

Melchbourne and Yelden Parish Council

Chairman: Mrs. Helen Bone Clerk: David Brough Tel: 07870108315

Councillors, I hereby summon you to attend the Meeting of MELCHBOURNE AND YELDEN PARISH COUNCIL on Wednesday, 18th September 2019 commencing at 8pm at Yelden Village Hall to consider the following items of business:

David Brough, Clerk to the Council
12th September 2019

MEMBERS OF THE PUBLIC WELCOME!

AGENDA

- 1 **Apologies for Absence**
- 2 **Requests to grant dispensation for disclosable pecuniary interest**
- 3 **Declarations of interest in items on the agenda**
- 4 **Approval of the minutes of the Annual Parish Council Meeting** held on 17th July 2019
- 5 **Approval of amendment to the Minutes** for May 2019 – minutes amended to show that Cllr Young abstained from May's Chairman vote instead of voting for the current Chair.
- 6 **Matters Arising (Clerk's report on the Action List)**
 1. Accessible websites regulation guidance issued by NALC and any actions to modify the council website are due by September 2020. However, the existing council websites are due to be removed early next year as the contract BBC has with the providers expires.
 2. Councillor Planning training: BBC have not yet arranged this. Clerk will be kept informed.
 3. Further defibrillator training for parishioners to be arranged: Date to be chosen. Requested confirmation from Community Heartbeat that Cllr Wilkinson will be able to give the training in future.
 4. Melchbourne pumping station overgrown hedges: Anglian Water (via Bentley) have now confirmed they will pay for clearing.
- 7 **Correspondence:** (Names always withheld for Data Protection)
None requiring council attention.
- 8 **Crime report**
Sanitised crime report covering 10th July to 27th August showed one "Sending letters with intent to cause distress" (Melchbourne 11/7) and one "Attempted burglary" (Spring Lane, Yelden 28/7). It was also reported in the community that BlueLine security patrols had moved on a vehicle acting suspiciously in the Yelden area.
- 9 **Standing Orders**
To finalise and adopt amendments to the Standing Orders in relation to rotation of the Chairman role. Suggestions provided by Cllr Young and a parishioner were crafted into a draft version at the July meeting. All councillors confirmed by way of a vote that the following amendments were to be included: a maximum 4 year period for the Chairman to hold office, alternating the role between a Yelden and Melchbourne Chairman at the end of the 4 years, or if the Chairman resigns. Should the Chairman resign then the Vice Chairman will be requested to take up the role of Chairman, and shall serve not longer than 4 years as Chairman.
- 10 **Melchbourne public litterbin**
The litter bin on the corner of Park Road was struck by a vehicle and requires replacing. To discuss whether to replace the plastic bin with a cast iron bin – more solid and aesthetically pleasing.
- 11 **Melchbourne T-junction**
To discuss the blind T-junction where Park Road meets Knotting Road, which has seen accidents in the past from poor visibility due to a bend in the road.

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12 Planning

New applications

- a) *Reference: 19/01712/FUL TYPE: Full Planning Application with Listed Building Consent*
Location: Church Cottage Park Road Melchbourne MK44 1BB
Proposal: Single storey rear extension to provide an additional bedroom in existing modern extension
Response from planning sub-committee for ratification: Resolved not to object.

Monitoring of applications and enforcement

- b) *Reference: 18/00949/FUL TYPE: Full Planning Application (Amended)*
Location: The Chequers Inn High Street Yelden Bedford Bedfordshire MK44 1AW
Proposal: Proposed extensions & alterations to Public House & residential development of 4 dwellings consisting of 2 three bed & 2 four bed dwellings with associated parking and access.
MYPC: Resolved not to object with a number of conditions (July 2019).
BBC (Jonathan Warner): Require more time to complete the planning process.
- c) *Reference: 19/00761/FUL Full Planning Application*
Location: 1 Spring Lane Yelden Bedford Bedfordshire MK44 1AT
Proposal: Single storey side extension.
MYPC: Resolved not to object.
BBC: Permission granted.
- d) *Reference: 19/00981/FUL Full Planning Application*
Location: Mill Hill High Street Yelden Bedford Bedfordshire MK44 1AW
Proposal: Demolition of existing garage and erection of single storey rear/side extension
MYPC: Resolved not to object.
BBC: Permission granted.
- e) *Reference: 19/01033/COU Change of Use Application*
Location: Saltflat Farm Melchbourne Road Riseley Bedford Bedfordshire MK44 1BY
Proposal: Temporary change of use of land for the stationing of a mobile home and associated works
MYPC: Application is viewed as directly related to Enforcement Notice (18/00253/UNAUTU, previously 14/00103/UNAUTU) served by Bedford Borough Council. Wish to express full and continued support for this Enforcement Notice and make an objection to this latest planning application.
BBC (James Dawe): Due to be rejected.
- f) *Reference: 18/00253/UNAUTU (Previously 14/00103/UNAUTU)*
Location: Lot 3 at Tall Oaks Farm, Melchbourne Road, Riseley, Beds.
Details: Unauthorised use investigation and Enforcement Notice served by Bedford Borough Council. Enforcement Notice works to be completed by 13 May 2019. Awaiting County Court hearing for permanent injunction to: Prohibit residential occupation, further caravans or motor homes other than original white touring caravan & installation of new entrance gates exceeding 1m high (unless planning permission achieved) but not existing ones.
3rd September court hearing did not happen as interested party is no longer available to attend court. Temporary injunctions will continue to be raised until a permanent injunction can be achieved – it is not currently clear how this will happen with the absence of the interested party. Entrance gates works are still be monitored by BBC.
- g) *Reference: 18/01284/FUL (East Northamptonshire Council)*
Location: Poultry Buildings & Farm, North east of Westwood AD Plant, Bedford Road. Rushden.
Proposal: Construction & operation of a broiler rearing unit with six linked poultry buildings & ancillary structures...
MYPC: Concerns expressed.
ENC Decision: Pending – extension until 31st December 2019.
- h) *Reference: 16/00431/UNDEV and 18/00280/S73A Retrospective Application 228579*
Location: Primrose Nurseries, Swineshead Road, Melchbourne.
Details: Unauthorised use investigation re containers on site
Restrospective application for: Retention of existing container building, and installation of external timber cladding and windows/doors, to provide storage in connection with the established bulb

