

Melchbourne and Yelden Parish Council

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

MINUTES

Minutes of the Parish Council Meeting held 17th July 2019 at 8pm at Melchbourne Village Hall

- 1 **Present:** Cllrs Helen Bone (Chairman), Simon Paynter (Vice Chairman), Robin Mackonochie, Frank Morgan, Craig Young, Peter Wilkinson.
Apologies: Cllr Towler (Borough Councillor).
- 2 **Requests to grant dispensation for disclosable pecuniary interest** – None
- 3 **Declarations of interest in items on the agenda** – Cllr Paynter declared an interest in planning application 19/00981/FUL, which was submitted by a family member. Cllr Paynter therefore had no involvement in the council's decision-making process for this application and another councillor reviewed the application in his place.
- 4 **Approval of the minutes of the Annual Parish Council Meeting** held on 15th May 2019.
Resolved unanimously to approve the minutes and the Chairman signed them.
- 5 **Cooption** – *Cooption of two councillors from: Sam Edwards, Paul Alexander, Robert Miley.*
Mr Miley did not attend the meeting. Sam Edwards and Paul Alexander were therefore coopted to the council without the requirement for a ballot.
- 6 **Matters Arising (Clerk's report on the Action List)**
 1. Accessible websites regulation guidance issued by NALC – full review of PC website needed and any issues resolved before September 2020
 2. Councillor Planning training to be arranged
 3. Further defibrillator training for parishioners to be arranged
 4. Melchbourne pumping station overgrown hedges: Anglian Water (via Bentley) to clear, or pay for clearing – item in-hand with Cllr Bone.
 5. 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.
- 7 **Correspondence:** (Names always withheld for Data Protection)
 1. *Parishioner emailed with recommended wording for amendments to the Standing Orders in relation to the rotation of the Chairman.*
Taken into consideration in item 9 on the agenda.
 2. *Parishioner emailed requesting evidence be presented of training attended by the Chairman.*
Cllr Bone presented advice from the Senior Monitoring Officer at BBC that training is voluntary; further, it is not a requirement to say if you've attended courses or are planning to attend courses. The Clerk has, and will continue, to offer training courses to councilors, who will take up the training if they wish. Any further requests for evidence are to be referred to the Monitoring Officer.
 3. *Parishioner has reported their cat has been caught in a snare trap, and there are also apparently other instances of pets being caught in these traps.*
Whilst there was a general agreement that snare traps were not wanted in the area, it was noted that "free-running" snare traps are not illegal and can be used on private land. No actions recorded.
- 8 **Crime report**
Sanitised crime report covering 12th June to 7th July showed no recorded crime for Melchbourne and Yelden.

9

Standing Orders

To consider amending the Standing Orders in relation to rotation of the Chairman role. Suggestions provided by Cllr Young and a parishioner were circulated to councillors prior to the meeting.

Council has agreed on the potential wording of the amendments to the Standing Orders. Clerk will now write the formal amendments and take this for approval at the next meeting. All councillors have confirmed by way of a vote that the following amendments are 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

Silent Soldier

To acknowledge comment from the Melchbourne Churchwarden that the Silent Soldier (silhouette) is currently located on the verge outside the Church and not on Church property. Council previously agreed to leave it in its current position.

Council noted that the location is currently not on Church property and does not wish to request moving the Silent Soldier on to Church land, or anywhere from its current position.

11

Proposal for 40mph speed limit buffer

To approve/reject/amend the proposal presented by BBC Highways for 40mph speed limit buffers prior to the "30mph/National Speed limit" transition signs at the entrances to both villages.

Resolved unanimously to approve the proposal with one amendment: that the buffer at the West entrance to Yelden be moved further out of the village around the corner so that the 40mph sign is viewed as you approach it down the straight rather than when negotiating the two tight corners. Sign requested to be located approximately 100 metres before said corner.

12

VE day celebrations

To consider how/whether the Parish Council can facilitate VE day celebrations in May 2020.

Noted that both village hall committees may be facilitating celebrations. Council to monitor at this time.

13

Planning

New applications

- a) *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.

Response from planning sub-committee for ratification: Resolved not to object with a number of points to note and conditions, including the creation of a Section 106 agreement with a condition that the pub is redeveloped and reopened prior to occupation of the dwellings.

Resolved unanimously to ratify the above planning response not to object.

- b) *Reference: 19/00761/FUL Full Planning Application*

Location: 1 Spring Lane Yelden Bedford Bedfordshire MK44 1AT

Proposal: Single storey side extension.

Response from planning sub-committee for ratification: Resolved not to object.

Resolved unanimously to ratify the above planning response not to object.

- c) *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

Response from planning sub-committee for ratification: Resolved not to object.

Resolved unanimously to ratify the above planning response not to object.

- d) *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

David Brough, Clerk, Melchbourne & Yelden Parish Council

E-mail: melchyeldpc@gmail.com

Response from planning sub-committee for ratification: 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. (James Dawe)

Resolved unanimously to ratify the above planning response.

