

Melchbourne and Yelden Parish Council

Chairman: Mrs. Helen Bone

Clerk: Mrs. Cheryl Ellis
Tel: 01933 314365

Minutes of meeting held on Wednesday 16 January 2019 in Yelden Village Hall at 8.00pm.

Present: Councillors Franklin (AF), Mackonochie (RM), Morgan (FM), Sizer (PS) & Young (CY).
Councillor Paynter was in the Chair (SP).

There were approximately 80 members of the public present.

19.01 Apologies for absence.

- Borough Councillor Towler (MT) (BBC full meeting), Councillors Bone (HB) (unwell) and Prescott (PP) (work meeting).

19.02 Requests to grant dispensation for disclosable pecuniary interest.

- None.

19.03 Declarations of Interest in any agenda item.

- AF - item 19.11 The Chequers, Yelden. (Relative).
- Noted: completion of Register of Interests by new councillor CY & training dates reviewed.

19.04 Approval of Minutes of 21 November 2018 meeting.

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

Standing Orders suspended.

Chairman addressed public, clear interest was in item 19.11 The Chequers. Clarified this was a statutory formal meeting for the Parish Council but item to be discussed next as a courtesy with an additional public open forum to enable questions to be asked.

Standing Orders resumed.

19.05 Correspondence for discussion.

- Anglian Water Pumping Station, Melchbourne. Appearance of site & foliage screening. Finished & better, gravelled & planted.
- Installation of defibrillators. Both cabinets installed & defibrillators set up by clerk & each Village Hall Committee Chair in accordance with Community Heartbeat (CHT) instructions, notices displayed 'out of service'. Ambulance Service (AS) advised set up & codes advised, out of service recorded & confirmed with AS, requirement until training has taken place. Training requested. Clear guidelines, if emergency DIAL 999 first. Note: WhatsApp grouping already set up with all volunteers, interim arrangements, cabinet codes held only by three volunteers with prior training, generally Good Samaritan clause covers individuals as long as they have some training & they know they have. Installation costs, John Sinclair Electrician not charge for materials, roughly £100, already given time without charge. Parish Council & community very grateful.
- Melchbourne Pumping Station, review of overgrown hedge across BT over-land line. Contractors J N Bentley given verbal offer to cover grass cutting contractors costs to cut back. Written & chased for confirmation - no reply. BT to send engineer to protect line whilst foliage cut back as contractor would be liable for any damage to overhead telephone line. Chase again.

- Fast Broadband. Service in Melchbourne working & accepting orders. Fibre now into Yelden but more to do. If long drive, arrangements for fibre to house may have to carry out last bit of work yourself. May have to pull copper through to cabinet. Yelden imminent, some sites water logged and silted up. MP contacted BT re service to village provided by Openreach. Note. BT office personnel, had no ideas or technical knowledge. CY chasing & will advise. Melchbourne note copper cable to final link to property but working well - linked to Riseley cabinet, Yelden to Rushden.
- Property damage & crime statistics. November criminal damage & assaults, Oakley Hunt protests within these reports. December three burglaries, Yelden Councillor home, Police attended from Kempston station in 22 mins, very good. Police suggest waited in church yard to observe when leaving home, also knocking on doors for a response. Burglary also in Melchbourne & to neighbouring farm property. Police advise be vigilant & ensure lighting working.
- Police Parish Priority Setting, next meeting provisionally 13 March. No Councillor is free.
- Parish & Town Council Network, next meeting provisionally 6 March. 13 November meeting notes circulated. Unable to attend March, apologies.
- Community Orange Sack distribution. FM advise plenty of supplies in storage & church supplies stocked up for Christmas break. Thanked for time & effort.
- To note interim report from MT January 2019. Already circulated. 1. Local Plan shortened from 2035 to 2030, housing needs lowered 7855 to 3636. Stewartby option reduced to 100 but call for sites Hill Farm Sharnbrook 500 dwellings & Crossways Sharnbrook 300. Reason for change unclear, pressure on road & service infrastructure in area. Local Plan to be reviewed by Planning Inspectorate. 2. Bedfordshire Police funding resources could rise by as much as £8m, Council Tax element, central government & pension cost cover. 3. Rough sleepers, central government grant received, £307k for additional units & support workers. 3. Bromham Bridge, demolished & rebuilt with electrification. 4. Bedford Hospital, CQC inspection, 'requires improvement'. Urgent Treatment Centre relieving A & E pressures. Reiterated, A & E, maternity & paediatrics to be retained after Luton & Dunstable merger. 5. BBC website remodelled saving over £10m pa & £650k to purchase cameras outside schools to enforce parking restrictions.
- Commemorative event 11 November 2018 to mark end of WW1. Initiative ended 31 December. Review installation of Melchbourne soldier at Easter - PC owned.
- Litter Pick 13 April 2019. Pick up points, Yelden suggest, green on Shelton Road, by telephone box & copse at south end. Review Melchbourne with volunteer.
- Review & response to Fire & Rescue consultation for Precept increase. **Resolved to respond** - in principle supported £2.86 increase per household but not £3-5. Suggested merging some emergency service operations for efficiency.
- Public Sector Bodies website regulations 2018. Into force 23 Sept 2020. MYPC use BBC Project Involve website - sent for review & advice. Noted and to monitor.

