

CHALGRAVE PARISH COUNCIL

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THE **NEXT MEETING** OF CHALGRAVE PARISH COUNCIL will be held on **TUESDAY, JULY 15th, 2025** 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 JUNE 24th, 2025 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 JUNE 24th, 2025 MINUTES
9. POINTS RAISED from MAY/JUNE 2025 CORRESPONDENCE
10. JUNE/JULY 2025 CORRESPONDENCE RECEIVED
11. EMERGENCY PLAN-Report and update.
12. TO DISCUSS REPAIR/REPLACEMENT of the HILL CLOSE BENCH
13. ACCOUNTS-a) To approve online payments
14. HIGHWAYS ISSUES
15. COMMITTEE REPORTS
16. ITEMS FOR INCLUSION ON THE NEXT AGENDA
17. TIME AND DATE OF NEXT MEETING

The meeting of Chalgrave Parish Council scheduled for Tuesday, 17 June, 2025 was cut short as the council was inquorate. Cllr Parry stopped the meeting after he, Cllr Green and the clerk had a conversation with PC Jack Hollands; see minute 4d). The meeting was rescheduled for 24 June, 2025.

MINUTES of the meeting of Chalgrave Parish Council held on Tuesday, 24 June, 2025 at 7.30pm.

Present: Cllr Ken Green; Cllr Harvey Greenwood; Cllr Vicky Hydes; Cllr Phil Parry (Chair); Cllr Jane Spiers; Cllr P Warburton; Mr Steve Calder-All Saints Church; Lesley Smith-Clerk.

Public present: 0

Committees

Planning	Cllr Greenwood	07932 326274	
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 Kev Ludgate.

2. MINUTES OF 20 MAY, 2025 MEETING

The minutes of 20 May, 2025 were amended, 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. Two crimes have been reported from 31 May, 2025 to date

Date	Location	Crime	Other details
31/05/25	Featherbed Lane, Chalgrave	Possession of cannabis	Dealt with by the roadside
14/06/25	Wingfield	Stalking	None

b) Neighbourhood Watch; Our News. June 2025 newsletter in correspondence.

c) Priority Setting Meeting. The 02 July, 2025 Police Priority Setting meeting has been cancelled.

d) PC Jack Hollands attended on 17 June, 2025 and he hopes to attend the 15 July PC meeting.

5. WARD CLLR VERSALLION

No report this month.

6. REPORT FROM CHALGRAVE CHURCH by Steve Calder.

- a) New Priest.** The church has been without a vicar for 5 months. It has advertised the post and interviews will take place on 23 July, 2025. The successful candidate will take up position sometime in October 2025.
- b) Windows.** Replacing the beams in the church has made the windows very dusty. It is hoped to have them cleaned inside and out soon.

- c) **Church Grounds** are looking lovely and worth visiting. Two visitors from Canada believe they have an ancestor buried in the churchyard. Steve gave them a tour of the church and let them ring one of the bells. Steve thanked the PC for the grant to help maintain the churchyard.
- d) **Chalgrave Memorial Hall Committee Joint Meeting.** Steve attended the meeting on 11 June, 2025 along with representatives from other local organisations. Steve said the church would advertise the hall as a possible venue for weddings, funerals etc.
- e) **Pop Up Tearooms** continue to be popular.

7. MATTERS ARISING FROM MAY 20th, 2025 MINUTES

- a) **Tebworth Solar Farm.**
 - i. The PC is trying to arrange a Teams meeting with a representative/s of the developers, Verdant. Ongoing. Chase up again. **Clerk**
 - ii. Baldons PC and Chalgrave PC offered to keep in touch with each other regarding communications with Verdant. Ongoing.
 - iii. Cllr Green reported that the permissive path through the solar farm is completely blocked and cannot be walked. Investigate. **Clerk**
 - iv. Solar Power Portal: 22 May 2025. Community benefit funds could be made legal obligation for developers. Information in correspondence.
- b) **Chalgrave Manor Solar Farm.** Construction work continues.
- c) **Buses.** The survey regarding bus use in Chalgrave Parish is now closed. There have been 21 responses on Survey Monkey. No responses were received on Facebook or from the survey in the Chalgrave News. The clerk will analyse the results. Cllr Green mentioned the government initiative to improve rural bus services. He will contact CBC to press for a bus service. Ongoing.
- d) **Tebworth Boundary Sign, Toddington Road.** Cllr Greenwood to see if the sign still needs to be moved. Ongoing.
- e) **Rural Services Network.** A full subscription costs £52.50 + VAT a year. The PC **unanimously agreed** to subscribe for a year. **Clerk**
- f) **Chalgrave Memorial Hall.** The Co-Chairs of the Hall Committee held a joint meeting on 11 June, 2025 between parish organisations to discuss a more collaborative way of working together. A summary of the meeting is in correspondence.
- g) **Repairs to Noticeboards.** Repairs to the two noticeboards are ongoing.

8. POINTS RAISED on APRIL/MAY 2025 CORRESPONDENCE

Harlington Station. Cllr Green asked who was paying for the new bridge. At tonight's meeting Cllr Hydes confirmed that it is Network Rail.

