

MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton village Hall on Thursday 4th September 2025.

Present: Cllr Booton, Cllr Wootton, Cllr Ash, Cllr Sibley, Central Bedfordshire Councillor Tony Brown, Central Bedfordshire Councillor Mark Liddiard.

Apologies: Cllr Turton

82/25 MINUTES:

The Minutes of the meeting held on 17th July 2025 were signed as a true record of the meeting. Proposed by Cllr Booton, seconded by Cllr Sibley.

No Matters arising:

83/25 DECLARATION OF INTEREST/REQUEST FOR DISPENSATION:

None

83/25 PUBLIC PARTICIPATION:

None

84/25 UPDATE BY CENTRAL BEDFORDSHIRE COUNCILLORS:

- The Head Officer leading the Call for Sites has confirmed that there will be no decision made in recommending sites for approval until February/March 2026. Cllr Booton expressed concerns on the Secretary of State's recent decision to overturn Local authority decisions on planning on appeal. Cllr Liddiard confirmed that the current Local Plan is still being used and will be until the new plan is adopted. All sites will need to be assessed for suitability and sustainability. CACS residents will continue to fight future development in the Parish. Cllr Liddiard will prepare something for the newsletter to update residents. This will also be added to the website and a link on social media.
- There is a Public Consultation that has just started and will be looking at the Waste Strategy for the next 25 years. Posters will be out 1st October, and an information session will be held by CBC at Shefford Library on 2nd October 12noon-2pm, all residents are welcome to attend for more information.
- Home to School transport plan has been approved, meaning that all pupils will now need to attend their nearest school, if Parents would like to choose a different school, then they will need to provide or pay for transport. If the pupil is currently in the two or three tier system, they will be able to stay in their tier system and will not be asked to move. CBC are obliged to offer a pupil a school place within Central Bedfordshire; they will not need to attend out of County schools.
- There is a Consultation open regarding vacant shops. Government have provided Local Authorities with the power to rent the shop out to the highest bidder rather than have the rents the landlords suggest. The shops will remain as shops and would not be able to change to domestic residence without a planning application for change of use.
- A Cllr asked if there was any update on Closing date for Chicksands Base? MOD have provided a suggested closing date of 2030, but no formal date has been provided, RAF Henlow will close first.
- Cllr Wootton expressed concerns for Fix My Street as cases are being closed within a couple of days with no action. Cllr Brown asked for the cases to be shared with him.

85/25 FINANCES:

Payments: September 2025

C Bain payroll £58
D Granger £1,909.68
Talk Talk £33.27
BATPC training £35.00.
Rural village services group £63.00
Clophill donation £50
N Power £294.89 & £197.50

Community account £39,812.99
Business account £23,794.05
As on 2/9/25

Payments proposed by Cllr Ash, seconded by Cllr Sibley, all agreed.

Clerk is in the process of changing the Barclays mandate to remove Dave Baker and add on Cllr Wootton, the mandate was given to Cllrs to sign and post.

There is no further update from the External auditor.

86/25 PLANNING APPLICATIONS:

CB/25/02187/LB & CB/35/02186/FULL Campton Academy. Repair and replacement work of windows and doors. Replacement of external cladding and increase the height of an existing fence, Internal works including rewiring and new distribution boards. No objections.

There has been a second application from the new Developer looking at the hedgerow, it is not a consultation for residents, Cllr Booton is in contact with the Planning officer.

87/25 REPORTS FROM COMMITTEES:

JOINT BURIAL BOARD:

The last meeting was held on 24th July 2pm via Zoom:

- A resident has recently contacted the JBB regarding the size of memorial plaques permitted in the cemetery, there is a difference between the imperial and metric measurements. Clerks suggested the size be agreed as 12inches x 17inches (304mm x 432mm) this is the size that has been kept to in recent years. Proposed by Cllr Ash, seconded by Cllr Culleton, all agreed.
- 2 Elms have been carrying out topping up, levelling and regressing areas in the cemetery.
- 2 Elms have been carrying out the edging of the grass around each ash's memorial plaque (using an edging iron).
- One of the trees requires the branches lifting so that access can be gained with the lawnmower, approval was sought from Councillors. Cllr Ash proposed the works, seconded by Cllr Culleton, all agreed.
- A Hawthorn tree has died; approval was sought from the Councillors for the removal of the tree. Cllr Ash proposed removal of the tree, seconded by Cllr Culleton, all agreed.

- A wasp's nest was discovered in the cemetery; arrangements were made for pest control to remove it at a cost of £80.

Next meeting has been arranged for 2pm via Zoom on 16th October 2025.

CAMPTON UNITED CHARITIES:

No update

P3 GROUP:

Areas are being cut back. The Bridge at Campton Plantation has been reported on fix my street, the boards became loose, and one was then removed, Cllr Wootton has put the board back, but they need securing, the bridge is currently closed. Cllrs thanked Cllr Wootton for his work.

88/25 PROJECTS/ONGOING ISSUES:

EMERGENCY PLAN:

The Emergency plan for the Parish has been reviewed by the Clerk, ensuring all contact details are up to date. Clerk will provide any paper copies if required, it's important that all Cllr share a paper copy. There was an incident in the village over the summer break whilst both the Clerk and Chairman were on holiday, it was agreed to add an additional Cllr to the WhatsApp Group, Clerk will add Cllr Booton.

