

MAULDEN PARISH COUNCIL

Clerk: Tracey Bearton

Tel: 07950 960532

email:clerk@maulden-pc.gov.uk

Notice is hereby given that the next MAULDEN PARISH COUNCIL MEETING is being held on Monday, October 6, 2025, at MAULDEN CHURCH HALL, Church Road, MK45 2AU, at 7.30pm
(See <https://maulden-pc.gov.uk/surveys-and-reports/> for reports to be presented to the meeting)

A G E N D A

48	Apologies for absence (NB: Apologies may be recorded without being formally accepted)	Clerk
49	Declarations of Interest regarding personal or pecuniary interest in any agenda item	All
50	Public Forum – Standing Orders will be suspended for members of the public to address the Council in relation to an agenda item or to request matters to be discussed at a subsequent meeting. Members of the public may have 3 minutes to speak. ONE REGISTERED	Public
51	Approval Of Minutes – Parish Council Meeting held on July 28, 2025 – circulated	All
52	Actions Arising – actions from above minutes not covered under agenda item (see Appendix A).	All
53	Councillor Vacancy & Co-Option	Chair
54	Planning: To consider info & reports & resolve where applicable.	Cllr Jackson
	Applications received to meeting date (see Appendix B), re planning group recommendations, & resolve where applicable.	
	Autumn Cottage (Highways)	Ward Cllr
	Maulden Garden Centre – planning enforcement	Ward Cllr
	Dog & Badger – planning enforcement appeal	Ward Cllr
	29-33 Clophill Road DMC meeting	
55	Finance: To consider info & reports and resolve where applicable	Clerk
	a: Finance report – inc audited AGAR	Cllr Aston
	b: Confirm monthly bank reconciliation approval	Clerk
	c: Payments to be approved	Clerk
	d: Payments since the last meeting	Cllr Jackson
	e: Grant funding – Rookery South Wildflowers, UKSPF	Chair
	f: Grant applications	Cllr Jackson
56	Recreation Ground, Play Areas, Green Spaces: To consider info & reports & resolve where applicable.	Cllrs Phillips Cllr Aston
	a: Recreation Ground & Play Area report – inc anti-vandal paint, graffiti, anti-social behaviour.	“
	b: Pavilion – inc storage of MPC equipment, refurbishment	Chair
	c: Trilley Fields Play Area – inc fencing works, rubbish bin	Chair
	d: Community Orchard – inc access to track	Cllr Woodward
	e: Tree Warden	Chair
	f: Allotments – inc signs, fire & emergency access.	Cllr Illingworth
57	Other reports to be considered & resolved where applicable.	Cllr Browning
	a: Highways – inc SIDs,	Chair
	b: Flooding	Cllr Wasser
	c: Events – inc Remembrance Sunday, Christmas Lights Switch-On (Nov 29), Senior Citizen's Xmas Tea (Dec 11)	Cllr Woodward
	d: Village Hall	Cllr Rudkin
	e: Defibrillators – inc training	Cllr Rudkin
	f: Streetlights	Cllr Aston
	g: Neighbourhood Plan	Cllr Browning
	h: Safety – Crime Stats	Ward Cllrs
	i: Ward Cllrs' report	Chairperson
	j: Chairperson's report	Clerk
58	To be considered.	Cllr Penniston
	a: Community Emergency Response Team (CERT)	
	b: Correspondence to meeting date – circulated to all cllrs (see appendix C)	Chair
	c: Flag Flying policy	
	d: Martyn's Law	
59	Items for next agenda: November 10, 2025	
60	Dates of next meetings: November 10, 2025; December 15, 2025; January 19, 2026; March 2, 2026 (& Annual Parish Meeting 7pm); April 13, 2026; May 18, 2026 (& Annual Parish Council Meeting).	