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growing business. (Note: Deadline of 4 years to action – structure in place from Dec 2016, would be 10 years if Change of Use).

Update: Wooden structure to which the most recent Enforcement Notice relates was removed (Michael Muscroft).

i) Reference: 14/00392/UNAUTU

Location: Hill Farm, Melchbourne Road, Riseley.

Details: 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 had to comply with enforcement requirements within 6 months. Planning Enforcement progressing.

Matter remains with BBC Legal teams (Human Rights). (Michael Muscroft).

13 Councillors' Reports and Updates:

1) Ward Councillor – Cllr Martin Towler

Review suggestions & projects for 2019/20. (Previous idea: Yelden a new bench by river).

2) Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Mackonochie & Young

Next update to be provided after the October Chelveston Fund meeting.

MYPC to provide report back to trustees for the grant received for the vehicle speed devices (VAS).

3) Highways – Cllrs Mackonochie & Paynter

General:

- 40mph speed limit “buffers” for the entrances to both villages: BBC are closing off the consultation at the moment and anticipate a 6 week lead time to completion of the install.
- Horse warning signage: Request to BBC Highways from MYPC for horse warning signage at either side of the approaches to Rifle Range Farm where there are stables. Two signs were ordered in early August with a 6 week lead time to install – BBC Highways are following up on the order.
- Anti-social behaviour relating to Rights of Way, Church Lane, Yelden – BBC Highways will be installing a “Carriage” gate and providing the landowner with a quote for a vehicle gate next to it. Expected to be addressed towards the end of the year. Clerk has followed up for an update.
- Noted that a dog was hit and killed by a car in Yelden (Spring Lane) and that parishioners would approach the council with suggestions for speed calming – no correspondence has been received.

Drains:

- Melchbourne: Cllr Mackonochie reported that the January drain flush-through was not carried out to a high standard and the drain was still blocked. Clerk requested revisit.
- Yelden: Update to be given by Cllr Paynter.

Streetlights:

- Cllrs Mackonochie/Wilkinson to carry out an options/feasibility study for replacing the c.16 streetlights (8 in each village). (Note: Replacement funding from CRE may be possible under fund objectives).

4) Report from meetings attended by councillors

None

5) Report on Speeding (VAS) – Cllr Morgan

6) Report on River Til and flooding

- Review of drainage capacity
- Yelden East Bank: Cllr Paynter to create a specification based on discussions had with BBC engineer, which included raising the east bank by approximately 1 foot for the length of 20 metres.
- Yelden Flood group – Cllr Alexander
To note any developments.

14 Finance

1. To approve the following payments and note any receipts:

<u>Date</u>	<u>Payee/payer</u>	<u>Description</u>	<u>Receipt</u>	<u>Payment (Inc VAT)</u>	<u>VAT</u>
23/08/2019	RKR Estate Services	Grass cutting - Stage payment (2/3)		766.74	127.79
Not paid	Yelden Vill Hall	Yelden VH rent Jan meet		10.00	-
Not paid	EON	EON Street Lighting to Sept - Up to £250		250.00	11.21
Not paid	EON	EON Maintenance to Sept		68.93	11.49
Not paid	D Brough	x2.3 installments - May to Sept		1,232.54	-
Not paid	HMRC	x2.3 installments - May to Sept		308.00	-
Not paid	RKR Estate Services	Grass cutting - Stage payment (3/3)		766.74	127.79
			-	3,402.95	278.28

2. To note account balances and review the P&L variance to budget:

		£
Natwest Current Account	Current Balance (Forecast)	12,813
Natwest Current Account 2	Balance	800
Natwest Reserve (Allotments)	Balance	1,422
Natwest Reserve (River Til)	Balance	12,256
<u>TOTAL</u>		<u>27,291</u>

15 Any Other Business

- 16 **Public Open Session** – Standing Orders will now be suspended for approximately 15 minutes, at the discretion of the Chairman, in order to allow members of the public to address the Council. Please note that matters to be discussed should be brought to the attention of the clerk before the meeting if at all possible. No decisions will be made by the councillors on matters which are not on the agenda.
- 17 **Date of the next meeting:** Wednesday, 20th November 2019 at 8pm at Melchbourne Village hall.