

CHALGRAVE PARISH COUNCIL

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4 HOME FARM
TEBWORTH
LEIGHTON BUZZARD
BEDFORDSHIRE LU7 9QD

THE **NEXT MEETING** OF CHALGRAVE PARISH COUNCIL WILL BE HELD ON **TUESDAY, DECEMBER 17th, 2024** at 7.30pm at CHALGRAVE MEMORIAL HALL.

Lesley Smith, Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE
2. OPEN FORUM
3. TO APPROVE MINUTES OF NOVEMBER 19th, 2024 MEETING
4. SPECIFIC DECLARATIONS OF INTEREST
5. POLICE MATTERS
6. REPORT from WARD COUNCILLOR MARK VERSALLION
7. REPORT from ALL SAINTS CHURCH, CHALGRAVE
8. MATTERS ARISING FROM NOVEMBER 19th, 2024 MINUTES
9. POINTS RAISED from OCTOBER/NOVEMBER 2024 CORRESPONDENCE
10. NOVEMBER/DECEMBER 2024 CORRESPONDENCE RECEIVED
11. EMERGENCY PLAN-Report and update
12. ACCOUNTS-to approve payments
13. TO DECIDE PRECEPT REQUEST 2025/26
14. TO APPROVE the ANNUAL DONATION
15. HIGHWAYS ISSUES
16. COMMITTEE REPORTS
17. ITEMS FOR INCLUSION ON THE NEXT AGENDA
18. TIME AND DATE OF NEXT MEETING

MINUTES of the meeting of Chalgrave Parish Council held on Tuesday, November 19th, 2024 at 7.30pm.

Present: Cllr Ken Green; Cllr Harvey Greenwood; Cllr Phil Parry (Chair); Cllr Jane Spiers; Cllr Peter Warburton; Lesley Smith-Clerk

Public present: 0

Committees

Planning	Cllr Warburton	07941 624419	
Rights of Way	Cllr Green-Chair	874107	Cllr Warburton 07941 624419
Website	Cllr Warburton	07941 624419	
Speed Watch	Cllr Parry	07831 605600	

Responsibilities

Cllr Parry	Highways liaison	07831 605600
Cllr Greenwood	Police liaison	07932 326274

Volunteers

Defibrillator	Barbara Jackson
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1. APOLOGIES FOR ABSENCE

Cllr Vicky Hydes; Cllr Kevin Ludgate.

2. MINUTES OF OCTOBER 15th, 2024 MEETING

The minutes of October 15th, 2024 were approved by the council and signed as correct by the chair.

3. SPECIFIC DECLARATIONS OF INTEREST

Cllr Spiers declared interests in:

- Chalgrave Memorial Hall; she is a member of the committee.
- The Chalgrave News; she is on the editorial team.
- All Saints Church, Chalgrave.

4. POLICE MATTERS

- a) **Reported Crime.** No crimes were reported in October 2024 and the first two weeks of November 2024.
- b) **CBC: Community Safety Briefing.** Presentation slides from the Community Safety Team online topic session held on 8 October, 2024. In correspondence.
- c) **Neighbourhood Watch: Our News.** November 2024 newsletter in correspondence.
- d) **Police and Crime Commissioner's Office: Watch Scheme Meeting.** Cllrs Parry and Greenwood are attending the Coffee morning on 3 December, 2024. **PP; HG**
- e) **CBC: Community Safety Team & Gypsy & Traveller Unit.** Presentation slides from the Town and Parish Councils online topic session held on 8 October, 2024 in correspondence.
- f) **Police and Crime Commissioner (PCC).** Cllr Greenwood will invite the PCC to one of the 2025 PC meetings. **HG**
- g) **Neighbourhood Watch; Our News.** November 2024 newsletter in correspondence.

5. REPORT FROM WARD CLLR VERSALLION

No report this month.

6. CORRESPONDENCE FROM CHALGRAVE CHURCH

- a) **The Rev. Linda Washington.**
- i. Rev. Washington has informed the PC that she will be retiring in March 2025. Her email is in correspondence.
 - ii. Rev. Washington's latest newsletter in correspondence.

