

MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton Church Hall on Thursday 17th July 2025.

Present: Cllr Booton, Cllr Longson, Cllr Wootton, Cllr Turton.

Apologies: Cllr Ash, Cllr Sibley, Central Bedfordshire Councillor Tony Brown.

70/25 MINUTES:

The Minutes of the meeting held on 5th June 2025 and the Extra Ordinary meeting on 18th June 2025 were signed as a true record of the meeting. Proposed by Cllr Wootton, seconded by Cllr Turton.

No Matters arising:

71/25 DECLARATION OF INTEREST/REQUEST FOR DISPENSATION:

None

72/25 Co-option of a new Councillor:

Cllr Booton proposed a resident Jon Griffiths join the PC as a new member, seconded by Cllr Longson. Cllr Griffiths took his seat at the table as a Cllr, clerk will provide the link for his Declaration of Office and Acceptance of office.

73/25 PUBLIC PARTICIPATION:

There were 50 plus residents attending to discuss the CBC Call for sites. Cllr Booton had attended a recent CBC meeting and was able to provide an update:

- CBC had a Local Plan that the inspector recommended be reviewed after 5 years due to a number of uncertainties. CBC have initiated the start of the new Local Plan and the Call for sites is part of this.
- 625 sites have been proposed, 174 have so far have been dismissed. There are a number of unknown factors Tempsford has been proposed as a new town, but a final decision is yet to be made. There is also the East-West rail link that is being discussed.
- 3,000 homes need to be allocated under the present call for sites, but not all road links are available, if the road accessibility is not resolved a further 3,000 will need to be included.
- Within the Parish a number of sites have been proposed. Greenway-The Glebe, Land past the Glebe, land to the right of the Base. We are not aware if any of these have been rejected.
- In the original Local plan, areas NLP 082 and 083 were linked together, NLP 063 is the planned area on Greenway.
- Land on Greenway is being advertised as having been acquired by a company but there is yet to be an outline application. The site is being promoted as being phase two and is for the development of 300 homes. The PC wrote to CBC identifying the area and supported by evidence of flooding. CBC wrote back confirming that no decisions had been made in relation to the Call for sites, once agreed there will be a window of 6 weeks whereby people can object to sites.
- The CBC Elected member for the Local Plan and the Chief Planning Officer refused to comment that CBC had given developers any information regarding the sites in the Parish, to confirm this a Freedom of Information request would need to be submitted.

- The Neighbourhood Plan can protect the Parish, but it must reflect the Local Plan, the NP may need to be adjusted depending on the Local Plan outcomes. There is no funding available for review of a Neighbourhood Plan if it is required following completion of the Local Plan.

Residents expressed that they want the village to stay as a village; how can this be achieved?

A resident stated 20 years ago, CBC were against backfill development in villages, they would only grant permission for infill as they wanted to keep the nature of the village.

Cllr Booton confirmed that Local Government have to abide by the National Planning framework. Lots of villages of a similar size have been subject to developments of 400-500 homes.

A resident commented that Priory House was a huge development, costing a huge amount of taxpayer's money, now they have claimed it's too small?

Lots of residents have spent time doing the NP and now it is not going to protect the Parish, it's not helpful or supportive. Signs were to be kept to a minimum around the Parish and yet CBC have erected a huge sign indicating the location of Priory House.

Cllr Booton confirmed that The NP has had some benefits and has allowed for S106 funding to be directed to areas outlined in the plan, meaning the Village Hall will benefit from £46,000 and the Recreation ground by £47,000. The funding is not available to works start and there are restrictions. It has also ensured that there is a mixture in types of housing on the new development as identified as needed in the NP. Cllr Booton also confirmed that there are proposals being discussed in terms of areas being merged, the discussions involve Bedfordshire, Luton, Northampton and Milton Keynes.

A resident highlighted that areas have been identified but are CBC giving consideration to the infrastructure? There are currently severe traffic problems in and around Campton, trains are struggling, as well as Doctor's surgeries and Schools. Sandy TC are keeping records of air quality as they feel it is deteriorating due to increased traffic.

A resident pointed out that the A505 is known as a red road, one of the worst roads in terms of traffic issues, it won't cope with further development.

A resident asked what actions can be taken to protect the community? Cllr Booton confirmed that both the PC and the residents need to be prepared for the Inspector, read and understand the Planning framework, know the CBC policies and volume of traffic. Cllr Booton is happy for an Action group to be set up and asked residents that were interested in joining to email him.

