but not clear what in place to help. Poorly attended. AF thanked for attending.
- Community Orange Sack distribution. Review of supplies, 4 more boxes delivered for Christmas usage, put out week before. FM/AF storage box in each church with community supplies. Thanked.
- Noted: interim report from MT November 2018. Govt budget relevance to BBC: small retailers 1/3 reduction in business rates; funding to support urban regeneration; £620k to BBC for adult social care & further funding for adult & children's social care 2019. £20m committed for East/West rail link, Bedford & Cambridge. Extra pothole repair funding. New Bedford Urgent Treatment Centre opened 1/10/18 for minor illnesses & to treat A & E referrals. New Visitor Information Centre St Pauls Church. Judicial Review at High Court of Environment Agency decision for waste incinerator at Stewartby. Decision awaited.
- Commemorative event 11 November 2018 to mark end of WW1. Ward funding £500 received, thank you & soldiers purchased. Professionally installed but without charge by Simon Paynter (Arden Automated Access Ltd) and Bob Richardson (RK Richardson Estate Services Ltd). Thanked, PC extremely grateful. Full donation to Yelden Church accepted, will be insured under Parish Guard Policy & maintained. Melchbourne Church preferred PC ownership, insured & maintained. Initiative ends 31/12 but may display for as long as wished as durable. Melchbourne, review display position at Easter. Community very pleased with soldiers. Service 11/11 well attended 150 approx. Note: memorial in Yelden, plaque in church.
- Litter Pick 2019. Noted: date arranged 13 April 2019. Melchbourne volunteer Mrs. Gordon confirmed date. Yelden co-ordinator now volunteered Mr. Young, both thanked. 50 equipment sets etc booked. Pick up points to be agreed.
- BATPC AGM 18 October, Cople, not attended. Annual report & accounts 2017/18 received & noted.
- Meeting with Alistair Burt Saturday 10 November for PCs. Report from HB. Lively discussion, approx. 40 attended. Issues: hare coursing; lead from church roofs (Sandy area); traffic congestion; infrastructure; west corridor developer need to produce/justify need for housing, to be consultation, nothing decided. Transport & train timetables, staffing problems, East Midlands trains returning to service in Bedford, promise of 200 more trains. EM Kettering/Corby to London, electrifying line but taking time. Minutes to come. HB thanked for attending.
- Review usage & promotion of local Rights of Way. Parish map on PC website noted, no suggestions.
- The Villager AGM, 14/11/18 and previous meeting notes received - noted.
- East Northamptonshire Draft Local Plan Part 2 consultation. Noted but no comments.

18.126 Police briefing from PC Kerry Jones.

- PC responsible for Parish area (Group 4) to discuss local issues offered to attend November meeting. Invited but unable to attend - Police operations.

18.127 Speeding.

- Funding application and progress. Report from FM. Full funding £9,692 received from CRE. Thank you. Estimated maintenance costs plus Street Furniture insurance increase £12pa, purchase of replacement batteries (2/3 year life) & contingencies over estimated 6 year life of signage, £150pa agreed reasonable (£300 with defibrillators). Highways confirm will install posts, mount cameras & cover costs: BBC will be responsible for & maintain/replace posts if damaged/unsound: s.50 New Roads & Street Works Act (NRSWA) 1991 licence not required: BBC will move cameras if requested, cost to PC £60 per camera. Highways can train Councillors to reposition cameras safely. Not needed immediately but FM & SP to undergo training. **Resolved unanimous** order cameras, Yelden Village Hall to store until installation. Liaise with Highways when ready to install.

18.128 Church Lane, Yelden - anti-social behaviour.

- Legal process & possibility of Traffic Order. Highways investigations concluded, no motorised vehicular access for over 80 years but horse drawn carriages may access road. Correspondents advised but no further comments. Proposed gate sequence to block vehicles but allowing carriage gap: land owner & PC supported (email). **Resolved unanimous** & BBC already advised. Order to stop up to Magistrates Court, if agreed, then Highways to visit site with farmer & HB to review options for gate positions allowing farm machinery access. Monitoring.