19.06 Speeding.

- Progress report from FM. Payment made & delivery promised 17 Jan. FM to liaise with AF re storage. Insurance already arranged, additional £10k on street furniture, no additional premium until June 2019 renewal. Contact Highways AP when arrived for installation. Sites agreed with Highways & Police for suitability, further into villages rather than outskirts. Jill Taylor (Morelock) will visit to commission signs & carry out training, to arrange when installed.

19.07 Church Lane, Yelden - anti-social behaviour.

- Legal process & possibility of Traffic Order. Site notices now displayed and circulated, Court hearing booked for 5 February. Councillors happy with notices and no comments. **Resolved**, contents noted.

19.08 Correspondence for information only.

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

19.09 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 into force 13 December requiring some levelling in association with waste material, to be done by 13 May 2019. County Court hearing 1 March booked for interim injunction prohibiting residential occupation, stationing of further caravans/motor homes & installation of new entrance gates exceeding 1m high (unless planning permission). Planning would welcome reports of any possible further development.
- 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. To be site visit from Planning Enforcement. 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. To be site visit from Planning Enforcement and progressing. 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 permission granted.
- 18/03155/LBC Twelve Tree Farm, Church lane, Yelden. Replace window with bi-fold doors. **Resolved**, MYPC support. 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.
- Bedford Borough Council Local Plan 2030 new sites, two in Sharnbrook 800 dwellings (Hill Farm & Crossways Farm) but feeding onto A6, impact on infrastructure. Points all made by MYPC in previous response 29/03/18 still valid & considered by BBC, nothing further to add. Wixams station may move forward.

19.10 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.
- Review of consultation from Environment Agency for permit for intensive farming of poultry. Non technical business model summary reviewed, noted, slaughtered off site.

Strong EA monitoring procedures & action if failure re eg: odour etc. Water drainage channels not link to River Til. Noted, cumulative impact comments already made to ENC with other concerns. **Resolved**, no further comments.

19.11 The Chequers Inn, Yelden. Planning Application.

- Taken as first business discussed as a courtesy. 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. BBC decision pending. Following letter from Planning Officer to agents dated 18/12/18, clarifying statement 15/01/19 issued and read out: preference to reopen pub but concerns re viability; if site remain disused & pub deemed unviable, then consider alternative uses. MYPC supported previous application following community meeting. Present position confirmed, **resolved unanimous 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.

Standing Orders suspended.

Public open forum of 30 minutes:

Noted: Planning Officer suggested could knock down pub & rebuild if no other viable options, letter dated 18/12/18 to agent. Indication from public attending, not happy & against knocking down pub. Developer will continue with application. Advised by planners to revise plans. Business plan to build conservatory for restaurant. Response date 15 Jan for developers to respond re case for viability. Deadline extended to 31 Jan for PC & community to respond to correspondence. Noted, dwellings could be built outside SPA in exceptional circumstances but need to prove viability. Value of pub? 200 years of history, not been put on market for sale as wishing to build. Noted, Core Strategy CP18, sustainability of local services, also restricts change of use. Statement from Planning Officer seems to conflict. No other offers at present & accept houses as appears to be no other proposals for reopening the pub. Community generally happy enough. Viability of pub? Noted: Pub is the Hub, community co-operative, options to raise funds but owner must be willing to sell. KIV, value, consideration, price, monthly mortgage payments if borrow. Hope someone will buy & run. Can keep pub in village but noted Hargrave not open for 10 years. Where is proof pub not viable & not work? Various tenants on site, pubs make money out of food rather than wets. Unhappy developers & planners seems to be discussing reasons for destroying the pub. Church also supports pub. If application discussed by Planning Committee, may not be helpful. If pub to remain open, investment required - could link to committee in village & could approach owner to discuss community purchase. Take detailed review & assess viability. Ownership of pub, unclear if developer purchased rights to buy but owner not sold to anyone so far, potential development priced accordingly. MYPC want pub to reopen, proposals are houses this time, may be other options but not under consideration at present. Parish Councillors could serve on committee & represent interests but need to be community run. Noted: property privately owned, owner doing best. Community not support knocking down. To note planning application details and email address to respond to planners on PC website.