Monitoring of applications and enforcement

- e) *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.
Council noted.
- 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. County Court hearing for permanent injunction moved back to 3rd September 2019 due to resource issues at the court. 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) but not existing ones.
Monitoring outcome of 3rd September court hearing. (Peter White)
Council noted.
- g) *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 – enforcement case remains open.
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 growing business. (Note: Deadline of 4 years to action – structure in place from Dec 2016, would be 10 years if Change of Use).
Enforcement Notice with BBC Planning management for approval in relation to wooden structure. Length of notice period still TBD (Michael Muscroft).
Council noted. Clerk to follow up requesting confirmation of approval (Action Clerk).
- h) *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 must comply with EN requirements within 6 months. Planning Enforcement site visit and enforcement progressing.
Matter with BBC Legal teams now (Human Rights). (Michael Muscroft).
Council noted.
- i) *Reference: 19/00792/FUL*
Location: 8 Trailly Close, Yelden.
Proposal: Single storey side extension. MYPC supported. BBC decision pending.
MYPC: No objection.
BBC Decision: Permitted.
Council noted – to be removed from future agendas.
- j) *Reference: 18/02145/S73 (Huntingdon District Council)*
Location: Land at Top Farm & Little Staughton Airfield, Little Staughton.
Proposal: 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).

MYPC: Noted – no comments provided.

HDC Decision: Pending.

Council noted – to be removed from future agendas.

14 **Councillors' Reports and Updates:**

1. Ward Councillor – Cllr Martin Towler
Review suggestions & projects for 2019/20. (Previous idea: Yelden a new bench by river).
Cllr Towler was not in attendance, nor was a report received via email.
2. Chelveston Wind Farm Community Benefit Fund Trust – Cllrs Mackonochie & Young
Trustees Annual Report 2018-19 circulated.
MYPC to provide report back to trustees for the grant received for the vehicle speed devices (VAS).
Next update to be provided after the October Chelveston Fund meeting.
3. Highways
 - Melchbourne – Cllr Mackonochie
Drains: Cllr Mackonochie reported that the January drain flush-through was not carried out to a high standard and the drain was still blocked. Requesting revisit.
Drains still not cleared, clerk to follow up (**Action Clerk**).
Pothole on the Knotting Rd opposite the Dower House to be reported (**Action Cllr Mackonochie**).
 - Yelden – Cllr Paynter
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.
Clerk to chase this up with BBC Highways (**Action Clerk**).
Repairs: Yelden bridge broken coping stone/crack – resolved by BBC Highways.
Council noted.
Council requests the drain flush for both villages to be carried out twice a year (November/April) (**Action Clerk**).
 - 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). Noted as in progress.
4. Report from meetings attended by councillors
Police Priority meeting 26th June 2019 at Beds Police HQ, Kempston.
Cllr Morgan was unable to attend this meeting due to a clash.
5. Report on Speeding (VAS) – Cllr Morgan
Council noted that a recent police speed check held in Yelden found no cars travelling above the speed limit. Councillors' perception is that the speed signs are working; drivers can regularly be seen braking when the signs show the speed limit is being breached.
Cllr Morgan is still following up with BBC Highways for the installation of new poles on which to locate the VAS devices.
6. Report on River Til and flooding
Review on drainage capacity. No concerns at this stage in the year.
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.
Cllr Paynter is still working on the specification, which will then be taken to BBC Highways for approval, with input from the BBC flood engineer.
Yelden Flood group – to note any developments.
Nothing to note at this time.

15 **Finance**

1. The following payments were approved and the receipts noted:

<u>Date</u>	<u>Payee/payer</u>	<u>Description</u>	<u>Receipt</u>	<u>Payment (Inc VAT)</u>	<u>VAT</u>
21/06/2019	BBC	Grass Cutting Contribution from BBC	3,324.46		
Not yet paid	RKR Estate Services	Grass cutting - Stage payment (1/3)		937.14	156.19
Not yet paid	EON	EON Street Lighting to June		235.43	11.21
Not yet paid	EON	EON Maintenance to June		68.93	11.49
Not yet paid	Melch Village Hall	July meeting		10.00	
			<u>3,324.46</u>	<u>1,251.50</u>	<u>178.89</u>

2. Account balances at June month end noted as below:

		<u>£</u>
Natwest Current Account	Current Balance (Forecast)	16,216
Natwest Current Account 2	Balance	800
Natwest Reserve (Allotments)	Balance	1,422
Natwest Reserve (River Til)	Balance	12,256
<u>TOTAL</u>		<u>30,694</u>

3. Clerk presented a P&L variance analysis (Actual spend versus budget) that showed no current significant variances to the budget at this point in the year. Balance Sheet analysis showed no concerns with available funds.

16 **Any Other Business**

Councillors have requested a review of the grass cutting specification prior to the next contract being awarded, to review which areas could be left in a "wilder" state for wildlife next year.

17 **Public Open Session** – No members of the public attended.

18 **Confidentiality Resolution**

Resolved that the item "Clerk salary and hours" was to be treated as confidential business under the terms of Public Bodies (Admission to Meetings) Act 1960 s.2. The public and press were to be excluded from the discussion of this item if in attendance.

19 **Date of the next meeting:** Wednesday, 18th September 2019 at 8pm at Yelden Village hall.

Signed

Date