

Notice of Chalton Parish Council Meeting

Monday 9th September 2024 7.30 pm Chalton Village Hall

Notice is hereby given that Members of the Parish Council are summoned to attend a Meeting of the Full Council to be held on Monday 9th September 2024 at 7.30pm at Chalton Village Hall for the purpose of considering and resolving upon the business to be transacted at the meeting as detailed in the AGENDA.

Any member of the public can attend and make a statement or raise a question at this meeting at the chairman's discretion. Public questions can also be submitted in advance of the meeting by emailing the clerk at clerk@chalton-pc.gov.uk Public open forum – 15 minutes

AGENDA

1. **Presentation(15mins):** Jake Newton & Andrew Purdom, trustees for **Bidwell Gospel Hall Trust**, part of the *Plymouth Brethren Christian Church* with their colleague Andrew Hayman will be discussing their **proposed redevelopment plans for the Chapel Farm site, Luton Road.**
2. **To receive apologies for absence**
3. **To receive declaration of interest in items on the agenda**
4. **To confirm the minutes of the meeting held on Monday 1st July 2024**
5. **Reports** - To receive a report from Ward Councillors Mary Walsh & Gary Purser
6. **FINANCE MATTERS**
 - 6.1 MAZARS / AGAR Update
 - 6.2 Adoption of updated Model Financial Regulations for Local Councils
 - 6.3 To approve Payments and Expenses since the last meeting – to be approved circulated prior to the meeting. (List available from the clerk)
 - 6.4 Grass Maintenance Invoicing – Update
 - 6.5 Budget Planning Call 2024/2025 for November planning mtg.
7. **CLERK CORRESPONDENCE** – REPORT TO BE NOTED – CIRCULATED PRIOR TO THE MEETING.
8. **PLANNING**
 - 8.1 **Applications received from Central Bedfordshire for Consultation**, to agree comments to be submitted back to Central Bedfordshire - Town and Country Planning Act 1990 Sch1 p8. Applications can be viewed on the CBC website via:
<http://plantech.centralbedfordshire.gov.uk/PLANTECH/DCWebPages/AcolNetCGI.gov>
 - 8.1.1 Application No: **CB/24/00396/FULL** Land to the west of Luton Road and east of the M1 Luton, Luton Road, Chalton
Amendments include:

- Noise Impact Assessment	- Landscape Strategy Plan	- Proposed Site Section
- Planning Statement	- Flood Risk Assessment and	- Proposed Site Materials
- Arboricultural Survey	Drainage Strategy	- Proposed Site Layout
- Arboricultural Impact Assessment (Sht 1 of 2)	- Design and Access Statement	- Unit 8 Elevations
- Arboricultural Impact Assessment (Sht 2 of 2)	- Exceedance Plan	- Unit 8 Floor Plan
- Arboricultural Method Statement	- Proposed Finished Levels	- External Lighting Layout
- Earthworks Volumes	- Landscape and Visual Impact	- Drainage Strategy
- Vehicle Tracking (various vehicle types)	Assessment	
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 - 8.1.2 Application No: **CB/24/01717/FULL** - Hillside, Luton Road, Chalton, Luton, LU4 9UB
Conversion of existing workshop to residential dwelling

Amendments include:

- Revised Proposal Description: 'Conversion of existing workshop to residential dwelling and associated works including new windows/doors and pergola extension to form an enclosed patio area'
- Revised Plans Received: 'REVISED Proposed Floor Plans and Elevations - 09.08.24'

8.1.3 Application No: **CB/24/00414/FULL** Field to the south of Toddington Services, immediately to the west of the M1 motorway and east of Hipsey Spinney, Toddington.

250MW Battery Energy Storage Unit: Construction and operation of an energy storage scheme with an installed capacity of circa 250 Megawatts, comprising of energy storage units and other equipment sited on a hardstanding within a landscaped and fenced enclosure.

Amendments include:

- Revised Site Plan including revised red line plan
- Highway plans including visibility plans
- Updated covering letter
- Fire Safety Statement

8.1.4 Application No: **CB/24/01937/FULL** Former Grain Store at Manor Farm, Luton Road, Chalton, Luton, LU4 9UG

Conversion of agricultural building to form two dwelling houses (C3 use) with associated building works and landscaping.

8.1.5 Application No: **CB/24/01938/LB** Listed Building: Conversion of agricultural building to form two dwelling houses (C3 use) with associated building works and landscaping.

8.2 Planning Matters – Local Government Act 1985 Street Naming and Numbering Loc:(Linmere) Parcels 1 & 2 , Houghton Regis North 1, Sundon Road, Houghton Regis LU5 5GX Proposal: 236 New dwellings - one street not pre-allocated a name, to propose the Local Fields list: **Pound Close**.

9 POLICE

9.1 Update on Police Surgery at Village Hall July 2024

10 PLAYGROUND

10.1 Playground improvement Project with the review of equipment and potential upgrade of the slide - Update Cllr Featherstone & Cllr Grayson

11 RIGHTS OF WAY (RoW)

11.1 Chalton Parish RoW (Public Footpaths, Bridleway, BOATS) – Update

11.2 HE Funded Parish Information Board(s) Project Update – Cllr Hose

12 HIGHWAYS

12.1 Highways Update

13 VILLAGE INDUSTRY

13.1 NATIONAL GRID & UK POWER NETWORK SUNDON SUBSTATION- Update

Note: If the public have any queries concerning the Elstree to Sundon overhead line refurbishment, you can contact National Grid Community Relations Team by calling **0800 915 3602** and leaving a message (9am-5:30pm Monday to Friday), or by emailing elstreetosundon@nationalgrid.com

14 COUNCIL MATTERS ITEMS FOR DISCUSSION

14.1 Any questions/concerns raised by the public

14.2 Fireworks Notices - Info on rules and considerate use of fireworks in the parish

15 DATE OF NEXT PC MEETING

Monday 4th November 2024 - Village Hall 7.30pm

Meeting closes