18.129 Correspondence for information only.

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

18.130 Planning.

- 18/00253/UNAUTU (Previously 14/00103/UNAUTU) Lot 3 at Tall Oaks Farm, Melchbourne Road, Riseley, Beds. Unauthorised use investigation by Planning Enforcement. Injunction served but challenged, full hearing County Court 26 November: 1. No more caravans on site. 2. No residential occupation. 3. Gates 1m max. height. Any other earth works require a separate order. Melchbourne residents continuing to report various site activities - thanked. BBC monitoring.
- 16/00431/UNDEV, Primrose Nurseries, Swineshead Road, Melchbourne. Unauthorised use investigation re containers on site & Enforcement case remains open. 18/00280/S73A retrospective planning permission, retention of existing container building & installation of external timber cladding & windows/doors. Notice served, all works to be completed by 31 December 2018 as per permission. BBC 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 served. Appeal to Planning Inspectorate ref: APP/K0235/C/18/3192535 - decision 21/5/18 appeal dismissed & Enforcement Notice upheld. Applicants must comply with EN requirements within 6 months. BBC monitoring.
- 18/02524/FUL The Old Post Office, Spring Lane, Yelden. Porch extension, two-storey rear extension & alterations including insertion of roof lights. MYPC supported. BBC decision pending.
- 18/02145/S73 (HDC). Land at Top Farm & Little Staughton Airfield, Little Staughton. Application for planning permission for solar farm & associated development without complying with conditions 10 & 11 of planning permission 17/02538/S73. Variations to noise emissions (10) & piling foundations (11). Being reviewed by specialists. MYPC noted but no comments. HDC decision pending.

18.131 Poultry Buildings & Farm.

- 18/01284/FUL (ENC), 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 concerns expressed. ENC planning committee date not yet determined. Decision pending.

18.132 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. Senior planning officer reviewed with applicant. Agreed 3 month extension to submit further documentation. MYPC will be notified.
- Correspondence re safety of unoccupied site and preventative measures. - community concerns raised with applicant. Offered heras fencing, MYPC suggested concrete planters more within keeping with rural area & tidying site might give impression of occupation. Noted: more rights to owners of privately owned properties if site illegally occupied.

18.133 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). NCC permission granted.

18.134 Chelveston Airfield.

- 18/02043/FUL (ENC). Chelveston Renewable Energy Park, The Airfield, Chelveston. Construction of a hydrogen fuelling building with on-site hydrogen generation, storage, ancillary maintenance & storage units, security fencing & hardstanding. MYPC reviewed application. No comments. ENC decision pending.
- Community Fund Four Parishes Trust. Minutes of meeting 29 October 2018 already circulated by email. Report from RM & AF. October £30,272 distribution received, £168,397 received to date. Surplus £10k plus £14k emergency reserve & additional ring fenced funds for Chelveston speeding measures.

18.135 Finance

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

- Clerk's salary for period 20/09/18 to 21/11/18 £550.00. (L.G.A. '72 s.112)
- Clerk's expenses £8.04 (s.112)
- Rental - Melchbourne Village Hall Nov. '18 £10.00. (L.G.A. '72 s.133)
- RK Richardson Estates grass cut 3 £728.40 (Highways Act '80 s.96)
- EON lighting maintenance Q end Sept. '18 £68.93 (P. Councils Act '57 s.3)
- EON street lighting Q end Sept. '18 £192.78 (P.C.A. '57 s.3)
- RBL Poppy Appeal for soldiers £500 already written as per minute ref: 18.103 (War Memorials Act '23 s.1)
- Morelock Signs Ltd. £11,630.40 for speed signage. (Road Traffic Regulation Act '84 s.72) Write cheque.
- Request considered for £200 grant funding for Honeycomb. Accounts already circulated by email. **SP/AF resolved unanimous, grant approved** as per budget. Write cheque.

