

# Melchbourne and Yelden Parish Council

Chairman: Mrs. Helen Bone

Clerk: Mrs. Cheryl Ellis  
Tel: 01933 314365

## Minutes of Meeting for Electors followed by Parish Council meeting held on Wednesday 20 March 2019 in Melchbourne Village Hall at 8.00pm.

### Please note the public and press were excluded from item 19.41

**Present:** Councillors Mackonochie (RM), Morgan (FM), Paynter (SP), & Young (CY).  
Councillor Bone (HB) was in the Chair.  
There was 1 member of the public present.

#### 19.21 Apologies for absence.

- Councillors Franklin (AF) (unable), Prescott (PP) (work commitments) & Sizer (PS) (away).

#### Meeting for the Electors.

Minutes of the Meeting for the Electors 2018 were confirmed & signed as correct:

- A. Chairman's report presented APPENDIX 1. Report accepted, unanimous.
- B. Treasurer's report presented APPENDIX 2. Report accepted, unanimous.
- C. Discussion of matters raised by members of the public. There were no issues raised.

#### Parish Council Meeting.

#### 19.22 Requests to grant dispensation for disclosable pecuniary interest.

- None.

#### 19.23 Declarations of Interest in any agenda item.

- None.

#### 19.24 Approval of Minutes of 16 January 2019 meeting.

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

#### 19.25 Correspondence for discussion.

- Installation of defibrillators. Training 4 March, attended by 12 volunteers. Now recorded by Ambulance Service as live. Checking & recording programme to be organised with other volunteers set up with passwords for webnos access. To agree communications for public to contact volunteers. NOTE: CHT ADVISE ALWAYS DIAL 999 FIRST IN EMERGENCY. Further training within community possible but qualifications of volunteer & contents must be approved by CHT otherwise Public Liability insurance may be invalidated. £100 from CRE funds not used & confirmed can redirect towards additional CHT training session (total cost (£175). **Resolved unanimous**, if both village halls agree to split & cover shortfall, use £100 & arrange another session.
- Melchbourne Pumping Station, review of overgrown hedge across BT over-land line. Still chasing.
- Fast Broadband. PC meeting with Alistair Burt 1 March, report from CY. Well attended approx 45 c/llors. Local councils cover costs, all budgets used & no further Govt. funding available. BBC consortium with Luton & MK - Govt, target to deliver to 95% (stage 1) met, Openreach must deliver legal minimum target 12mbps. Stage 2, 97% but higher costs as rural areas. Target Dec'18 not reached but on track to reach revised target June '19. Delivery to all households not guaranteed. Stage 3 98% by Dec '19. If property not fall within plans not receive superfast unless pay for it

personally - KIV Gigabit Voucher scheme. Thanked for attending. Subsequent verbal confirmation from BBC re Yelden as works still to be completed: more underground ducting to go in, some overhead cabling required & 2 more structures to install plus some work permits still required. Can do postcode check for delivery to property.

- Property damage & crime statistics. Reports & incidents noted.
- Police Parish Priority Setting, meeting 13 March. Unable to attend but PC advised priorities serious crime, crime prevention & visible policing with top priority burglaries & thefts.
- PCC Kathryn Holloway letter to PCs re using reserves to cover additional funding Police services. Already paying through Council Tax, PC reserves to maintain assets & a statutory duty. **Resolved unanimous** not use reserves to fund a dedicated officer for area.
- Noted: 'North Bedfordshire Community Policing' Facebook page being launched.
- Consideration of usage of services of a private security company eg Blue Line. No funding available & not practical.
- The Environment & Sustainable Communities Overview & Scrutiny Committee. Representation from MYPC agreed & **resolved** re speeding incidents. Send Police speeding data Nov '17 & comments: 'rat run', recognised problem, liaising with Police & PC trying to do something with speed signage. Deadline 29/3.
- Parish & Town Council Network, meeting 6 March. Not attended. Noted: next meeting to be 25 September 2019.
- Issue raised: the use of drones in residential areas & seen flying over parish properties & gardens - nuisance etc. New UK laws regulated by CAA stipulate not fly drone within 50 metres of any person, property, vehicle or structure or 150 metres from congested areas. Remind residents of laws out of courtesy Newsline reminder.
- Consideration of CPRE membership: £36pa, publications, helpline, seminars. **Resolved**, not required, not join.
- Noted: New Councillor training course for CY, on BATPC list for next available.
- Noted interim report from MT March 2019. Reconfiguration of 'Black Cat' roundabout, demolition of Bromham Bridge, BBC website improved & easier to use. Scheme UK power networks to assist vulnerable people in event of power failure.
- Litter Pick 13 April 2019. Notices issues, volunteers confirmed arrangements. All volunteers most welcome.
- Ward forum arranged with Borough Councillor Towler. Bletsoe Village Hall 28 March 7.30pm. Highways & Police. SP to attend, thanked.
- East, West rail link consultation, options for 5 routes. Noted but no comments.
- Noted: Bulky Waste collections confirmed Saturday 11 May am. To be publicised.