7. MATTERS ARISING FROM October 15th, 2024 MINUTES

- a) **Chalgrave Manor Solar Farm.** Progress appears to have come to a standstill. The Case Officer has informed the PC that there are pre-commencement conditions which have not been discharged. The planning permission requires development to commence on or before 19 May 2025.
- b) **Tebworth Solar Farm.**
 - i. Cllr Parry has requested a meeting with the representatives of the developers, ib Vogt. Meeting to be arranged. Ongoing. **PP; Clerk**
 - ii. **Drone Photos.** Cllr Greenwood is awaiting approval from the developers to fly over the site to take photos. Awaiting response. **HG**
 - iii. **Community Involvement.** Cllr Green **proposed** that the community be consulted on how any monies forthcoming from the developers is spent. He suggested a leaflet drop to residents asking for suggestions. Cllr Parry wants to have the initial meeting with the developer's representatives - see b) i. In the meantime he will draft a leaflet. It was **agreed** that the community should be consulted after the initial meeting. **PP**
- c) **Leisure and Play Facilities.** The hall committee continues to track down the deeds to the land belonging to the hall.
- d) **Tebworth Pond.** The ecologist at Beds Rural Community Charity (BRCC) has suggested a site meeting at the pond to discuss carrying out a survey of the pond and its surroundings. Ongoing. **Clerk**
- e) **Chalgrave Memorial Hall: Dog Waste.** The PC has further suggested that the black bin is re-sited away from the main gates to the hall to the other side of the bus shelter. The Hall Committee will discuss at its next meeting. Ongoing.
- f) **Parish Assembly 2025.** The PC has sent another invitation to Alex Mayer MP for Dunstable and Leighton Buzzard, to attend next year's Parish Assembly. Awaiting response.
- g) **Buses.** Cllr Green wants to consult residents on bus use. He **proposed** a leaflet drop to ask residents if they would use the buses and where would they want to go if a good service was provided to Tebworth and Wingfield. The PC **agreed** in principle. Cllr Parry will draft a questionnaire and circulate it to members for comments. **PP**
- h) **London Green Belt Council (LGBC)** recently responded to the National Planning Policy Framework 2024 consultation. The PC has written to Alex Mayer MP agreeing with LGBC that more social housing is required and any money made under the Right to Buy scheme should be used to build more social housing. Copies to Ward Cllr Versallion and CPRE. **Clerk**

8. **POINTS RAISED on SEPTEMBER/OCTOBER 2024 CORRESPONDENCE**

No points raised this month.

9. **OCTOBER/NOVEMBER 2024 CORRESPONDENCE RECEIVED**

- a) **Chalgrave Memorial Hall:** The co-chair of the hall has informed the PC that funding is available from the National Grid to provide warm spaces for local communities. Information in correspondence.
- b) **London Green Belt Council.** Agenda for an online meeting on 27 November, 2024 in correspondence.
- c) **CBC:**
 - i. **Consultation on Draft Freight Strategy 2024.** Details in correspondence.
 - ii. **Launch of the Brownfield Call for Sites.** Information in correspondence.
 - iii. **10-year Plan for Health.** Information on how to contribute to the survey via the online portal Change.NHS.uk in correspondence.
- d) **BATPC: New Councillor Training.** Training session on 21 November, 2024. Cllr Spiers is attending. **JS**
- e) **NALC: CEO's Bulletin-25 October 2024.** Information that the Deputy Prime Minister, Angela Rayner MP, announced that the government would consult on reforms to the local government standards framework. Information in correspondence.
- f) **Power For People:** Great British Energy Bill. Summary. In correspondence.
- g) **Stop The Arc Group.** Request to ask a variety of questions of the Public Accounts Committee, which is meeting on 21 November, 2024 to look at Government policy on Local Roads. Details in correspondence.
- h) **Clerks and Councils Direct.** November 2024 magazine in correspondence.
- i) **War Memorials Trust.** November 2024 magazine in correspondence.

10. **CHALGRAVE COMMUNITY EMERGENCY PLAN**

The PC will be organising a 'How to do CPR' class in the new year.

11. **ACCOUNTS**

- a) **Online Banking.** The following online payments were made from 19 October 2024 and up to and including 19 November 2024.

