

CHALGRAVE PARISH COUNCIL

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4 HOME FARM
TEBWORTH
LEIGHTON BUZZARD
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THE **NEXT MEETING** OF CHALGRAVE PARISH COUNCIL will be held on **TUESDAY, NOVEMBER 18th, 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 OCTOBER 21st, 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 OCTOBER 21st, 2025 MINUTES
9. POINTS RAISED from SEPTEMBER/OCTOBER 2025 CORRESPONDENCE
10. OCTOBER/NOVEMBER 2025 CORRESPONDENCE RECEIVED
11. EMERGENCY PLAN-Report and update.
12. ACCOUNTS-a) To approve online payments
13. HIGHWAYS ISSUES
14. COMMITTEE REPORTS
15. ITEMS FOR INCLUSION ON THE NEXT AGENDA
16. TIME AND DATE OF NEXT MEETING

MINUTES of the meeting of Chalgrave Parish Council held on Tuesday, 21 October, 2025 at 7.30pm.

Present: Cllr Ken Green; Cllr Harvey Greenwood; Cllr Vicky Hydes; Cllr Kevin Ludgate; Cllr Phil Parry (Chair); Cllr Jane Spiers; Cllr P Warburton; Ward Cllr Mark Versallion.

Rev. Ian Smith-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	Cllr Spiers 07803 378548
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

None.

2. MINUTES OF 21 OCTOBER, 2025 MEETING

The minutes of 21 October, 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

- a) Reported Crimes.** There were no reported crimes during September 2025 and no crimes reported for October to date.
- b) Farmers' WhatsApp Group.** Cllr Greenwood has asked to be added to Bedfordshire Police Farmers' WhatsApp group.
- c) Beds Connected.** Weekly newsletters in correspondence.

5. WARD CLLR VERSALLION

- a) Police.** Cllr Versallion has had two meetings with the Police and Crime Commissioner. They will meet again later this month to discuss rural crime and appropriate funding to tackle the issues. When asked whether £40,000 to carry out a survey on people's views of the police was money well spent, Cllr Versallion said he questioned some of the use of police funds.
- b) Business Rates** are being reviewed. Cllr Versallion explained CBC will be worse off by several million pounds next financial year. Costs are rising for social care, children's services and school transport. CBC's reserves have been spent and there is no surplus so it will be difficult in February 2026 when the budget is set. A discussion followed regarding provision of bus services through villages. Cllr Green said every village ought to have a bus service. Cllr Versallion replied that government subsidies to local authorities have been cut for providing these services.
- c) Communication.** Cllr Parry commented that the PC feels powerless sometimes because of a lack of communication from CBC. Cllr Versallion said he would feed the comment back to CBC.

6. REPORT FROM CHALGRAVE CHURCH-Rev Ian Smith.

- a) **New Vicar.** The PC welcomed Rev. Ian Smith as the new vicar for the Benefice of Toddington and Chalgrave. Ian's installation service will be held on Monday, 27 October 2025 at 7:30pm at St. Georges's Church, Toddington with refreshments to follow. He will be working three days a week on Monday, Wednesday, and Thursday. Ian will be based at Wilkinson Hall in Toddington. He will be visiting the local schools. He wants to build a community so he will ask people what they want from the church.
- b) **'Meet the Vicar'.** Rev. Ian Smith will be at Chalgrave Memorial Hall on Saturday, 01 November 2025, 10am-12noon. Food and beverages will be on offer.
- c) **Services and Events.**
- i. **Pop Up Tearoom:** Chalgrave Memorial Hall; 22 October 2025
 - ii. **Rev Smith's installation** at St George's Church, Toddington: Monday, 27 October 2025, 7.30pm
 - iii. **Meet the Vicar**-see b) above
 - iv. **Remembering with Love Service;** Sunday, 02 November, 2025 at 3pm
 - v. **Christmas Fair:** Chalgrave Memorial Hall; Saturday 08 November 2025
 - vi. **Carols by Candlelight:** Saturday 20 December 2025 at 7pm
 - vii. **Crib Service:** Wednesday 24 December 2025 at 2.30pm
 - viii. **Midnight Mass:** Wednesday 24 December 2025 at 11.15pm
- d) **Thursday Evening Prayers** Rev. Smith will lead prayers at 4pm each Thursday

7. MATTERS ARISING FROM 16 SEPTEMBER 2025 MINUTES

- a) **Tebworth Solar Farm.** Alpaca, the agent for Verdant, has said they will meet with the PC once construction is completed. They have also confirmed that the permissive path at the Chalgrave road site is open and passable.
- b) **Town and Parish Council Forum: 28 April 2025.** The PC **agreed** to apply to CBC in the next round of funding to get Smiley Activated Message (SAM) signs for Hockliffe Road, Tebworth. **Clerk**
- c) **Rural Services Network.** The PC **agreed** not to apply for a full subscription as there would be little benefit to do so.

