

CHALGRAVE PARISH COUNCIL

MRS. LESLEY SMITH
CLERK TO THE COUNCIL
Tel: 01525 874716
email: clerk@chalgrave-pc.gov.uk

4 HOME FARM
TEBWORTH
LEIGHTON BUZZARD
BEDFORDSHIRE LU7 9QD

THE **NEXT MEETING** OF CHALGRAVE PARISH COUNCIL will be held on **TUESDAY, SEPTEMBER 16th, 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 JULY 15th, 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 JULY 15th, 2025 MINUTES
9. POINTS RAISED from JUNE/JULY 2025 CORRESPONDENCE
10. JULY/AUGUST/SEPTEMBER 2025 CORRESPONDENCE RECEIVED
11. EMERGENCY PLAN-Report and update.
12. TO APPROVE 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

MINUTES of the meeting of Chalgrave Parish Council held on Tuesday, 15 July, 2025 at 7.30pm.

Present: Cllr Harvey Greenwood; Cllr Phil Parry (Chair); Cllr Jane Spiers; Ms Sandy Ryan-All Saints Church; PCSO Samantha Howard-Beds Police; 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 Ken Green; Cllr Vicky Hydes; Cllr Kevin Ludgate; Cllr P Warburton.

2. MINUTES OF 24 JUNE, 2025 MEETING

The minutes of 24 June, 2025 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-PCSO SAM HOWARD.

- a) **PCSO Howard** introduced herself. She is based in Toddington along with PC Jack Hollands and PC Luke Skelton. She covers Chalgrave Parish as part of the Community Policing Team.
- b) **Recorded Crimes.** PCSO Howard said there had been 8 recorded crimes in the parish in the past three months. E.g. assaults, stalking.
- c) **Engagement with the Community.** PCSO Howard and her colleagues visit local pubs and coffee mornings. Cllrs mentioned the Chalgrave Games being held on 26 July and the Pop-Up Tearooms. PCSO Howard will try to attend. She said the team also carry out walking engagements e.g. around Toddington. She suggested signing up for Beds Connected to receive news, appeals, local crime information and prevention advice.
- d) **Speeding.** PCSO Howard asked about speeding through the villages. Cllr Parry said that Speed Watches are held once a month, operating in 4 locations but mainly on Toddington Road. PCSO Howard said she would try to attend a Speed Watch.
- e) **Rural Crime.** Cllr Greenwood mentioned crimes such as theft of farm equipment and hare coursing. PCSO Howard suggested that members of her team could visit the local farmers.
- f) **Church Events.** PCSO Howard asked Sandy Ryan about events held at the church that she may be able to attend. Sandy mentioned the Harvest Picnic on 13 September 2025.
- g) **Reported Crime.** Three crimes have been reported during June 2025

<u>Date</u>	<u>Location</u>	<u>Crime</u>	<u>Other details</u>
14/06/25	Wingfield	Stalking	None
18/06/25	Chalgrave	Other Criminal Damage	None
27/06/25	Wingfield	Malicious Communications	None

5. REPORT FROM CHALGRAVE CHURCH by Sandy Ryan

- a) **New Priest.** There are 2 applicants for the position of Rector for the Benefice of Toddington and Chalgrave. Interviews will take place on 23 July, 2025. The successful candidate will take up position sometime in October 2025. Thank you to members of the Parish Council who have agreed to take part in the informal forum representing the community.
- b) **North Aisle of the Church.** More plaster has fallen off the wall. The architect is coming on 24 July 2025 to take photos and assess what is needed for the plaster repair work to be carried out.
- c) **Annual Tasks.** Some have been carried out this month; the gutters have been cleared and all the small electricals have been PAT tested.
- d) **Pop Up Tearooms** continue to be successful. The next one is 23 July 2025. There is no Tearoom in August. They resume in September 2025.

6. WARD CLLR VERSALLION

No report this month.