9. MAY/JUNE 2025 CORRESPONDENCE RECEIVED

- a) **CBC: Fly tipping Awareness Campaign Day.** To be held at Priory House, Shefford on 11 September 2025. Expressions of interest requested. More details to follow from CBC. In correspondence.
- b) **CBC: Safer Central Survey.** Safer Central is dedicated to addressing the safety concerns that matter most to residents. Complete survey individually. Information in correspondence.
- c) **CBC: Inspiring Music.** New model for the service in correspondence. Saturday Music hub in Ampthill supported by satellite centres. Information in correspondence.
- d) **CBC Partnerships, Community and Engagement Team**
 - i. Town and Parish Council Forum: Summary report from the Forum held on 28 April 2025. In correspondence.
 - ii. Local Plan: Call for Sites. CBC has published an interactive map of all the sites put forward. Update information in correspondence.
- e) **Stop the Arc Group.** Latest newsletter in correspondence.
- f) **M1 Jct 10-14; Traffic Management March** Updates in correspondence.

10. CHALGRAVE COMMUNITY EMERGENCY PLAN

No update this month.

11. ACCOUNTS

- a) **Online Banking.** The following online payments were made from 21 May 2025-24 June, 2025

	Payee	Description	Amount £
1	Chalgrave Memorial Hall	Grant 2025	550.00
2	M W Agri Ltd	Grass cutting-Tebworth Pond-May 2025	27.72
3	Chalgrave Church	Grant 2025	500.00
4	B Jackson	Bench stain	12.00
		Total	1,089.72

- b) **Online Banking.**

The following online payments were approved by the PC this evening

	Payee	Description	Amount £
1	Lesley Smith	Clerk's salary + expenses; June 2025	293.24
2	BATPC	Affiliation fee 2025	126.00
		Total	419.24

- c) **Also paid.**

Standing Order	Chalgrave IT Solutions	Computer monitoring-June 2025	5.00
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- d) **Income.**

Interest on Reserve account-30 May 2025 £5.82

- e) **Bank Statements; 05/06/2025**

- i. Current Account: £10,413.06
- ii. Reserve account: £6,442.73

- f) **Ward Councillor Grant.** The PC has applied to Cllr Mark Versallion for a grant towards the cost of the repair to the notice boards. Awaiting response. **Clerk**

12. HIGHWAYS ISSUES

- a) **Bench at Hill Close, Wingfield.** Cllr Hydes reported that the bench needs repair. Cllr Green will see if the PC can carry out the repairs. The clerk will also investigate prices of new benches. **KG: Clerk**
- b) **Lords Hill Roundabout.** The realignment construction is complete. Cllr Greenwood offered to monitor any incidents that occur. **HG**
- c) **Potholes.** Cllrs Warburton and Hydes reported the potholes near the junction of Dunstable Road and Tebworth Road some time ago but they are still there. Report again. **Clerk**
- d) **Hockliffe Road Footway.** Chase repairs to the footway. Invite HW representative to a meeting. **Clerk**
- e) **Metal Cage, Tebworth Road, Wingfield.** At the May 2025 meeting, cllrs discussed whether it posed a danger to traffic as it is close to the road. The PC sought clarification from HW. No response yet. Chase up. **Clerk**

13. COMMITTEE REPORTS

- a) **Planning**

- i. **Applications**

Application No.	Address	Proposed work	PC comments	CBC decision
24/00744	Trinity Hall Farm, Watling Street.	Expansion of the anaerobic digestion plant to include additional infrastructure & an increase in feedstock. Amendments to original application.	Object. Huge increase in footprint; visual impact; inappropriate development within Green Belt.	To be decided
24/01958	Chalgrave Manor Golf Club	Redevelopment of golf course, erection of golf house etc.	No objections	To be decided

25/01117	Annexe 102 Tebworth Rd, Wingfield	Addition of new dormer to rear elevation.	No objections	Granted
25/01200	30 Toddington Road, Tebworth	Two storey side & rear extension & front porch extension. Alteration to the front drive following removal of the garage.	No objections	Application withdrawn
25/01638/AG	College Farm, Chalgrave Road	Prior notification of erection of a detached grain storage barn	No statutory consultation. Monitoring development.	Granted
25/00926	Well Cottage, Featherbed Lane, Chalgrave	Demolition of existing dwelling & erection of replacement self- build dwelling.	Concerned about the proposed size of the dwelling.	Consultation period

- ii. Chalton Applications. The Chalton PC clerk has forwarded a copy of a letter they recently sent to their MP highlighting energy infrastructure planning issues and lack of a local plan. She has also forwarded a copy of a letter sent to the Environment Agency about Chalton PC's concerns about application EPR/AP3427SQ/A001 submitted by Amazon Data Services UK Limited, regarding the proposed Linnere Island Data Centres development within Chalton Parish. Chalton PC would welcome any comments from Chalgrave PC. The PC agreed to discuss at the July 2025 meeting.

b) Speed Watch.

There will be a Speed Watch taking place this month. Cllr Parry mentioned National speed Watch Day on 11 July, 2025. **PP**

c) Rights of Way (ROW)

- i. Funding for ROW. The PC sent a letter to the CEO of CBC asking for a rearrangement of funding for ROW. Other parishes within Central Beds were copied in. The CEO's office has acknowledged receipt, awaiting full response. Follow up. Contact other PCs to ask whether they have experienced a similar lack of maintenance on their ROW. **Clerk**
- ii. Missing Bridge on FP3 has not been replaced yet.

d) Website

Cllr Warburton is posting an article on the site visit to Trinity Hall Farm shortly. He will also send it to the Chalgrave News. **PW**

14. FACEBOOK UPDATE: Cllr Greenwood

Cllr Greenwood said that there was positive interaction with Facebook, especially regarding the M1/A5 updates.

15. ITEMS FOR INCLUSION ON NEXT AGENDA

Hill Close Bench.

16. DATE AND TIME OF NEXT MEETING

Tuesday, 15 July, 2025

Apologies in advance from Cllr Green.

Meeting closed at 21.39pm

Signed by Chair.....

Date.....