

Notice of Chalton Parish Council Meeting

Monday 15th September 2025 7.00 pm Chalton Lower School

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 **15th September 2025 at 7.00pm** at **Chalton Lower School** 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. To receive apologies for absence**
- 2. To receive declaration of interest in items on the agenda**
- 3. To confirm the minutes of the meeting held on Monday 7th July 2025**
- 4. Reports**
 - 4.1 To receive a report from Ward Councillors Mary Walsh & Gary Purser
 - 4.2 The Land Trust Linmere – Meeting and update from representative.
- 5. FINANCE MATTERS**
 - 5.1 External Audit (Mazars) – Clerk's Update
 - 5.2 NALC 2025/26 Pay Award Adjustment – Clerk's Salary
 - 5.3 To approve Payments and Expenses since the last meeting – to be approved circulated prior to the meeting. (List available from the clerk)
 - 5.4 Budget Planning Call 2025/2026 for November planning mtg.
 - 5.5 Harmony Energy funded Chalton Parish Projects
 - 5.5.1 Chalton Village Hall – Update on Damp, Roof Repairs, and Structural Wall Crack.
 - 5.5.2 Chalton in the Chilterns' public notice boards on local footpaths.
- 6. Parish Council Policy Review:**
 - 6.1 To review and update policies. (Previously circulated - CPC Financial Regulations, CPC Standing Orders, CPC Code of Conduct, CPC Information Audit, CPC's Privacy Statement- Obtaining your consent, CPC Equality and Diversity Policy, and CPC GDPR Policy.
- 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/25/02265/FULL](#) Lodge Farm, Sundon Road, Chalton, Luton, LU4 9UA. Proposal Erection of first floor extension to the rear bedroom, new windows and doors. New roof terrace area.

8.1.2 Application No: [CB/25/02485/RM](#) a Reserved Matter for HRN1. Location: Phase 3B Parcels 1 & 2, Houghton Regis North Site 1, Land on the northern edge of Houghton Regis. Proposal: Reserved Matters: following Outline Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development) Reserved Matters: following Outline Application CB/12/03613/OUT. All matters reserved, erection of 161 dwelling units, with access, parking, landscaping and associated works. Outline application was EIA Development and was accompanied by an Environmental Statement

8.2 Planning Matters – Update on decisions and recent planning matters.

- 8.2.1 [CB/25/01222/RM](#) Reserve Matters for the Aviva Warehouse Units opposite the Old Vauxhall Site. Location: Land to the west of Luton Road and East of M1 Luton, Luton Road, Chalton.
- 8.2.2 [CB/25/01877/FULL](#) Application for the construction of a micro energy storage facility and a part fenced enclosure. Location: Land off Sundon Road, North of Linmere Community Hall Hockett Street, Houghton Regis.
- 8.2.3 Update - Data Centre Application at Linmere Island Ref: [CB/24/03164/FULL](#) Environment Agency Permit Consultation Correspondence Ref: EPR/AP3427SQ/A001 for the Amazon Data Centres at Linmere Island. Permit online link: [EA Consultation Page](#)
- 8.2.4 [CB/25/01098/FULL](#) 500MW Battery Energy Storage System BESS, Luton Rd and West of Chalton Sewage Treatment Works, Chalton

9 HIGHWAYS

9.1 Highways Update

9.2 Parking on Luton Road – obstructions on roads & pavements.

10 POLICE

10.1 Update

11 RIGHTS OF WAY (RoW)

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

12 VILLAGE INDUSTRY

12.1 NATIONAL GRID & UK POWER NETWORK SUNDON SUBSTATION- Update

12.1.1 Fly tipping on National Grid land near the Mainline Railway

12.1.2 Littering on National Grid land near the Mainline Railway

12.2 UK POWER NETWORK SUNDON - Cabling works are planned for 04/09/25 to 26/09/25

13 PLAYGROUND

13.1 Playground maintenance update

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 before Halloween and Bonfire Night

15 DATE OF NEXT PC MEETING

Monday 10th November 2025 – Location TBC

Meeting closes