#### **19.26 Speeding.**

- Report from FM. Equipment now delivered. Meeting with AP/Highways to review suitable positions 11/3, galvanised posts provided to be put in by Highways, chasing for a firm date. Could put on existing village posts in meantime. Need specific permission from AP for positioning now & Jill (Morelock) to visit to train re putting up & operating signage, FM & SP to liaise for training.

#### **19.27 Church Lane, Yelden - anti-social behaviour.**

- Legal process & Traffic Order. Court Hearing 5 February and order granted by Magistrate. Legal process complete & to arrange site meeting for Highways ROW Inspector Allison Nelson with HB, SP & ME (farmer) for April.

#### **19.28 Correspondence for information only.**

- BATPC Bugle for March 2019 sent by email & marketing literature on table.

#### **19.29 Planning.**

- 18/00253/UNAUTU (Previously 14/00103/UNAUTU) Lot 3 at Tall Oaks Farm, Melchbourne Road, Riseley, Beds. Unauthorised use investigation by Planning Enforcement. Enforcement Notice works to be done by 13 May 2019. County Court hearing to be April for interim injunction: prohibits 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.
- 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, completed by 31 December 2018 as per permission. Planning Enforcement site visit, wooden structures still in place. Reviewing options & monitoring. (4 years to action from Dec 2016).
- 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. Planning Enforcement site visit and progressing. Monitoring. (EN stops clock).
- 18/03155/LBC Twelve Tree Farm, Church lane, Yelden. Replace window with bi-fold doors. **Resolved**, MYPC supported. BBC permission granted.
- 19/00119/LBC Church Cottage, Park Road, Melchbourne. Internal alterations including introducing a new staircase within modern extension. Interest previously declared from PP, MYPC no objections subject to approval of Conservation Officer. BBC decision pending.
- 19/00268/LBC Middle Farm Cottage, High Street, Yelden. Installation of flood resilience measures. 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.
- Reminder: circulation of planning applications, voting process and policy. Councillors confer if voting split, quorum of 3 required for clear decision.
- National Planning Policy Framework, amendments to five year housing land supply calculations. Summary circulated and noted.

### **19.30 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 logged in Feb 2019 - noted. Extended time limit to 30 June 2019. MYPC concerns expressed previously. ENC planning committee date not yet determined. Decision pending.

### **19.31 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 confirmed, no objections to proposals but would not support houses on site without pub reopening & remaining open, with planning conditions. Any future proposals for, say, change of use or to knock down building would not be supported. BBC not decided. Given weight of clear local interest, BBC given applicant opportunity to try to address issues re business case for pub & design of proposed dwellings. When & if submitted, further round of consultations to take place before reported to Planning Committee for determination. Monitoring. Suspected anti-social behaviour at pub, Councillor to mention to owner - review of security, fencing etc?

### 19.32 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 permission granted.
- Community Fund Four Parishes Trust. RM, nothing to report, next meeting April.
- MYPC support requested for application: Melchbourne Church PCC to repair pew platforms net £11,675, gross £14,010. In hazardous condition, **resolved unanimous HB/SP** support agreed for full amount, issue letter to CRE. Previous funding for £7,500 for toilet/tea facilities still held by PCC but project in abeyance, funds need to be returned & fresh application for full amount of new works - noted.

