



The Minutes of the Clophill Parish Council Meeting on Tuesday, 26th November 2024 at 7.45pm at Clophill Methodist Church.

MINUTES

1. Attendees: Cllr Rodell, Cllr Patrick, Cllr Carpenter, Ward Cllr Clinch, Ward Cllr Summerfield, Cllr Hutton, Cllr Tivers, The Clerk TJ Hill.
2. Apologies: Cllr Elcome, Cllr Moffatt, Ward Cllr Smith.
3. To receive declarations of interest from Councillors on items on the agenda and provide outcome to requests for granting dispensation.
None.
4. Chairman's Announcements:
 - a) Chairman's Award: The Chairman presented a Chairman's Award Certificate to Kate and Andy Gardner for their untiring contribution to the community of Clophill.
 - b) Readshill Quarry, Back Street, Clophill: The developer gave a short presentation on the initial proposal and answered questions from the residents present.
 - c) Damage to Lock up and Pound: The Chairman reported that action is already underway to repair the damage done this morning. The Clerk reported he has contacted Zurich Insurance to see if the damage to the Lock up and Pound is covered.
 - d) Cherry Tree at Great Lane/High Street junction: The Chairman reported that he and Cllr Elcome had taken down the tree. It is dead inside. The Chairman advised he will be looking at possible replacements.
 - e) Warren Lane Speeding: The Chairman reported on the updates provided by Paul Downing on the outcomes of the CBC Traffic Meeting held at 09:00am today. Ward Cllr Clinch reported that the CBC Traffic Meeting had taken on board the urgency of the work required. CBC Officers are to put together an urgent temporary solution and a permanent solution. This maybe a No Right Turn off the A6.
5. Standing Orders will be suspended for a period of up to 10 minutes to allow members of the public to address the Council in relation to the business on the agenda or request matters to be discussed at a subsequent meeting.
 - a) Warren Stables Planning Application: The Applicant gave a short presentation on her Planning Proposal and its subsequent Appeal. She asked the Parish Council to express its support for the Appeal to the Planning Authority.
CPC resolved: The Chairman to submit to the Planning Authority, the Parish Council's support for the Appeal.
 - b) Residents of Goodwood Close spoke on the flooding issue in their area and the lack of promised communication from the relevant authorities. Both the Chairman and Ward Cllr Clinch reported on the work taking place across several relevant authorities, including a joint effort across Maulden PC, Haynes PC and Clophill PC, and the soon to take place "summit" at CBC.
CPC resolved: Noted

6. Resolution to approve the minutes of Clophill Parish Council meeting held on 2nd October July 2024.

CPC resolved: Approve.

7. Central Bedfordshire Council Community report - CBC Ward Councillors.
The Ward Councillors in particular highlighted the flooding issues in the area, the impact of the CBC Budget Freeze across several CBC Departments and the Pipeline in Great Lane.

CPC Resolved: Noted

8. Planning Applications

Decisions Prior To Meeting

Application No: CB/TCA/24/00530

Proposal: Works to trees within a Conservation Area: Reduce Maple T1 to previous pruning points

Location: 48A High Street, Clophill, Bedford, MK45 4BE

CPC resolved: No Comment made

Application No: CB/23/00467/FULL

Proposal: Demolition of existing structures and erection of 33 dwellings, a new access, public open space and associated works

Location: Land the rear of Waterworks House, The Old Waterworks, The Pump House, 12 and 15 Shefford Road and 11 to 21 Jacques Lane, Clophill, Bedford

"This is not acceptable to CPC as it will remove the connection of the LEAP to any new dwellings. CPC is also concerned the badger management area becomes the responsibility of a "management company" - a recipe for long term disaster for the badgers!

The developers have also decided to do their offsite biodiversity net gain on land across the A507 rather than using the Clophill Lakes site. The Clophill Lakes site would have benefitted from some investment had the offsite BNG still been on their reserve.

This shifts the weight of decision away from demonstrable benefits to the immediate vicinity. Should CBC be minded to approve this application CPC would support the maintenance of the footpath connection with the Nature Reserve and for BNG offsetting to be undertaken on land adjacent to the development.

We understand that agreement on S106 contributions, though still underway, has currently removed any allocation to the Clophill Lakes Nature Reserve Contributions towards education and healthcare are being sought.

Why would CPC support this change when it has no direct benefit to Clophill?

This change is not acceptable to CPC".

