

March, 2025



**Minutes of Clophill Parish Council on Tuesday, 25th March 2025 at
Clophill Methodist Church.**

Members of the Public: Members of the public wishing to address the Council during the meeting must make the Chairman aware of their intention before the meeting starts. Members of the public wishing to record the meeting are asked to notify the Chairman of their intentions so that appropriate arrangements can be made for the recording, in accordance with the Council's Standing Orders and Recording of Meetings Policy.

1. Present: Cllr Rodell, Cllr Hutton, Cllr Elcome, Cllr Clinch, Cllr Smith, Cllr Summerfield, Cllr Matlock, Cllr Patrick, Cllr Moffat, L Killeen (Clerk).
2. Apologies: Cllr Tivers, Cllr Nester, Cllr Burks-Yates
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) Report from Development Management Committee meeting on 12th March 2025 (attended by Chairman) regarding Hayfield Homes development (rear of Waterworks). The Chairman reported on the outcome of the DMC meeting which was to support the development, and also reported that it was made known at the meeting Anglian Waters and Highways Department will be addressing flooding and sewerage issues in the village.
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. **None**
6. Resolution to approve the minutes of Clophill Parish Council meeting held on 24th February 2025. CPC resolved to approve the minutes. Council also approved the minutes of the extraordinary planning meeting held on 8th March 2025 related to the Hayfield Homes proposed development behind the Waterworks.
7. Central Bedfordshire Council Community report - CBC Ward Councillors.
 - a) Central Bedfordshire Council - CBC Ward Councillors reported on status of request for 20 mph speed limit throughout High Street. A response is still awaited from Highways Dept.
 - b) Discussion was had around the issues of parking and yellow line markings near the school on the High Street. The road markings need review and are adding to the parking problems currently being experienced. **It was resolved to write to Kyle Stewart at Beds CC and invite him to meet councillors and ward councillors on site to expedite action.**
 - c) Ward councillors reported on the progress regarding the traffic issues being experienced at Warren Lane. It was felt that the most likely outcome would be to impose no right turn from the A6 at Warren Lane. This issue also affects Silsoe and Barton-le-Clay ward councillors – the contact is Karl Stokes at Beds CC who is pursuing with those councils
8. Planning Applications

Decisions Prior To Meeting

None

Decisions At Meeting

Application No: CB/25/00562/VOC

Location: Mouse Farm, Shefford Road, Clophill, Bedford, MK45 4BT

Proposal: Variation of condition number 1 of planning permission

CB/24/03337/VOC (Variation of condition number 2 of planning permission

CB/23/04018/VOC (Variation of condition number 2 of

planning permission CB/21/04756/FULL Erection of 4 detached dwelling

and associated works) Variation sought to plans)) - Variation for: provision of a

garage/storage area for plot 2, 3 and addition of front feature entrance wall on right side.

Resolved to support.

Application No: CB/24/03358/FULL

Location: Land at 13,15, and rear of 13 The Green, Clophill, Bedfordshire

Proposal: Re-arrangement of parking allocation spaces and provision of garden to

No.15 and amended boundary treatment and stopping up of highway.

Retrospective.

Resolved to no comment but with the observation that we would object to any loss in parking spaces as being detrimental to the village as parking around the Green already limited

Application No: CB/25/00537/FULL

Location: Beadlow Manor Hotel and Golf Club, Beadlow, Shefford, SG17 5PH

Proposal: Erection of single storey office accommodation with associated parking and landscaping

Resolved to no comment

9. Correspondence

Correspondence re the erection of a party wall construction at the junction of 17 High Street and Cainhoe Road was received too late to be considered at the meeting, but will be carried forward to the next meeting. The petitioner intends to commence work on 24th April without CPC agreement, or 11th April with CPC written agreement

10. Finance Resolutions

a. March payments were approved for payment

11. Standing Items for consideration:

- a. Project to update old playground equipment – **Cllr. Nester will report back at next meeting**
- b. Highways: Proposed to write a letter to Kyle Stewart to meet Parish and Ward Councillors on site to discuss 20 mph for village. Cllr. Matlock raised the issue of inadequate yellow lines on the High Street at end of Great Lane. Should be re-examined – **resolved to combine with Kyle Stewart meeting.**
- c. Insurance Claims: CPC currently disputing quote from Power Networks. Awaiting revised quote, will also discuss the subject of the £2,500 excess in our policy at next CPC meeting and decide whether to accept it or not when we get the revised quote back from Power Networks
- d. Neighbourhood Plan – **working group to be set up consisting of Cllr. Rodell, Cllr. Hutton and Cllr Patrick**
- e. Equestrian Safety Signs – Cllr Hutton in process of organizing this and identifying horse yards in village

- f. BRCC Rural Housing Needs Survey: – Clerk to take up with Siobhan Lynch at Beds RCC and post survey monkey link on Clophill Grapevine and CPC website
- g. The Clophill nature reserve – Cllr Patrick reported back no official opening date yet CERT – Cllr Rodell – need commitment from Village Hall Committee that the Village Hall will be the official meeting place in the event of an emergency. Resolved to follow up after next Village Hall Committee meeting

Date of Next Meeting: 6th May 2025 at 19:45 at The Village Hall, Kiln Lane, Clophill, and will include the Clophill Parish Council Annual Meeting

Notes

Month of expense	Item	Invoice date	Date Pymt Issued	Payable to	Payment Details	Total (gross)
March	Office Stationery, equipment, postage, expenses etc.	07 Mar 25		3Mobile	Mobile Phone Direct Debit	(9.71)
March	Clerks Salary (includes TAX/Ni/Pension)	18 Mar 25			Salary	(659.08)
March	Street Lighting electric/running cost	03 Mar 25		SSE/SWALEC	Electricity Direct Debit	(136.52)
March	Grass cutting & repairs - Others	05 Mar 25		DJG Grounds Maintenance Ltd	Old Church/Cemetery/Marquee	(408.40)
March	Grass cutting & repairs - Others	06 Mar 25		DJG Grounds Maintenance Ltd	Village Grass	(389.46)
March	Grass cutting & repairs - Others	11 Mar 25		DJG Grounds Maintenance Ltd	Recreation Ground	(146.09)
March	Grass cutting & repairs - Others	10 Mar 25		DJG Grounds Maintenance Ltd	Slit Football Pitch and additional area	(234.36)
March	Grass cutting & repairs - Others	17 Mar 25		DJG Grounds Maintenance Ltd	Shelters	(84.00)
March	Grass cutting & repairs - Others	21 Mar 25		DJG Grounds Maintenance Ltd	Village Grass	(388.96)