### 19.33 Finance

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

- Clerk's salary for period 17/01/19 to 20/03/19 £550.00. (L.G.A. '72 s.112)
- Clerk's expenses £ 7.98 (s.112)
- Rental - Melchbourne Village Hall March '19 £10.00. (L.G.A. '72 s.133)
- Yelden Growers for allotment hedge cutting £60.00 (Small Holdings & Allotments Act 1908 s.26)
- BATPC affiliation 2019/20 £93 due 1/04/19, affiliation confirmed. (L.G.A.'72 s.143)
- To note: Pension, employers legal duty, MYPC re-enrolment of staff back into scheme. Staging date 1//08/19, deadline 31/10/19. Declaration of Compliance required even if no staff in scheme.
- Verification of bank entries & accounts. PS now a bank account signatory. Best practice for checking councillor to be a non account signatory. Current signatories AF/HB/PS/FM. **Resolved unanimous CY** to check entries.
- Consider to separate accounting provision for ongoing running costs for defibrillators & speed signs. **Resolved unanimous**, unnecessary but provision in budgets.
- Clerk to report bank reconciliations on all accounts completed successfully, entries & reconciliations verified by CY:
  - Current Account £12,191.49 ( Projected £11,553.51).
  - Current Account Payments £ 800.00
  - Reserve A/C (Allotments) £ 1,421.61
  - Reserve A/C (R. Til) £ 12,250.23

### 19.34 Grass cutting contract.

- Review of one cut of Yelden Common Land (CL40). Quote for 2019 cut same as 2018 dry £170.40, wet £211.20 (gross). (RKR Estates)
- Contract for 2019 - RK Richardson Estates, total £2,300.21 (gross). 5.26% increase on 2018 due to increase in fuel costs, maintenance & insurance. Two more quotes required - suggested by CY/SP Timotay Landscapes, Wollaston & Brett Gavin Ltd. Quotes to be circulated when obtained.

### 19.35 May 2015 Parish & town Council Elections.

- All Parish Council nominations must be completed & submitted in person to BBC Returning Officer by 3 April. Clerk appointment to submit forms 2 April. Councillors AF/PS/PP notified intention to retire. Review possible replacements. KIV 5 elected Councillors needed to be lawful.

### **19.36 Highways.**

- Melchbourne. Report from RM. Full flush through of all storm drains in Melchbourne completed w/c 7 Jan, muck and leaves removed but not flushed through & building again. Request do again & flush through please. Tarmac needs to be done by church & pot hole middle of road at Dean turn - RM to report.
- Yelden. Report from SP. Horse warning signage still awaited. Potholes not yet reported. Storm drain on Shelton Lane by pond now cleared.
- Street lights, repaired in both villages. Yelden repaired by church, ignitor & photocell replaced 26/2, monitor. Noted, replacement funding from CRE may be possible under fund objectives. Review street lights after May elections.

### **19.37 Ward Councillor Funding.**

- Suggestions & projects for 2019/20. Reminder: idea, Yelden a new bench by river. Melchbourne village gates liked but £1,000. Yelden village signs faded (SP), think about replacements. Budget funding not yet set.
- Petrol strimmer used in Yelden now broken. Only basic model and rusty, not really used now - dispose of and not replace **resolved unanimous** - write off asset.

### **19.38 River Til, Yelden & area flooding.**

- River Til. Drainage capacity - dry winter & foliage not cleared by water flow. PA cleared & cut foliage by bridge. Thanked. Spring Lane restored drains & full village gully flush through have helped drainage.
- Yelden Flood group - aqua sack training at Bedford Fire Station attended by group Chairman 12/02. Camera still to be installed as part of last tax year EA works.
- CY - flood plain map show west bank (village green) flood area mainly towards Manor House but, of late, most flooding seen on east bank. When river bank dredged, soil put on foot path & one side (west) now built up higher than east bank. Consider building up banks east side? More soil available. Discuss with AP/Highways? Not Highways land - PC owned.

Standing Orders suspended.

### **19.39 Open forum for members of the public for future agenda.**

- HB - Soldier silhouettes - Melchbourne - aim to relocate at Easter. Wait & see what village would like. Consider removal & replacing for next Remembrance, could put into church after Easter but discuss with RKR estates as firm concrete installation. To review. Yelden donated to church.
- CY - House Middle Lodge by caravans, raw sewage flowing out onto road & tank overflowing. To discuss with owner first but could refer to Environmental Health BBC - monitoring.

Standing Orders resumed.

### **19.40 Confidentiality Resolution**

- It was discussed and agreed that item 19.41 The advertisement for new clerk 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. **CY/RM resolved unanimous.**

### **19.41 Advertisement for New Clerk.**

- Advertisements placed. Two responses received but application deadline 30 March. Noted: (MT) mentioned another application but nothing received to date. Contact applicants & invite to interview & to meet all Councillors. Arrange special meeting.

Meeting closed at 10.30pm.

**The next meeting will be Annual Council meeting on 15 May 2019 in Yelden Village Hall at 8.00pm.**

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

Signed \_\_\_\_\_

Date \_\_\_\_\_