CPC resolved: Objection as immediately above

Application No: CB/24/02987/FULL

Proposal: Single storey rear extensions following demolition of conservatory including enlargement of single storey rear projection

Location: 41 High Street, Clophill, Bedford, MK45 4AA

CPC resolved: No Comment

Decisions At Meeting

Application No: CB/24/03286/VOC

Proposal: Variation of condition number 4 of planning permission

CB/20/00587/FULL (Proposed two storey and first floor extension and new garage with annexe over) reason for variation, revised plans

Location: 14 Great Lane, Clophill, Bedford, MK45 4BQ

CPC resolved: Support

Application No: CB/24/01628/MW

Proposal: s73: Variation of Condition 1 (Approved Plans) attached to planning permission CB/14/04775/MW dated 15/03/2015 - To amend drawing

numbers (Retrospective)

Location: Cainhoe Quarry, Shefford Road, Clophill, Bedford, SG17 5PJ

CPC resolved: Unable to comment due to Planning Portal missing Iceni letter dated 31st May 2024.

Application No: CB/24/01629/MW

Proposal: s73: Variation of Conditions 1 (Approved Plans) and 8 (HGV Movements) attached to planning permission CB/18/01243/MW dated 05/12/2018 - To amend drawing numbers and increase number of HGV movements (Retrospective)

Location: Cainhoe Quarry, Shefford Road, Clophill, Bedford, SG17 5PJ

CPC resolved: Unable to comment due to Planning Portal missing Iceni letter dated 31st May 2024.

Application No: CB/24/03309/VOC

Proposal: Variation and removal of condition numbers 2, 3, 6, 7, 10, 11 and 14 of planning permission CB/21/04453/FULL (Construct a detached bungalow with associated works) Variation of condition 14 to amend plans and removal of conditions 2,3,6,7, 10 & 11.

Location: Chollerford House, 45 Shefford Road, Clophill, Bedford, MK45 4BT

CPC resolved: No Comment

9. Correspondence

a. FP A3 bridge - Holes in the southern bridge.

Resident reported issue has been reported to Ward Cllrs and on Fix My Streets.

CPC resolved: Noted

b. Equestrian Safety Signs.

Cost of 14 signs is around £250.00

CPC resolved: Cllr Hutton to use a road map to record where each sign will be mounted. Cllr Hutton to share that with Clerk. Clerk to send it to Highways and Ward Cllr Clinch for them to make a general enquiry on if any permission is needed

c. and d. Parish Councillor Resignations – Cllr Walford and Cllr Brough. Co-Option Notice for Cllr Walford Vacancy ends 10 Dec 24. Election Notice for Cllr Brough Vacancy ends 10 Dec 24. There are 3 volunteers for the 2 current vacancies.

CPC resolved: Chairman and Clerk to take the appropriate action for both Vacancies from 10 Dec 24 onwards.

e. P1 Street Light, The Green - Quote for replacement and removal.

CPC resolved: Approve Quote from Andy Muskett Ltd

f. Launch of the Brownfield Call for Sites - Local Plan

CPC resolved: Noted

10. Standing Items for consideration:

a. Village Hall Committee –Cllr Rodell

The Village Hall Committee Chairman advised 4 new Volunteers have been invited to the next meeting of the Village Hall Committee.

CPC resolved: Noted

b. Highways – Cllr Rodell

i. 20 MPH Petition – No update

ii. Warren Lane Speeding – See Chairman's Announcements

iii. A6/Roundabout – Ward Cllr Clinch asked for issues to be sent to Ward Cllrs

CPC resolved: Noted

c. Neighbourhood Plan – Cllr Rodell

CPC resolved: Recommence work on this in New Year

d. Defibrillators – Cllr Rodell

Cllr Rodell updated the meeting on issues with current responsibilities. The Clerk advised the meeting The Green Defibrillator had been used on Sat 23 Nov 24.

CPC resolved: Noted

e. BRCC Rural Housing Needs Survey

The Clerk advised the estimated cost is to be confirmed.

CPC resolved: Cllr Rodell proposed and the Council approved to discuss at Budget Meeting whether this should go ahead.

- f. The Clophill nature reserve – Cllr Patrick/ Cllr Rodell

Cllr Rodell updated the meeting with correspondence received relating to this..

CPC resolved: Noted

- g. Irenes Wood Tree Report – Cllr Carpenter

Cllr Carpenter advised all the required work has been done.

CPC resolved: Clerk to remove this as a Standing Item

- h. ROSPA report – Clerk

The Clerk's Report was noted.

CPC Resolved: Cllr Rodell proposed and the Council approved to discuss at Budget Meeting outstanding items.