7. MATTERS ARISING FROM 24 JUNE 2025 MINUTES

- a) **Tebworth Solar Farm.**
 - i. For some time, the PC has been trying to arrange a Teams meeting with a representative/s of the developers, Verdant. Ongoing. Chase up once 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. Verdant's agents have been contacted. Awaiting reply. Ongoing.
- b) **Buses.** The clerk showed the analysis of the bus survey to the cllrs. After discussion Cllr Parry proposed, and Cllr Greenwood seconded, that the PC would not pursue with Central Bedfordshire Council. The vote for the proposal was unanimous.
- c) **Tebworth Boundary Sign, Toddington Road.** The PC agreed not to pursue moving the sign for the time being.
- d) **Rural Services Network.** The PC is applying for a full subscription costing £52.50 + VAT a year. **Clerk**
- e) **Repairs to Noticeboards.** Repairs to the two noticeboards are ongoing. Contact Greenbarnes again for an update on when the work will be carried out. **Clerk**

8. POINTS RAISED on MAY/JUNE 2025 CORRESPONDENCE

Town and Parish Council Forum: 28 April 2025. Cllr Warburton suggested the PC make enquiries to get Smiley Activated Message (SAM) signs for Tebworth. **Clerk**

9. JUNE/JULY 2025 CORRESPONDENCE RECEIVED

- a) **CBC: Plans to Open SEMH School.** CBC is proposing a new special school in Central Bedfordshire for children with Social, Emotional and Mental Health (SEMH) needs. Information in correspondence.
- b) **CBC: HAF Programme for Eligible Children.** The programme offers eligible children across the region access to free activities and nutritious meals throughout the school holidays. Information in correspondence.
- c) **CBC: Partnerships, Community & Engagement Team.** A Town and Parish Council Forum is being held online on Tuesday 15 July 2025 from 6 – 7.30pm. The session includes a Local Plan update and information about CBC's Local Nature Recovery Strategy (LNRS) consultation.
- d) **Climate Emergency UK.** The LGA support the position that local authorities need statutory duties and powers, sufficient funding, and strong support to lead on climate action. Information in correspondence.
- e) **Bedfordshire Rural Communities Charity.** DEFRA is continuing its Rural Housing Enabler programme until March 2026. Information in correspondence.
- f) **Clerks and Councils Direct.** July 2025 magazine in correspondence.

10. CHALGRAVE COMMUNITY EMERGENCY PLAN

No update this month.

11. ACCOUNTS

- a) **Online Banking.** No online payments were made from 24 June to 15 July 2025.

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; July 2025	288.65
2	M W Agri Ltd	Grass cutting-Tebworth Pond-June 2025	27.72
		Total	316.37

b) Also paid.

Standing Order	Chalgrave IT Solutions	Computer monitoring-July 2025	5.00
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c) Income.

Interest on Reserve account-30 June 2025 £6.02

d) Bank Statements; 04/07/2025

- i. Current Account: £9,988.82
- ii. Reserve account: £6,448.75

e) Ward Councillor Grant. The PC has applied to Cllr Mark Versallion for a grant towards the cost of repairing the noticeboards. Awaiting response. **Clerk**

12. HIGHWAYS ISSUES

a) Bench at Hill Close, Wingfield. Two catalogues showing types and prices of new benches are in correspondence.

b) Lords Hill Roundabout. The realignment construction is complete and appears to be working well.

c) Potholes to Report to HW

- i. Middle of the road near the Queen's Head.
- ii. Near Tythe Farm on the same side of the road.

d) Hockliffe Road Footway. Chase repairs to the footway. Poor condition reported again. **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
25/00926	Well Cottage, Featherbed Lane, Chalgrave	Demolition of existing dwelling & erection of replacement self-build dwelling.	Concerned about the proposed size of the dwelling.	Refused

- ii. Chalton Applications. Recently the Chalton PC clerk forwarded a copy of a letter they 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 Linmere Island Data Centres development within Chalton Parish. Chalgrave PC supports Chalton PC's stance on both issues. In addition, Chalgrave PC is concerned about the effect any potential noise would have on nearby housing. Contact Chalton PC. **Clerk**

b) Speed Watch.

There will be a Speed Watch taking place this month.

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 Highways Services Director has replied on behalf of the CEO stating that "ROW will continue to be maintained as part of our regular Highways maintenance works. Whilst there continues to be pressure on revenue budgets for the Council, we endeavour to still provide our statutory duties - safe surfacing, suitable bridges, and clear signage - on all our network".
- ii. P3 Groups. The ROW Officer, Area North 1, has sent information about a proposal for P3 groups to move to a constitutional footing. This would allow groups to bid for CBC and charitable grants and funds, which they are unable to do so currently.
- iii. Missing Bridge on FP3 has not been replaced yet. Ongoing.

d) Website

No update this month.

14. FACEBOOK UPDATE: Cllr Greenwood

Cllr Greenwood said that the Facebook page continues to receive positive feedback.

15. ITEMS FOR INCLUSION ON NEXT AGENDA

None at present.

16. DATE AND TIME OF NEXT MEETING

Tuesday, 16 September 2025

Meeting closed at 20.45

Signed by Chair.....

Date.....