

Melchbourne and Yelden Parish Council

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

MINUTES

Minutes of the Parish Council Meeting held 20th November 2019 at 8pm at Melchbourne Village Hall

- 1 **Present:** Cllrs Helen Bone (Chairman), Sam Edwards, Cllr Towler (Borough Councillor), Simon Paynter (Vice Chairman), Frank Morgan, Peter Wilkinson.
Apologies: Cllrs Paul Alexander, Robin Mackonochie, Craig Young.
- 2 **Declarations of interest in items on the agenda** – None
- 3 **Requests to grant dispensation for disclosable pecuniary interest** – None
- 4 **Approval of the minutes of the Parish Council Meeting** held on 18th September 2019 and the extraordinary council meeting on 4th October 2019.
Resolved unanimously to approve the minutes and the Chairman signed them.
- 5 **Matters Arising (Clerk's report on the Action List)**
 1. New website: Documents sent to website provider to initiate process.
 2. Councillor Planning training: BBC have not yet arranged this. Clerk requested to be kept informed. In the meantime, the clerk will circulate a planning guidance "cheat sheet".
 3. Further defibrillator training for parishioners: Cllr Wilkinson (Retired GP) is required to attend so that he can facilitate future training; he cannot attend the December date provided by EAAA (East Anglian Air Ambulance) so a January date is being arranged.
 4. Replacement defibrillator pads have been ordered for both machines.
 5. Melchbourne pumping station overgrown hedges: Anglian Water have sent through the cheque covering the full amount for clearing the hedges. RKR Estates instructed to carry out the work.
- Correspondence:** (Names always withheld for Data Protection)
 1. *Letter from Rt Hon Alistair Burt MP outlining his intention not to contest the next general election and standing down as MP for North Bedfordshire after eighteen years. Full email shared with council.*
Council noted. Councillors requested that any response is given individually rather than a united council response prepared by the Clerk.
- 6 **Crime report**
Sanitised crime report covering 25th September to 29th October showed one "Criminal damage – under £5,000" (Swineshead Road, Melchbourne 18/10).
No actions recorded.
Cllr Wilkinson to report on a meeting with Blueline Security.
Report for information only – there is no request on the parish council for action.
Cllr Wilkinson reported that the Blueline team are mainly ex Met Police. They deal in crime prevention, such as investigating/intercepting suspicious vehicles in addition to providing advice. Residents can sign up for patrols and callouts; the latter being perceived to happen quickly.
- 7 **Yelden bench by river**
To choose a new bench to be installed by the river in Yelden. £500 to be provided by Borough Councillor Martin Towler's Ward Fund.
Councillors provided suggestions on the choice of bench. Final choice and location to be discussed over email.
- 8 **Yelden Parochial Church Council grant application to Chelveston Wind Farm Community Benefit Fund**
To consider the request from Yelden PCC for the Parish Council to provide a letter of support for their grant application to Chelveston Wind Farm Community Benefit Fund. Application for £5000 to "repair a crack in the south aisle wall of the church, caused by root damage from nearby horse chestnut trees".
Resolved to provide a letter of support for this application (4 in favour, 1 abstained).

9 **Online banking**

To consider the switch to online banking in order for the RFO to provide robust system of financial control, and choose signatories.

Resolved unanimously to transfer council funds from the existing Natwest account to a Lloyds Treasurer Account with online banking; this provides a double approval process for payments. All councillors present expressed an interest in being a signatory.

10 **Planning**

New applications

- a) *Reference: 19/01819/FUL & 19/01820/LBC*

Location: Barns At Eastfields Farm Swineshead Road Melchbourne Bedfordshire

Proposal: Part Change of use of barn to wedding venue and part change of use of barns with associated conversion and extensions to facilitate holiday lets

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

Monitoring of applications and enforcement

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

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
MYPC: Resolved not to object.

BBC response: Permitted.

Council noted.

- c) *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 response (Jonathan Warner): BBC Planning response report has been drafted. To be checked by management before going to BBC planning committee meeting – expected 16th December.

Council noted.

- d) *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.

Council noted.

- 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: 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.

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

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11 Councillors' Reports and Updates:

1) Ward Councillor – Cllr Martin Towler

Report distributed to councilors and placed on the council website.

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

Draft minutes of the October Chelveston Fund meeting distributed and available to parishioners on request. Noted the approval by CBF of both the Melchbourne PCC and the Yelden Village Hall requests for funding supported by MYPC (October 19 meeting); the latter requiring some additional information only.