LOCAL PLAN:

The Parish Council have had a response from CBC to confirm that the proposed developers on the land off Greenway, Richborough have not been in touch. Following the last Parish Council meeting twenty residents have been in contact regarding setting up an Action Group. The first meeting was held on 20th Aug where they agreed on an Action Plan.

CONSERVATION STATUS:

Cllr Booton has researched Conservation Status for the village. To have an area designated as a conservation area, the PC would need to contact the local planning authority (council), who are responsible for this designation. Provide them with evidence of the area's special architectural or historic interest and the importance of protecting it. The council will then assess the area, often conducting a Conservation Area Appraisal, and may designate it to manage change and enhance its character. It was agreed to defer this decision to the next meeting.

RAIZER LIFTING CHAIR.

Deferred until the next meeting.

GRASS CUTTING:

The contractor was asked not to cut the grass at times during the second heat wave. However, he was not asked to stop cutting the grass during the last period of dry weather, so it was cut. If this pattern of weather continues and next year, we have long dry spells this will need to be addressed. Clerk and Cllr Booton will arrange a meeting with the contractor.

LAND PURCHASE:

Both solicitors are now in contact with each other and have exchanged documents. Our solicitors have raised a concern regarding access to the land if we lost access from the recreation ground. They have noted that the land is not registered, and another party could lay claim to it via usage. Following on from that point we have now uncovered a photocopy of the original land transfer document of the land to the Parish Council on 12th May 1920. Cllr Booton proposed the PC register the recreation ground. The solicitors have quoted a cost of between £750 and £1250 plus disbursements. The cost will depend on if we can find the deeds and the original land transfer document. Seconded by Cllr Sibley, all agreed.

The PC have been successful in a bid for trees with a value of £600. A second bid has been made for further trees and stakes, tree protectors and tree guards. There is a meeting on the 5th regarding funding of small parcels of wood land on the extra piece of land that we have been given. (Funding is available) The Parish Council have not been informed if their bid for funding from UKSPF has been successful or not.

VILLAGE HALL:

Cllr Sibley will contact the Committee to discuss setting up a booking system.

DEFIBRILLATOR:

Defibrillator was recently required and there was some confusion regarding the location address. The address has now been printed on the box and Clerk recommended the what3words location also be added, Cllr Ash agreed to do this.

SPEED WATCH:

Residents have expressed an interest in having a speed watch group in the Parish. Clerk provided some key information:

- The focus is on educating drivers rather than punishing them.
- When caught a letter will be sent to the driver, issued by the Police, if they are persistent offenders the Police will visit them.
- 4-6 volunteers are recommended, with one volunteer acting as the co-ordinator. The equipment needs to be booked in advance and then the results submitted.
- There are restrictions on where volunteers can stand, the Police agree the location to fit with their criteria and speed watch can only take place in daylight.
- All information gathered is confidential.
- Training is required for all volunteers; it is an unpaid role with no expenses.

Cllr Booton will discuss this information with the residents who have expressed an interest and once a Co-ordinator has been agreed Clerk will contact the Community Police Team.

FOOTBALL CLUB:

Cllr Booton has met with representatives from the football club, there will now be an Under 18s team using the pitch, they do require it Saturday mornings rather than afternoon, Cllr agreed this was a reasonable request and not an issue. The PC will not sign the agreement though until the works outstanding from last year have been agreed in writing. The club has requested a list of outstanding works required. The Club will use the pitch and maintain the grass from 1st September – 30th April. Cllr Ash commented that it would be helpful if these meetings were minuted. Cllr Wootton asked if the Club paid the grass cutting invoice outstanding, Clerk will check.

89/25 CONSULTATIONS AND CORRESPONDENCE:

The following correspondence was received:

- Crime update:
Campton:
1 x Possession of a firearm
1 x stalking
Chicksands:
Assault without injury x4.
Possession of a controlled drug x 1
Public fear, alarm or distress x 1
- Community and Partnership updates
- Tour Of Britain event
- Licensing Policy Consultation
- Green Landscape Partnership activities and update
- Nature Recovery plan. The Parish Council response to the strategy has been submitted. The chair also held a meeting with the lead officer (Richard James) for the project. The aim being to make CBC aware of the Parish Council plans as laid out in the Neighbourhood Plan. He was pleased to meet and was unaware of the contents of the NP. Conversation was also held regarding Campton Plantation as it is not identified on a map as an area that has information on it. It appears the lack of markings on the map means that there is no management plan for the area and there should be. The matter of the new proposed development was raised and the resident's concern.
- Rural Village Services AGM 2nd October 4,30pm-5.30pm.
- Waste Consultation
- Developer has contacted the PC regarding future development, it was agreed that Clerk would respond thanking the company for the questionnaire, but the village feels that it is totally inappropriate development.

90/25 AOB:

Clerk and Cllr Sibley attended a website handover session with Dave Baker

91/25 DATE OF NEXT MEETING:

Thursday 2nd October 7pm.