	<u>Payee</u>	<u>Description</u>	<u>Amount £</u>
1	P Parry	Remembrance Sunday wreath x 3	65.00
2	HMRC	Clerk's PAYE	122.80
3	M W Agri	Grass cutting, Tebworth Pond: October 2024	27.72
	BATPC	New Councillor training	35.00
	Simon Gatward	PC website subscription	12.94
		Total	263.46

The following online payments were approved by the PC this evening

	<u>Payee</u>	<u>Description</u>	<u>Amount £</u>
1	Lesley Smith	Clerk's salary + expenses; November 2024	361.23
2	D M Payroll Service	Clerk's PAYE +set up fee	52.00
		Total	413.23

b) Also paid.

Standing Order	Chalgrave IT Solutions	Computer monitoring-November 2024	5.00
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c) Income.

Interest on Reserve account - 31 October 2024 £7.60

Chalgrave Memorial Hall-Remembrance Sunday 2024 wreath £20.00

Chalgrave Sports Club- Remembrance Sunday 2024 wreath £20.00

d) Bank Statements; 05/11/2024

i. Current Account: £5,145.98

ii. Reserve account: £6,390.84

12. HIGHWAYS ISSUES

- a) **Flooding: The Lane.** At the end of September the clerk contacted Central Beds Highways regarding the drainage and flooding problems by the Queen's Head and down The Lane, caused in part by several blocked drains. No action by CBC yet. Follow up. **Clerk**
- b) **Lords Hill Roundabout.** The PC recently wrote to National Highways and Alex Mayer MP regarding the ongoing concern about the roundabout. National Highways has confirmed that design works are underway and some resurfacing and relining will be undertaken. The project is on course to be carried out this financial year.
- c) **Tebworth Road, Wingfield.** HW has confirmed that the faded 30mph markings on the road will not be repainted.
- d) **Potholes.** There are several around the parish. These have been reported to HW.
- e) **Tebworth Boundary Sign, Toddington Road.** A resident had asked if the sign can be moved as it obscures their view when pulling out of their drive. Cllrs Parry and Greenwood will move it to the other side of the road. On going. **PP; HG**

13. COMMITTEE REPORTS

a) Planning

i. Applications

Application No.	Address	Proposed work	PC comments	CBC decision
22/04307	Land at Sundon	Development of new sports facility.	No objections	To be decided
23/03990/DOC	Chalgrave Manor Solar Farm	Discharge of conditions 13, 15,16, 17 and 19 against application 22/04302.	Object. Removes requirement to encourage, protect and maintain biodiversity	To be decided
24/00744	Trinity Hall Farm, Watling Street	Expansion of the anaerobic digestion plant to include additional infrastructure &an increase in feedstock.	Object. Huge increase in footprint; visual impact; inappropriate development within Green Belt.	To be decided

		Amendments to original application.		
24/03254/DOC	Trinity Hall Farm, Watling Street	Discharge of Condition 3, relating to the drainage system of a new building for the storage of silage.	No comments made	Consultation period
24/01958	Chalgrave Manor Golf Club	Redevelopment of golf course, erection of golf house etc.	No objections	Consultation period
24/02680	Well Cottage, Featherbed Lane	Demolition of existing dwelling and erection of replacement self-build dwelling.	No objections	Refused
24/02949/PAAD	Hill Farm, Wingfield	Prior Approval of change of use of agricultural building to dwelling: Barn to dwelling house.	N/A at this stage	Consultation period

- ii. Trinity Hall Farm Crane. Trinity Hall Farm was served an enforcement notice to remove the crane some time ago. The crane is still there. Cllr Warburton will follow up. Ongoing. **PW**

b) Rights of Way (ROW)

- i. The PC sent a letter to CBC stating that it is unacceptable that they can close a footpath yet farmers are obliged to carry out maintenance on all footpaths on their land. Still awaiting response.
- ii. Cllr Green has updated the CBC Footpaths Officer on work that needs doing. This includes planks on bridges that need attention. She has replied saying that no money is available for the maintenance work. Cllr Green will carry out a survey of the ROW in the new year.

c) Website

Nothing to report this month.

d) Speed Watch.

The next Speed Watch will be in December.

PP

14. ITEMS FOR INCLUSION ON NEXT AGENDA

2025/26 budget; Annual donation.

15. DATE AND TIME OF NEXT MEETING

Tuesday, 17 December 2024, 7.30pm.

Meeting closed at 20.49pm

Signed by Chair.....

Date.....