Standing Orders resumed.

19.12 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. Report from RM & AF. No meeting & nothing to report. £53k in fund includes provisionally earmarked £30k for Chelveston.

19.13 Finance

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

- Clerk's salary for period 22/11/18 to 16/01/19 £550.00. (L.G.A. '72 s.112)
- Clerk's expenses £ 1.96 (s.112).
- Rental - Yelden Village Hall Jan. '19 £10.00. (L.G.A. '72 s.133).
- EON lighting maintenance Q end Dec. '18 £68.93 (P. Councils Act '57 s.3).
- EON street lighting Q end Dec. '18 £192.78 (P.C.A. '57 s.3)
- BATPC affiliation 2019/20 £93 due 1/04/19, affiliation confirmed. **Resolved to renew PS/AF unanimous.** (L.G.A. '72 s.143).
- Noted: Yelden Allotment rent £13 received November.
- Review of bank account signatories. Report from PS, forms completed & now signatory, thank you. Signatories HB, AF, FM, PS plus clerk as additional.
- Clerk reported bank reconciliations on all accounts completed successfully, entries & reconciliations verified by PS:
 - Current Account £13,005.16 (Projected £12,181.49).
 - Current Account Payments £ 800.00
 - Reserve A/C (Allotments) £ 1,421.61
 - Reserve A/C (R. Til) £ 12,250.23

19.14 To set Precept for 2019/2020 term.

- Budget & financial needs reviewed. Electricity costs increasing from 17.9p to 22.10p per kwh in January increasing projected lighting costs to £1,130 pa with rumoured further increase during the year. Additional ongoing maintenance costs for defibrillators and speed signage provision additional £300 pa plus increase in insurance premium to cover increase in assets. Provisions for Data breach insurance protection plus registration costs. Costs tightly controlled and no clerk salary increase in calculations. Allowing for contingencies, Precept requirement is £6,831 increasing contribution per household from £28.56 pa to 33.14 pa or 16%. Beds Borough Council confirm an increase of £4.58 per household would not be thought unreasonable as the precept is very low. **Resolved unanimous**, accept budgets & request Precept of £6,830.

19.15 Grass cutting contract.

- Review of cutting in both villages, very pleased thank you. Yelden Common Land (CL40) review, obtain quote for 2019 cut, requesting same as last year's price please?
- Offer from Mr. Ellis to cut Yelden Allotment hedges £50 plus £10 VAT. **Resolved unanimous**, accept quote, thank you, please cut.

19.16 Highways.

- Melchbourne. Report from RM. Large pothole in Swineshead Road to be inspected but nothing else to report.
- Yelden. Report from SP. Horse warning signage requested, review at next meeting. Two failed street lights reported. Report storm drain on Shelton Lane by pond, backed up & blocked. Potholes repaired. Concerns re damage to BOATS by scramblers, BBC will notify to close if wet conditions.
- Full flush through of all storm drains by Highways, Yelden carried out in December, Melchbourne subsequently confirmed done w/c 7 Jan.
- Noted: review of Lost and Unrecorded Rights of Way. Government deadline 1 January 2026. Nothing to consider at present.

19.17 Ward Councillor Funding.

- Suggestions & projects for 2019/20. Budget not confirmed. Idea, Yelden a new bench by river. Melchbourne, to review.

19.18 River Til, Yelden & area flooding.

- River Til. Drainage capacity, not much rain. Vegetation still on banks & in river bed as not washed away with water flow so far. Monitor & review.
- Yelden Flood group - WhatsApp group now set up. Full road barriers now delivered & stored in village hall. Spring Lane gullies now finished. CCTV camera, EA legal team satisfied processes followed & camera to be installed by concrete bridge on BBC lamp post (permission already given), EA to liaise with BBC.

19.19 Advertisement for New Clerk.

- Review of draft advertisements. PS to collect Councillors opinions & agree advertisement. To email suggested draft for approval of all.

Standing Orders suspended.

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

- None.

Standing Orders resumed.

Meeting closed at 10.30pm

The next meeting will be 20 March 2019 in Melchbourne Village Hall at 8.00pm.

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

Signed _____

Date _____