3) Highways – Cllrs Mackonochie & Paynter

General:

- Melchbourne T-junction: Council has requested BBC Highways to provide a potential solution to the issue of 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. BBC response: White lines are due to be repainted when the weather improves. Estimated cost to change priorities at the junction is £7500 – there are funding constraints stopping this from occurring.
- 40mph speed limit “buffers” for the entrances to both villages: On the BBC Highways waiting list.
- 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 – install expected imminently.
- Anti-social behaviour relating to Rights of Way, Church Lane, Yelden – BBC Highways were due to install a “Carriage” gate to prevent vehicle access. Update from BBC Highways: “National guidance has changed such that there are no longer recommended gaps that can allow a carriage but prevent a 4x4 vehicle. This means that we cannot successfully install a gap to allow carriages without allowing larger 4x4 vehicles to access the road. We are therefore having to look at other alternatives. Our preference is to install a step over gate across the road, that can remain closed.” MYPC confirmed support for the Borough Council, although a vote was not taken.

Drains:

- Melchbourne: Cllr Mackonochie was not present. Cllr Bone noted that the Borough Council representative for drains had confirmed that the road flooding issue on Knotting Road, Melchbourne, would be resolved by creating a new drain under the road. The present drain under the road was blocked by tree roots and could not be repaired due to the proximity of houses.
- Yelden: Cllr Paynter noted that the repaired culvert on Spring Lane was operating well during recent high water levels.

Streetlights:

- *Clerk has investigated the use of a government-funded interest free loans to support the upgrade of streetlights to LED (Company is Salix). Clerk to provide potential proposal and way forward.* Council voted unanimously to maintain the current streetlights under the existing agreement with EON and then review again in 1 year. Noted that streetlight P007 needed fixing (**Action Clerk**).

4) Report from meetings attended by councilors

No meetings attended.

5) Report on Speeding (VAS) – Cllr Morgan

Perception is that the Speed Feedback Signs are effective. Cllr Morgan is still waiting for BBC Highways to install the new posts on which the signs can be placed. Yelden councillors requested that the Yelden sign be moved further into the village; Cllr Morgan agreed.

6) Report on River Til and flooding

- Review of drainage capacity in Yelden and Melchbourne. Cllr Paynter confirmed there had been no major issues in Yelden during the recent high water and that it had been quite effective in removing loose foliage residing in the gulleys.
- 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*

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metres. Council noted that the Borough Council Flood Officer's opinion is that this work will not have a measurable impact on flooding, and that it was private rather than council business. To be removed from future agendas.

- Yelden Flood group – Cllr Alexander
Gillian Nursaw-Smith (Group Chairman) and Cheryl Ellis (Executive Administrator) have stepped down from the group. Position to be handed over to Cllr Alexander.
Environment Agency's (EA) flood camera has been installed overlooking the River Til in Yelden. EA have requested MYPC and others to facilitate provision of feedback as to its siting. Clerk intends to place a notification in the Honeycomb magazine. EA to attend the January meeting to give an explanation of the use of the camera and respond to feedback.

12 Finance

- The following payments were approved and receipts noted:

<u>Date</u>	<u>Payee/payer</u>	<u>Description</u>	<u>Receipt</u>	<u>Payment (Inc VAT)</u>	<u>VAT</u>
12/09/2019	BBC	2nd Precept payment BBC	3,415.00		
21/10/2019	Stodden Churches	Honeycomb grant		200.00	
Not paid	Community Heartbeat	Replacement defib pads		190.80	31.80
Not paid	D Brough	Salary: Oct to Nov (Inc £308 tax refund)		985.40	
Not paid	EON	EON Street Lighting to Dec - up to £250		250.00	11.21
Not paid	EON	EON Maintenance to Dec		68.93	11.49
Not paid	RKR Estate Services	Melch Pumping Station - Hedge		420.00	84.00
	Anglian Water	Melch Pumping Station - Hedge	336.00		
			<u>3,751.00</u>	<u>2,115.13</u>	<u>138.50</u>

- Account balances noted and the P&L variance to budget was reviewed with no concerns highlighted:

		<u>£</u>
Natwest Current Account	Current Balance (Forecast)	14,778
Natwest Current Account 2	Balance	800
Natwest Reserve (Allotments)	Balance	1,422
Natwest Reserve (River Til)	Balance	12,256
TOTAL		<u>29,257</u>

- Council reviewed the first draft of the budget for 2020/21 – final budget to be approved in the January meeting. Accounting for inflation and adding in the cost of the parish council running its own website (no longer provided free by the Borough Council), it suggests the precept should increase by 5.9% to £7,230 (£6,830 last year). This would be an increase of approximately £1.30 per elector per year; each elector would then be paying a total of £23 council tax towards the parish council.
Note: This calculation is a broad indication as it assumes every elector pays tax, and that they pay the same proportion of the overall tax bill (ignores tax banding).

13 Any Other Business

During the site meeting between Clerk/Chairman Bone and the Borough Council representative for drains, it was noted that there were ditches on Knotting Road owned privately that could be maintained better to keep water flowing. Clerk to contact the landowner (**Action Clerk**).

- Public Open Session** – No members of the public were present.

- Date of the next meeting:** Wednesday, 15th January 2019 at 8pm at Yelden Village hall.

Signed Date

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