- i. Christmas Lights – Cllr Hutton/Clerk

Cllr Hutton advised all is ready.

The Council thanked Ward Cllr Susan Clinch for the action she had taken to secure the Roundabout Compound for use by the Stallholders.

CPC resolved: Noted.

- j. The Old Bakery – Clerk/Cllr Rodell

Cllr Rodell advised there is an Enforcement Plan being put together by CBC.

CPC resolved: Noted.

- k. Flooding:

- i. CERT – CBC had replied to the Clerk's email on CPC wishing to have a CERT. CBC need a name to go on a start-up WhatsApp Group.
- ii. CPC Resolved: Cllr Rodell to be the name. The Clerk to advise CBC.
- iii. Meeting with Maulden PC and Haynes PC. – Cllr Rodell updated the meeting on the contact made by the Clerk with both.
- iv. CPC Resolved: Meeting to be arranged in the New Year.

11. Finance Resolutions

- a. Nov Payments – for approval to pay

CPC resolved: Approved

- b. Oct Reconciliations - for approval

CPC resolved: Approved

- c. Proposal to allow finance group delegated power to authorise December payments - for approval

CPC resolved: Approved

- d. Clerk's Probation

CPC resolved: Approved

- e. Clerk's Overtime, Pay and Hours

CPC resolved:

Clerk to claim Overtime Pay for owed hours up to 26 Jan 25.

To vote down the Clerk's proposal to address his excess working hours. The Clerk then verbally submitted his Resignation with 2 months notice and will submit a formal e-mail on 27 Nov 24 advising the same

Date of Next Meeting 14th January 2024 19:45 at Clophill Methodist Church

Notes.

Nov 24 Payments

DJG Grounds Maintenance Ltd	Allotments Perimeter	(108.00)
DJG Grounds Maintenance Ltd	Slit Football Pitch and additional area	(234.36)
DJG Grounds Maintenance Ltd	Village Grass	(370.92)
DJG Grounds Maintenance Ltd	Recreation Ground	(192.00)
DJG Grounds Maintenance Ltd	Bus Shelter and Teen Shelter	(84.00)
DJG Grounds Maintenance Ltd	Recreation Ground	(140.48)
Clerk	Annual Subscription	
Clerk	2nd Class Stamp for letter to Barclays requesting a Debit Card	
Clerk	Getting Audit Notices put up in 3 Notice Boards - 18 Miles in total	
Clerk	Getting Agendas and Grant's Resignation put up in 3 Notice Boards	
Clerk	Parish Council Meeting - 15 Miles in total there and back.	
Royal British Legion Poppy Appeal	Wreath	(20.00)
DJG Grounds Maintenance Ltd	Old Church and Cemetery	(777.91)
Royal British Legion Poppy Appeal	Lamppost Poppies	(155.00)
DJG Grounds Maintenance Ltd	Slit Football Pitch and additional area	(234.36)
DJG Grounds Maintenance Ltd	Bus Shelter and Teen Shelter	(84.00)
DJG Grounds Maintenance Ltd	Cut Wild area's in Church Yard	(283.50)
DJG Grounds Maintenance Ltd	Repair matting under swing	(78.00)
DJG Grounds Maintenance Ltd	Cut brambles back side of allotments tidy	(144.00)
Microsoft (Clerk)	MS Subscription - Oct 24	(24.72)
Microsoft (Clerk)	MS Subscription - Nov 24	(24.72)
Information Commissioner	DP Subscription	(40.00)
HMRC	NI Direct Debit	(44.10)
Clerk	Recorded Delivery - Bank Mandate Form to Barclays for me to sign	
Clerk	Mileage getting Steve and Gerry to sign it - Bank Mandate Form	
Clerk	38 packs of 4 Bottles of Bubbles for Christmas Lights Switch-On	
Rieds Playground Maintenance	Treat and repair of Multiplay - Senior	(324.00)
Rieds Playground Maintenance	Treat and repair of Swings	(444.00)
Rieds Playground Maintenance	Treat and repair of Multiplay - Junior	(120.00)
DJG Grounds Maintenance Ltd	Village Grass	(370.92)
DJG Grounds Maintenance Ltd	Bus Shelter and Teen Shelter	(84.00)
DJG Grounds Maintenance Ltd	Recreation Ground	(140.48)
DJG Grounds Maintenance Ltd	Tractor Flail vergesq	(370.44)
DJG Grounds Maintenance Ltd	Old Church and Cemetery	(492.15)
Clerk	Salary - Tim Hill	
Clerk	Overtime - Tim Hill	
Clerk	Back Pay - Tim Hill	
Clerk	Back Pay - Heather Myott	

