MEETING OF CAMPTON AND CHICKSANDS PARISH COUNCIL

Minutes of a Meeting of the Council held in Campton Village Hall on Wednesday 3rd September 2026.

Present: Cllr Booton, Cllr Wootton, Cllr Ash, Cllr Turton, Central Bedfordshire Councillor Tony Brown.

89/26 APOLOGIES FOR ABSENCE/ DECLARATION OF INTEREST:

Apologies: Cllr Griffiths, Cllr Sibley

90/26 MINUTES:

The Minutes of the meeting held on 13th July 2026 were signed as a true record of the meeting. Proposed by Cllr Ash, seconded by Cllr Turton, all agreed.

Matters arising:

Cllr Booton visited the developer on Greenway and expressed concerns for the dust and disruption to residents. Cllr Booton had received a letter from a resident expressing concern about the dust which was affecting her asthma. There had also been an email expressing concern about the water pipe crossing the road which at that time had had no protection on it. This had now been rectified.

91/26 PUBLIC PARTICIPATION:

Following on from a previous meeting a resident form the Good Neighbour scheme attended to discuss finances.

They now have 17 volunteers to be DBS checked. £13.80 (this includes vat) per application x17=£234.60.

Insurance is £145.00.

They also need to purchase a SIM card and funds to load money on the phone.

Incidentals will include ink cartridges etc.

The above amounts exceed the grant of £350.00 from the Parish Council. Cllr Booton proposed increasing the budget by a further £100, seconded by Cllr Ash, all agreed.

A resident is concerned for the safety of a tree in Priory Rd, Cllr Booton will submit it on fix my street.

92/26 CENTRAL BEDFORDSHIRE COUNCILLORS UPDATE:

Cllr Brown was able to report that he had attended a recent emergency meeting at CBC regarding Devolution. Central Government are pushing ahead with their plans for Devolution and the recommendation from Central Government was for Central Bedfordshire to be joined with Bedford, Luton and Milton Keynes, Central Beds are concerned that this will mean that future development will predominantly fall to them as Luton has no land for Development and Milton Keynes has expanded close to the boundary. This was voted against and the leader of the Council will now go back to Central Government to discuss alternative options and areas to be paired with.

Once the areas are decided there will be further discussion regarding which route to follow, Mayoral or Foundation the Mayoral route will involve more income.

Central Government have changed the Planning rules, CBC are holding a meeting on 14th September to discuss these. From 31st October Ward Cllrs will no longer be able to call in sites to the DMC. The latest figure for housing is 3.94% of the 5% has been reached, this makes the area quite vulnerable for development.

CBC have appointed a new Active travel manager who covers highways and rights of way.

The works to the river footbridge has been delayed due to high voltage underground cables. UKPN need to attend the site and inspect prior to any planned works being carried out.

No update on the Call for sites. A Cllr asked if the new larger Authorities made by the devolution will have a collective Local plan, as far as it's known, all Local plans will remain as they are.

Cllr Booton commented on the lack of information supplied re the Call for sites, he has emailed CBC several times and not received responses. The goalposts for the Local plan also seem to be different dependent on who you speak to. Cllr Brown suggested he contact The Chief Executive.

Cllr Booton also asked if the number of responses to the Local Plan consultation will be shared for each area? Cllr Brown will find out.

93/26 FINANCES:

D Granger £297.56

Talk Talk £33.27

L Bishop (newsletter printing) £157.09

Boston seeds (Daffodil bulbs) £320.99

P Booton (printing Local plan) £54.00

Safelincs Ltd, Defib £79.98

Laptop £446.00

Balances:

Community account £9,438.91

Savings account £24,071.69

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

Cllr Booton requested that all Cllrs submit their ideas for projects for the next financial year so that they can be included in the budget for the next financial year.

Clerk is in contact with Mazars finalising the external audit.

94/26 PLANNING APPLICATIONS:

CB/26/01719/FULL 4 Rectory rd., Campton, Part single storey with roof lantern and part two storey rear extensions with Juliet balcony. Part garage conversion and change of garage door to window. Alterations, replacement and insertion of new windows and doors, new cladding, driveway extension and open front porch. Cllrs will review the site and communicate via email as the plans are not yet on the portal.

Call for sites.

A response to Central Bedfordshire Call sites was made by the Parish Council. From the information given by the Save Campton Group, there were about 200 individual responses from residents. It was difficult to obtain information from Central Bedfordshire about the process.