- Noted: Ward funding £500 for soldier silhouettes & CRE funding for speed signage £9,692.00 (net) received.
- Review of bank account signatories. One short as KG resignation. Current Councillor signatories HB/AF/FM. PS to be new fourth councillor signatory, **SP/HB resolved unanimous**. Thanked. To complete all forms.
- Clerk reported bank reconciliations on all accounts completed successfully, entries & reconciliations verified by PS:
 - Current Account £16,698.71 (Projected £12,992.16).
 - Current Account Payments £ 800.00
 - Reserve A/C (Allotments) £ 1,420.90
 - Reserve A/C (R. Til) £ 12,244.08

18.136 Grass cutting contract.

- Review of cutting in both villages - very pleased thank you.

18.137 Highways.

- Melchbourne. Report from RM - nothing to report. Salt bin opposite St John overturned during cable work. Request restore to position & salt refill please.
- Melchbourne: drainage & flooding problems in Knotting Road re willow roots. Report from HB. Landowner & engineer reviewed, jetted through & seemed clear as water flowing. If a problem would back up even if lower rainfall. Bigger capacity upstream, smaller downstream - unable to do more at present.
- Melchbourne, dead silver birch - removed by BBC. To replace in Spring.
- Yelden. Report from SP. Reported potholes Spring Lane, bottom Church Lane, Cottage on Green Three Shires Way.
- Yelden. Road works to repair & improve drainage, Spring Lane & High Street. Community concerns raised re Spring Lane drainage after works re high tarmac and high water level in gullies. Highways report, gullies functioning as should, outlet shallow to connect to existing drainage & to maintain gradient. Raised tarmac, will compress with road usage. Highways continuing to monitor.
- Yelden Allotments, Anglian Water trees. AW contact via Bentleys. All now cut back & satisfactory. Thank you.
- Emptying of public bins, Yelden. Derby bin by allotments, BBC having to chase contractors (not just MYPC). Emptied last two collections. Monitoring. Bin by bench on river full with dog waste. Request BBC empty please.
- Suggestion & offer from volunteer to cut Yelden wild flower area (common land) to encourage grown and tidy. Thank you for kind offer. SP to liaise with volunteer re cutting and site clearance of cut foliage.

18.138 Ward Councillor Funding.

- Suggestions & projects for 2018/19 & review budget remaining for MYPC. MT thanked for funding for soldiers, community very pleased & look fantastic. All funding allocated for 2018. Speeding remains problem for all local parishes, review 2019.

18.139 River Til, Yelden & area flooding.

- River Til. Drainage capacity flowing well. River bank foliage growth heavy but frosts will kill off. Seasonal die back preferred as cutting promotes heavier growth. Environment Agency static camera to monitor river levels still under review.
- Full autumnal storm drain flush through requested from Highways now, confirmation awaited. Also requested future flush through every year, Highways team reviewing. December 2017 requested flush through delayed as crews diverted to road gritting, but Christmas flooding problems. Yelden Flood Group also requesting via BBC Senior Flood Risk Officer to ensure priority.

Standing Orders suspended.

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

- SP - warning signs re horse riders required for Yelden at ends of village. To contact Highways AP to request.

Standing Orders resumed.

18.141 Confidentiality Resolution

- It was discussed and agreed that item 18.142 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 were excluded from discussion of this item. **PS/RM resolved unanimous.**

18.142 To consider the casual vacancy.

- Review of applications to co-opt a new Yelden Councillor. Two applications received, unfortunately only one applicant able to attend the meeting. Election set for November and another Councillor required. Absent applicant, Council very happy to hold for consideration if another vacancy occurs. Thanked for interest.
- Mr. Craig Young summarised his skills and areas of expertise to contribute to the Council team and offer to the community. Councillors outlined the extent & commitment of serving as a Councillor. **It was resolved SP/PP to elect & co-opt** Mr. Young onto the Parish Council. Declaration of Acceptance completed & Register of Interests will be sent for completion. Thanked and welcomed.

Meeting closed at 9.40pm.

The next meeting will be 16 January 2019 in Yelden Village Hall at 8.00pm.

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

Signed _____

Date _____