Ward Cllrs Log

Ward Cllr Log for Clophill PC 26 th November 2024 New Information in red – Actions to 20/11/24			
Action Point	Progress	Further Action Needed	Notes
20mph zone	Petition -presented to TMM on June 11 th – Awaiting traffic speed survey scheduled for Sept 2024, Response on 16/10: “Had an update form the team already. The surveys have been re-scheduled to begin tomorrow, for the data to be captured before October half term. We can’t confirm a date for when the review will take place following I’m afraid. It can take several weeks for the data to reach our officers, who will then need to carry out the necessary analysis – but all moving forward.”	Ward Cllrs suggest Clophill PC repeat request for onsite meeting to discuss 20mph zone	20/11 SC has requested confirmation that the survey has been completed. 20mph Zone has been included as a request for the 25/26 Highways Capital Plan
Clophill Lakes	Site affected by recent flooding which may have slowed progress towards opening.		See Hayfield 2 entry
Old Waterworks/Jacques Lane Hayfield 2	Pending progress through planning – Called In (MS) SC has enquired with Planning Officer on 03/09/24, with no new information and has enquired 13/10/2024 There is possibility that the application will come to DMC in January 25, certainly not prior to this. There is significant concern from GST in relation to changes in the planning application regarding S106 agreement, location of BNG land , safeguarding of the badger sett (proposed as by“ Management Company”) and gate access to Clophill Lakes and the LEAP on Hayfield 1.	Ward Cllrs to attend DMC when application brought forward.	
Flooding	Cllrs Smith and Clinch visited Clophill St. Mary’s Lower School on 10/10/24 with MP Blake Stephenson to investigate how we could helpfully engage with ongoing addressing of issues. From 18/10 Headteacher has passed on that confirmation has been received by the school for temporary car park fixing and permanent car park and driveway resurfacing and that pipe works which should alleviate the problem have been planned in for half term. SC has asked for an update on completed works for Clophill St. Mary’s Lower School.	CBC identified outstanding issues from January 2024 flooding in report to sustainable communities OSC on 7/11/24 High Street Clophill Asset Team to install further drainage in school grounds, highway improvements to the existing system. FRM will	Flood summit Update here: 10.1 241107 Update on the Flood Summit OSC Report v2.pdf Heat map of reports and problems in September Flooding 10.3 241107 Flood Summit App B.pdf

		also address any land drainage issues with the relevant landowners, for example up stream catchment management.	
Warren Lane	Planned street lighting improvements not yet done and not adequate to address safety issues. SC has met with Highways leaders to be briefed on comparative statistics for accidents at the site and potential for action in summer 2025. Barton and Silsoe Ward Cllrs are also involved with trying to get safety improvements. There have been further accidents on Warren Lane since last PC meeting, latest on 30/10 and 2 incidents on 01/11	Petition is being presented by residents to Traffic Management Meeting on 26th November. Cllr clinch will attend and speak on this as residents.	Request for improvements will suggest no right turn into or from Warren Lane at A6 junction.
A6/A507 roundabout		Continued engagement needed on speeding issues into and out of roundabout arms – Ward Cllrs suggest Clophill PC draw up a list of specific improvements they wish Ward Cllrs to pursue with them. (Repeater 30mph signs on all exit lanes?)	
Plots off Great Lane	A Planning Enforcement case was opened on 15/08 and investigation is ongoing. SC has requested further information 13/10/24. Officers have noted the report of a digger on site and have visited – last communication 10/09/24 SC has requested an update 20/11/24 noting that the assigned officer is now on maternity leave.		The case reference is Application No: CB/EN/24/0178 Location: Land off Great Lane, Clophill Subject: Change of use to allotments and erection of outbuildings
Farm Exit on A6	Awaiting update from landowner on engagement and current status of issue.		
Footpath signage for Beverley Court	Residents have requested signage for Beverley Court at the footpath entry on High Street between the old Green Man and The old Bakery, and for their access from the footpath some metres to the north. SC has started enquiries with Highways 13/10/24 – Update requested by SC 20/11/24 including reference to Clophill PC request which has not yet been entered on the Fix My Street system.		

Highways Capital Plan 2025/6	Ward Cllrs have presented 20mph Zone and Warren Lane improvements as priority schemes for the 2025/6 Highways Capital Plan. Ward Cllr Highways Plan briefing is in early December.		Highways will use their own prioritisation strategy and are aiming to have a multi year plan.
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