

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, February 17th, 2026** 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 JANUARY 20th, 2026 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 JANUARY 20th, 2026 MINUTES
9. POINTS RAISED from DECEMBER 2025/JANUARY 2026 CORRESPONDENCE
10. JANUARY/FEBRUARY 2026 CORRESPONDENCE RECEIVED
11. EMERGENCY PLAN-Report and update.
12. ACCOUNTS-To approve online payments
13. TO DISCUSS PROVISION of a FLITTABUS SERVICE in CHALGRAVE
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, 20 January 2026 at 7.30pm.

Present: Cllr Ken Green; Cllr Harvey Greenwood; Cllr Vicky Hydes; Cllr Phil Parry (Chair); Cllr P Warburton; Rev Ian Smith; 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
Cllr Greenwood	Facebook	"

Volunteers

Defibrillator	Barbara Jackson
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1. APOLOGIES FOR ABSENCE

Cllr Kevin Ludgate; Cllr Jane Spiers; PC Jack Hollands; PCSO Sam Cordoza

2. MINUTES OF 16 DECEMBER, 2025 MEETING

The minutes of 16 December, 2025 were approved by the council and signed as correct by the chair.

3. SPECIFIC DECLARATIONS OF INTEREST

None this meeting.

4. CHALGRAVE CHURCH: Report by Rev Ian Smith

- a) **Christmas Services.** There were a variety of services which were well attended and received positive feedback. Rev Smith asked for any suggestions for next Christmas.
- b) **Wall Paintings.** A conservation specialist has given a report on the best way to preserve the wall paintings. The church will be working soon with its architect to establish a plan going forward.
- c) **Potholes.** Access to the church is becoming an issue, particularly for hearses, because of the potholes on Church Lane. The PC will report to HW. **Clerk**
- d) **Fundraising and Community Cohesion** are key to All Saints. The Pop-Up Tea Rooms have been scheduled for 2026. Other social events are being planned for this year including afternoon tea with the Toddington Band performing.
- e) **Services.** The PCC will meet soon to confirm services up to and including Easter. Services will be announced in the next Chalgrave News.
- f) **Benefice Office** is now at Wilkinson Hall, Church Square, Toddington.
- g) **Communication and Administration.** Generic email addresses are being set up for officers. Social media, websites and management and storage of data is being investigated.
- h) **Mission Action Plan.** This will be reviewed during the Spring and it is hoped that the Parish Council will be involved with how the parish can be served better going forward.

5. POLICE MATTERS

- a) **Reported Crime.** Three crimes were reported during December 2025.

<u>Date</u>	<u>Location</u>	<u>Crime</u>	<u>Other details</u>
05/12/25	Undisclosed	Racially or religiously aggravated assault. No injury	None

24/12/25	Wingfield Road, Tebworth	Residential burglary-home	None
27/12/25	The Lane, Tebworth	Theft from a motor vehicle	None

- b) **Beds Connected. Keep your Communities Safe.** Nuisance Vehicles: Consultation began 16 January and closes 13 March 2026. Information in correspondence.
- c) **Our News.** January 2026 newsletter in correspondence.

6. WARD CLLR VERSALLION

No report this month.

7. MATTERS ARISING FROM 20 DECEMBER 2025 MINUTES

- a) **Fairer Funding.** Central government is about to implement a major change to local authority funding known as 'Fairer Funding'. CBC has been told to expect a reduction in funding of £24 million per annum. CBC's proposed budget will be released in February 2026.
- b) **Tebworth Solar Farm.**
- Query about a 2nd permissive path at the Chalgrave Road site is ongoing. CBC's Definitive Map Officer, Mitchell Brain, continues to chase the developer for a response.
 - The PC **agreed** to write to the developers asking for a site visit to examine progress of the planned planting scheme. Copy Alex Mayer MP and Ward Cllr Versallion. Clerk
- c) **Tebworth Great Pond.** The PC accepted a quote of £450 + VAT for a day's work on the pond by The Conservation Volunteers (TCV) at the November meeting the work will be carried out in Autumn 2026.
- d) **CBC: Grass Cutting Update.** The PC wrote again to CBC suggesting that it adopts wildflower verges in order to save money.
- e) **Brownfield Sites.** The PC wrote to CBC to ask that brownfield sites are prioritised over greenfield sites for development. CBC has responded saying they will be seeking to deliver as much growth as they can on brownfield land in the first instance.
- f) **CBC: Salt Bag Scheme.** The PC has asked CBC to remove the redundant salt bin on Wingfield Road opposite Parkview Lane.

