

MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton Church on Thursday 5th February 2026.

Present: Cllr Booton, Cllr Wootton, Cllr Sibley, Cllr Turton, Cllr Longson, Cllr Griffiths, Central Bedfordshire Councillor Tony Brown, Central Bedfordshire Councillor Mark Liddiard.

Apologies: Cllr Ash

11/26 MINUTES:

The Minutes of the meeting held on 8th January 2026 were signed as a true record of the meeting. Proposed by Cllr Wootton, seconded by Cllr Griffiths.

Matters arising: The petition has now been submitted to the Planning Officer.

12/26 DECLARATION OF INTEREST/REQUEST FOR DISPENSATION:

None

13/26 PUBLIC PARTICIPATION:

Residents attended to discuss the Developer's outline planning application.

Cllr Booton suggested that item 16/26 Planning be brought forward for discussion, all Cllrs in agreement.

Cllr Brown sits on the Development Management Committee (DMC) he has requested another Cllr take his seat at the DMC meeting if this application is called. If someone else is unable to take his seat, he will Declare an Interest, speak on behalf of the PC and then leave the meeting for the duration of the discussion. Cllr Liddiard will attend and speak on behalf of the PC. Both intend to object to the application.

Planners will need to consider the National Planning framework in relation to this application; CBC haven't not reached their 5 Year plan will not automatically mean that permission will be granted. The planning application still will need to be sustainable and reasonable before permission is granted. This application is of significant size considering the size of the village.

Cllr Liddiard is awaiting an update as to whether the Planning officer calls this application into the DMC. Careful consideration needs to be given to this so as not to jeopardise a possible Appeal.

The current Local Plan is in place until 2035 and this piece of land was not identified as a piece of land suitable for development.

The development of 66 houses has already been agreed, although a number of conditions still need to be addressed. The same developer has the land alongside the piece identified in the outline application, if they need to make changes to the plans that have already been agreed to make changes to access, they will need to submit another application.

A petition of just under 1000 signatures has been submitted to CBC.

14/26 UPDATE BY CENTRAL BEDFORDSHIRE COUNCILLORS:

- CBC have not carried out works to the foliage overgrowth by the underpass. No works are now planned until of March 2026.

- Not all residents along Greenway have received a letter from CBC regarding the Outline application. The Planning officer is looking into this.

15/26 FINANCES:

Payments: February 2026

C Bain payroll £58.00

Talk Talk £33.27

JBB Precept £4,560.00

Green tech, seeds for new land £655.20

Community account £9,457.31

Business account £23,942.69

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

Cllr Sibley will look at Wi-Fi and charges going forward.

16/26 PLANNING APPLICATION:

CB/25/04030/OUT Land East of Greenway, Campton. Outline Application: Residential development up to 260 dwellings, including self-build, open space, NEAP, LEAP, community allotments, landscaping, drainage features and associated infrastructure. Vehicular access sought from Greenway, all other matters reserved except access.

Cllr Booton thanked Cllr Mark Liddiard for meeting with the PC and helping discuss the application.

Cllrs discussed a draft response to the outline application, See attached document. Proposed by Cllr Wootton, seconded By Cllr Turton, all agreed.

17/26 REPORTS FROM COMMITTEES:

JOINT BURIAL BOARD:

With staff having been off on long-term sick there has been no further inputting to the Rialtas system as Rialtas have still got the back up for inputting of invoices for STC. There have been no additional hours spent on the inputting of data. TM continues to make arrangements for burials. Cllrs from Shefford and CACS have helped by attending funerals.

A full finance update is not available at the moment as Rialtas are still working on uploading the system.

Since beginning of August there has been:

11 internments

3 Statutory Declarations

9 Memorial permits.

With 1 internment booked for March so far this year.

All Internments, Statutory declarations and memorial permits have been invoiced for.

Bank balance as of 19/01/26 £61,963.97.

When carrying out the budget review, it was proposed that there would be no increase in the Precept charges to each council for the following financial year due to there being significant money in the bank. Both Councils have now been invoiced for the precept contributions.

There is an ongoing issue with molehills in the cemetery. This will continue to be monitored.

At the last meeting Cllrs requested a dog bin be installed on Ampthill Rd by the gate that would be emptied by CBC. CBC have no money in the budget for this.

Cllrs agreed a policy for all dogs to be on the lead; signs have now been fitted requesting all dogs to be on the lead whilst in the cemetery. There have been no complaints.

Works have been completed to the JBB side of the Church wall in Campton and an invoice for £7,260 has been received. The work carried out has been to a very high standard. TM will arrange payment.

Cllr Booton thanked Cllr Ash for attending.

CAMPTON UNITED CHARITIES:

No update

P3 GROUP:

No update

18/26 PROJECTS/ONGOING ISSUES:

HEALTHY LIVING FIELD:

Bases for the benches have now been completed. The benches will be installed in late March early April. The wildlife seeds have been purchased. A resident has agreed to turn over the soil in parts of the centre area ready for the seeds to be scattered. A resident has rolled and cut the pathway, and it is already looking a lot flatter.

The Parish Council has to write a report for Central Bedfordshire Council for the start of March. The area is still missing 15 Silver Birch trees which is hoped will be provided in the spring at no cost to the Parish Council.

An opening ceremony will be planned for Spring 2027.

Cllr Booton proposed setting a Management Group to oversee the area, seconded by Cllr Sibley, all agreed,

RECREATION GROUND:

Cllr Booton suggested a meeting is set up with the football club to find out their long-term plans and discuss the pavilion.

Moles are the issue on the recreation ground.

The football club have not used the pitch this year.

FOOTBALL CLUB INSURANCE:

A resident has contacted the PC regarding a recent incident when part of the pavilion became detached in winds and blew into a neighbouring garden, the PC need to confirm insurance details with the football club, this can be discussed in the meeting with the football club. Cllr Booton will look to book a meeting with the football club or invite them to a PC meeting.

Solicitor's have requested a formal letter for land registration; Clerk will arrange this.

19/26 CONSULTATIONS AND CORRESPONDENCE:

The following correspondence was received:

- Crime update
- CBC Budget Consultation
- BATPC Finance training
- BATPC Garden Party nominations
- Reduction in Barclays interest rate notification
- BEST schools update and brochure.
- Mepperhall PC have submitted objections to the outline application as have residents, Meppershall have asked if the PC and residents will support by objecting to the application for Land East of Coneygate in Meppershall?

20/26 AOB:

Remembrance Poppies. There are now 29 ladies in the village crocheting poppies and they have made 2000 out of the 6000 that are needed.

Afternoon Tea in the village Hall 15th Feb in Aid of Alzheimer's (only 12 places left)

Cllr Booton updated Cllrs on the Pension scheme that the Clerk is enrolled on. The pay scheme is doing well and therefore contributions from the PC will be reduced. Cllr Booton will confirm the arrangements with payroll, Cllrs all agreed.

Cllr Booton will speak to a resident regarding the Good Neighbour scheme and whether it is looking viable still?

A resident suggested some of the PC documents could be added to the Archives, Cllr Booton and Clerk will action this later in the year.

21/26 DATE OF NEXT MEETING:

Thursday 5th March 2026