95/26 REPORTS:

Joint Burial board:

The next meeting is scheduled for Tuesday 8th September 2026 at 11am in Shefford house.

Clerk will approach the Church to see if any progress has been made re the re-registering of the land?

Campton United Charities:

No update

P3 group:

Cllr Wootton requires some more equipment; he will look at costs. There are lots of big branches down in Campton Plantation, those left hanging on one tree hang over the Bridleway making it unsafe. Cllr Wootton has met with CBC who are looking into it.

The hedgerow on Campton Rd, by the cemetery has all died. This will be discussed at the JBB meeting.

96/26 PROJECTS/ONGOING ISSUES:

Recreation ground, football Pavillion, Football club:

Football Club: The pitch will be used by the junior section of the football club on Saturday mornings. I meet the two people who run the teams while watering the Health Living Area. They have agreed: to have a parking marshal who will ensure parking on the road does not cause problems. They have agreed to pay the outstanding money, replace the cover outside the pavilion. (It is an old size)

They have already carried out the repairs we asked for.

They sent Clerk an insurance document, but it didn't cover third party. Clerk is dealing with this at present. They are going to improve the inside of the. There is £46,000 of 106 money available from the development on Greenway for improvements to the recreation Ground. The Parish Council have 10 years to spend that money.

The solicitors have now sent in the documentation for the registration of the recreation ground to the land registry. This included a written statement from me stating in belief based on the evidence available that the land was owned by the Parish Council

Healthy Living Field A team of volunteers have watered the trees and kept the majority of them alive; Cllr Booton thanked them for their hard work.

CPRE will hopefully replace the hedging free of charge. We do need to purchase some lime trees and field maple and possibly some Silver Birch (I am hoping the Wood Land Trust will pay for the Silver Birch)

We have been given £450 by the Odell Family for bulbs and wildflower seeds. We have ordered 3500 daffodil bulbs at a cost of £315 . The plan is to plant these in October. The school planting some, and residents planting the rest.

Wildflower seeds will be ordered and planted in the spring. Thanks go to the team who have spent a lot of hours watering the plants during this very HOT summer and to maintaining the footpath.
Funding

Income:

CPRE £828

Donation £450

Total £1228

Expenditure:

Hose pipe and connectionisms £54

Daffodil Bulbs £315

Wildflower Seeds £550

Replacement trees £150

Total £1069

Cllr Booton proposed spending £100 on trees, seconded by Cllr Turton, all agreed.

Parish council Welcome **Pack for new residents**

Several years ago, the PC created a welcome pack for new residents. We have come to the end of the supply. With the new 66 houses it may be worth redesigning it and having it ready for the new residents. Cllr Turton agreed to take on this project.

Road Closures Campton continues to have roads closed. Campton Road should reopen start of September. Priory Road will continue to have traffic lights for the next two weeks. From mid-September Greenway will have traffic lights for the installation of the new gas main. At the start of November Greenway will be closed for the connection of the new water main to the building site

CBC Failure to respond to letters Central Bedfordshire were contacted on the 15th of July asking for clarification on several points regarding the call for sites. The parish Council had been contacted by several elderly residents who wanted to comment on the call for sites but didn't feel they could do it online. We asked if they could write, no response was forthcoming, so a further letter was sent on the 30th July with no response. As no response was received the leader of the council was contacted. There was still no response in desperation the MP was contacted. The next day a response was received from CBC. Two request to meet the Highways department has still had no reply.

Defibrillator: This year we have had two expenditures for the defibrillator (new batteries and pads.) at a cost of £242 which we hadn't budget for. Cllrs agreed that there should be a budget item for this.

97/26 AOB:

Three weeks ago, Cllr Booton received several emails from residents about a man who was going door to door selling things. He contacted trading standards and reported the cold caller incidents.

Cllr Booton reported that the Gas Company is refusing to pay £250 towards replacing plants that were dug up during the works that were carried out. He is going to pursue this further.

There is a Town and Parish Forum on 2nd November at Priory House, if anyone wishes to attend.

Cllr training is now available pre-election, Cllr Booton suggested advertising this on the website for any residents who may be interested.

A resident is going to collect the hedgehog highway stop distribute.

98/26 DATE OF NEXT MEETING:

Thursday 1st October 2026 7pm.