A resident pointed out that when work started on the site in Greenway the sewerage system collapsed and the road was closed for weeks, the infrastructure can't cope, and they haven't started building yet. CBC have said the utility companies will deal with any issues. Anglian water has confirmed that the system can cope with the additional homes on Greenway.

A resident asked if the landowners are happy to sell the land? Cllr Booton confirmed that most of them are. He is unsure of The Base, but they are due to close in 2032. It was asked if The Base could be used for development rather than the villages?

Cllr Booton confirmed that there is a Local Nature Recovery Strategy Consultation now available for residents to comment on.

A resident asked if the green spaces identified in the NP were protected? The PC would argue that those areas are unique and fight to keep them.

A resident said that there is a rumour that a field near Priory Rd has been sold? Cllrs were unable to confirm this.

A resident asked if Henlow and Chicksands Bases were used for development would this mean that less areas were required for more development?

A resident was concerned for traffic in and around the village. It was agreed that data would need to be collected. Clerk confirmed that data would need to be collected in a way that is compliant with CBCs requirements. The PC wrote to Cllr Liddiard requesting a Road safety assessment for the village, Clerk will chase this up.

Cllr Booton urged all residents to make their feelings known. He would write to CBC to update them that 50+ residents attended the meeting to show how strong the residents feel against further development.

The underpass is flooded again, Clerk confirmed there is an issue with the pumps, it is being pumped using manual pumps until repaired.

74/25 UPDATE BY CENTRAL BEDFORDSHIRE COUNCILLORS:

- None

75/25 FINANCES:

Payments: July 2025

C Bain payroll £58

D Granger £1,043.28

Talk Talk £33.27

L Bains, internal audit £280

E Bishop, newsletter £330.41

Play Inspection Co £93.90

Community account £33,320.59

Business account £23,794.05

As on 16/7/25

Payments proposed by Cllr Booton, seconded by Cllr Turton, all agreed.

No payment has been received from the Football club; it will be required prior to the next agreement being signed.

D Granger has cut around the mole hills again due to stones, Cllr Booton will look.

Clerk suggested we agree an additional Cllr to be on the mandate as Dave Baker will need to be removed. It was Resolved that Cllr Wootton will be added. Cllr Turton will also contact Barclays re internet banking.

76/25 PLANNING APPLICATIONS:

The Greenway development is still being considered, there are two elements of the conditions that have yet to be met. There are a number of lorries delivering soil to the site, Cllr Booton will ask the Ward Cllrs for information regarding this.

CB/25/02294/PAAR Lodge Farm, Sandy Lane, Chicksands, Shefford, SG17 5QB. New road surface. Cllrs will look at the application and agree any comments.

77/25 REPORTS FROM COMMITTEES:

JOINT BURIAL BOARD:

Next meeting 24th July 2pm via Zoom

CAMPTON UNITED CHARITIES:

No update

P3 GROUP:

Areas are being cut back.

78/25 PROJECTS/ONGOING ISSUES:

VILLAGE HALL:

The Village Hall committee have tried to recruit new volunteers without any luck and cannot run without volunteers; they have included a notice in the next newsletter outlining that the village hall cannot continue as a community asset without volunteers, they have already placed several notices. Cllr Sibley has agreed to assist with the setting up of an online booking system. The PC would need to give 3 months' notice to end the lease.

RECREATION GROUND:

Cllr Booton has submitted a funding application for remaining costs associated with the new land. It should be approximately 6-8 weeks for the land purchase to go through.

LOCAL PLAN:

Discussed under Public participation.

CONSERVATION STATUS:

A resident has asked Cllrs to consider this; they agreed to research it before the next meeting.

79/25 CONSULTATIONS AND CORRESPONDENCE:

The following correspondence was received:

- CBC Webinar invite for Local Nature Recovery Strategy
- Crime statistics
- Beds SRCC update
- A Resident offering to help with grass maintenance.
- A resident suggesting a permissive pathway from Gravenhurst Rd to the new land the PC will own.
- Statistics from Citizen; s Advice Bureau
- A picture has been donated to the PC, Cllr Booton will ask for it to be put in the village hall.

- There was recently an issue with the play area, the equipment was defecated on, it was reported to the Police.

80/25 AOB:

- Cllr Booton asked Clerk to write a thank you letter to a resident that recently organised an Open Garden event.
- Clerk will contact Police regarding the walk about visits to the Parish.
- Grass cutting, it was agreed that Clerk should contact the contractor and ask for no cuts for 2 further weeks.
- Cllr Booton will set up the Action group against future development. Cllr Longson suggested that the group look at critical areas e.g. Environmental, Infrastructure etc.

81/25 DATE OF NEXT MEETING:

Thursday 4th September 7pm.