8. POINTS RAISED on JULY/AUGUST/SEPTEMBER 2025 CORRESPONDENCE

- a) **Slow Ways.** The PC **agreed** to Cllr Green's suggestion to write to the CEO of Slow Ways pointing out that Chalgrave's Rights of Way are not being maintained by CBC. **Clerk**
- b) **Buses.** The PC **agreed** to Cllr Green's suggestion to write to CBC pointing out that Tebworth and Wingfield no longer have a bus service. **Clerk**

9. SEPTEMBER/OCTOBER 2025 CORRESPONDENCE RECEIVED

- a) **Community Award 2025.** Thank you card from Vicky Stone.
- b) **Alex Mayer MP.** Autumn newsletter in correspondence.
- c) **Chalgrave Memorial Hall.** The Co-chairs of the hall have asked the PC to consider the following issues:
- St Mary's Close bus shelter maintenance: The PC will get quotes to carry out maintenance on the shelter.
 - Community library in St Mary's bus shelter: The PC will not support this idea as the shelter is open to the elements and not a suitable environment for books.
 - Daffodil bulbs: The PC agreed to buy two sacks of bulbs for £100 approx, with the proviso that one sack is planted in Wingfield and permission is sought from HW to plant opposite the Queen's Head due to visibility concerns.
 - Rural England Prosperity Fund: The PC has agreed in principle to support an application for funding for the Memorial Hall.
- d) **Rural Services Network.** 15 October 2025 newsletter has been circulated to council members.
- e) **CPRE.** Comment on central government's amendments to the Planning and Infrastructure Bill. In correspondence.
- f) **BRTA: Developments East of Bedford.** Comments on development of Tempsford and east-west rail link. In correspondence.
- g) **National Highways; A5 Little Brickhill to Hockliffe.** Safety improvements road closures information in correspondence.
- h) **CPRE; Countryside Voices.** Autumn/Winter 2025 magazine in correspondence.

10. CHALGRAVE COMMUNITY EMERGENCY PLAN

New defibrillator pads, costing £77.94, have recently been delivered.

11. ACCOUNTS

a) Online Banking. Online payments made from 16 September to 20 October 2025

	<u>Payee</u>	<u>Description</u>	<u>Amount £</u>
1	Community Heartbeat	Defibrillator pads	77.94
2	Phil Parry	Remembrance Day wreaths	65.00
		Total	142.94

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; September 2025	308.98
2	M W Agri Ltd	Grass cutting-Tebworth Pond-September 2025	27.72
		Total	336.70

b) Also paid.

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

Interest on Reserve account-30 September 2025 £5.95

Chalgrave Sports Club: Remembrance Day wreath £20.00

d) Bank Statements; 03/10/2025

i. Current Account: £7,452.75

ii. Reserve account: £6,465.97

12. HILL CLOSE BENCH

The PC has chosen a bench. The clerk will order the bench and arrange its installation. Progressing. Clerk

13. HIGHWAYS ISSUES

a) Potholes near Tythe Farm and on Lords Hill have been repaired.

b) Gulleys on The Lane. Tebworth. Some are still blocked. Contact the HW Drainage Engineer to get them cleaned. Clerk

c) Hockliffe Road. Repairs to the road will take place from 17-19 December 2025.

d) B5704. A section of the B5704 Milton Bryan to Woburn Road is currently closed.

14. 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
25/02948	Well Cottage, Featherbed Lane, Chalgrave	New self-build replacement dwelling.	No objections	To be decided

b) Speed Watch.

There will be a Speed Watch taking place in November.

PP

c) Rights of Way (ROW)

- i. Ripple Volunteer Group. Cllr Green had a meeting with the leader of the group, who is keen to carry out work in our area. This includes work on two bridges on ROW leading off from The Lane, Tebworth. The group has worked on ROW going from Houghton Regis to our area and beyond.
- ii. Maintenance. Cllr Green has installed waymarks and mended a gate.
- iii. Missing Bridge on FP3 has not been replaced yet. Ongoing.
- iv. Slow Ways. The Slow Ways initiative aims to create a network of walking routes, which connect towns, cities and villages. Clerk to contact the CEO of Slow Ways-see 8a) above.

Clerk

d) Website

Cllr Warburton is researching the history of Trinity Hall Farm and will write an article for the website. Ongoing.

PW

15. FACEBOOK UPDATE

Cllr Greenwood said that the Facebook page continues to work well.

16. ITEMS FOR INCLUSION ON NEXT AGENDA

None at present.

17. DATE AND TIME OF NEXT MEETING

Tuesday, 18 November 2025

Apologies in advance from Cllr Green. He will be away for the November and December 2025 meetings.

Meeting closed at 21.03

Signed by Chair.....

Date.....