8. POINTS RAISED on NOVEMBER/DECEMBER 2025 CORRESPONDENCE

Town and Parish Council Forum November 2025: Environment. Cllr Green questioned what 'Collaborative working opportunities' meant, with particular reference to wildflower verges and 'selecting suitable grassy road verges for the development of wildflower areas' (quote from the forum presentation).

9. DECEMBER 2025/JANUARY 2026 CORRESPONDENCE RECEIVED

- a) **NALC. Newsletter.** 05 January newsletter in correspondence.
- b) **Alex Mayer MP.**
- Ms Mayer has informed the PC that she cannot attend Parish Assembly 2026.
 - Update for Town and Parish councils in correspondence.
- c) **National Highways. M1 between Jct 11a and 14.** Overnight closures on 22 and 23 January 2026.
- d) **CBC: Food Fairness Summit.** 24 January 2026, 9.30am-12.30pm. The summit is for anyone with an interest in our local food system. Information in correspondence.
- e) **Clerks and Councils Direct.** January 2026 magazine in correspondence.

10. CHALGRAVE COMMUNITY EMERGENCY PLAN

Defibrillator training needs to be arranged.

PP

11. ACCOUNTS

- a) **Online Banking.** Online payments made from 17 December 2025 to 19 January 2026

	<u>Payee</u>	<u>Description</u>	<u>Amount £</u>
1	Lesley Smith	Clerk's salary + expenses; December 2025	308.00
2	Phil Parry	Chair's expenses 2025	93.00
		Total	401.00

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; January 2026	381.80
2	CPRE	Annual membership 2026	36.00
		Total	417.80

b) Also paid.

Standing Order	Chalgrave IT Solutions	Computer monitoring-January 2026	5.00
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c) Income.

Interest on Reserve account-31 December 2025 £5.56

d) Bank Statements; 05/01/2026

- i. Current Account: £5,972.90
- ii. Reserve account: £6,481.82

12. FLITTABUS SERVICE for CHALGRAVE

After discussion the PC decided that a possible Flittabus service for Chalgrave was worth pursuing. Information in correspondence. To be discussed at the February meeting. Ongoing.

13. HIGHWAYS ISSUES

a) Potholes to be reported to HW

- i. Church Lane.
- ii. Toddington Road opposite the Queen's Head

b) Potholes between Church Lane and Lords Hill. Cllr Hydes has reported these to HW.

c) Fly tipping between Lords Hill and Heath Farm, Tebworth Road has been reported.

d) Resurfacing of Tebworth Road. Enquire if HW has a schedule for resurfacing the upper end of Tebworth Road. Clerk

e) Leaning Lamp Post: Lords Hill. Report the leaning lamp post, which is on the LHS approaching the A505 roundabout from the Toddington direction. Clerk

f) The Plough. Cllr Parry will speak to the owners of the pub regarding the tape across the front of the pub and its possible removal. PP

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	Refused
25/02510	Church Cottage, Church Lane, Chalgrave	Conversion of garage to annexe.	No objections	Refused

25/03510	32 Toddington Road, Tebworth	Erection of two-storey rear extension.	No objections	Granted
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- ii. Trinity Hall Farm. Follow up again with the Enforcement Officer about removing the crane. Ongoing. Cllr Warburton made the PC aware that the biogas plant expansion has been approved subject to the s106 agreement. **HG; Clerk**

b) Speed Watch.

One will be held in February 2026. Cllr Parry will be cleaning the road signs on Chalgrave Road and the Heritage Trail signs. **PP**

c) Rights of Way (ROW)

Not much work has taken place recently. Cllr Green commented that CBC is promoting walking etc, but it is not carrying out any maintenance on the ROW. Chase replacement of missing bridge on FP 3. **Clerk**

d) Website

Cllr Warburton will post the opening hours of The Plough on the website. He will draft general information about the pub, subject to the owners' approval. He will also ask them if they want to post anything regarding the pub on the website. **PW**

15. FACEBOOK UPDATE

No report this month.

16. ITEMS FOR INCLUSION ON NEXT AGENDA

Flittabus; Parish Assembly; Memorial Hall play area.

17. DATE AND TIME OF NEXT MEETING

Tuesday, 17 February 2026

Apologies in advance from Cllr Green

Meeting closed at 20.42

Signed by Chair.....

Date.....