MAULDEN PARISH COUNCIL

Clerk: Tracey Bearton

Tel: 07950 960532

email:clerk@maulden-pc.gov.uk

APPENDIX A – ACTIONS ARISING FROM SEPTEMBER 1, 2025, MEETING

38 Public Forum	Arrange meeting with resident re concerns over storage container in The Rec.	Cllr Aston
40/28/27 Approval Of Minutes/Actions	Look at GDPR and report back	Cllr Steer
40/28/27 Approval Of Minutes/Actions	Look at Information Technology Policy and report back	Cllr Rudkin
41/29 Planning	Follow up on how to get expert advice from CBC re changes to approved SuDS schemes in planning applications.	Ward Cllrs
41/29/29/17/149/137/125/112/99/86/73/54/35/16/186/168/150/131 Planning	Continue pressure on planning enforcement re Maulden Garden Centre and the cars and lorries parked there.	W Cllr Clinch W Cllr Smith
41 Planning	Attend CPRE in-person planning training on October 4	Cllr Illingworth
41 Planning	Attend BATPC online planning training on September 24.	Cllr Aston
41 Planning	Chase CBC Highways re Autumn Cottage planning breach.	Clerk
42a Finance Report	Conduct monthly retrospective check of Clerk's wages info.	Cllr Aston
42a/30a Finance Report	Investigate Redwood Bank's savings account come back with a recommendation for MPC to consider.	Clerk & Cllr Aston
42e/30e/30e Grant funding	Speak to Dave Granger, and Sue Raven at Greensand Trust, re Rookery South wildflower project – not using the Rec bank now. Ask Dave Grange for a quote for ground preparation, including around the play area fence.	Clerk & Cllr Aston
42g S106 Funding	Draw up full list of S106 monies available to MPC.	Cllr Jackson
43a The Rec	Obtain anti-climb paint and warning signs. Get Ben Palmer to install.	Clerk
43c Trilley Fields Play Area	Add emptying the bin to Rec Steward's job list, install new saying No Dog Poo Or The Bin Will Be Removed, and get him to report back to the next meeting	Clerk
43d/31d/31d Community Orchard	Move the signs further along the fence so show they relate to the track not the Orchard.	
43d/31d Community Orchard	Maintain the wooden Orchard sign and find someone to maintain the wooden Maulden sign on the Millennium Garden	Cllr Aston Clerk
43/d31f Allotments	Complete clearing the den and alongside Silsoe Road	Cllr Aston
43g/31g Environment	Look at CBC's review of the new tidy tip booking system and report back. Speak to CBC's portfolio holder re 30% increase in flytipping.	Ward Cllr Smith Ward Cllr Summerfield
44a Highways	Write to authors of CBC's report on A6/Flying Horse roundabout works to ask what action is being taken regarding the issues highlighted.	Clerk
44a Highways	Engage electrician to help Highways Group install the two new SIDs correctly and safely.	Clerk
32b/20b/152b Flooding	Watch out for CBC's strategic flood risk assessment and forward it to MPC.	Ward Cllrs
44c32c/20c/152c/140c/128c/115c Events	Carry out risk assessment for collecting and installing Christmas tree.	Clerk Cllr Browning
44c Events	Buy general VJ Day commemorative flag.	Clerk
44c/32c Events	Book same supplier as last year for afternoon tea boxes	Clerk
44c Events	Ask Mida if they can help with Senior Citizens' Party again.	Clerk
44c Events	Book two summer play sessions for 2026.	Clerk
44c Events	Invite Rector to officiate at Remembrance Sunday event, ask church ladies to serve teas, organise bugler for Last Post.	Clerk Cllr Woodward
44d/32d/32d/20d/152d/140d/128d/115d/102d/89d Village Hall	VHMC members to get back to MPC re the letter re MPC activities being able to continue. Add in CBC as authority for emergency hub.	Cllrs Jackson & Woodward
44d Village Hall	Check if the CBC/Beds RCC Community Village Hall survey has been completed and report back.	Cllr Jackson
44e/32e/32e Defibrillators	Organise defibs training and find new dates so the clerk can book the event and advertise it.	Clerk
44j/32j/32j/20j Chairperson's Report	Explore ways of inviting young people to attend MPC meetings.	Cllr Browning
45c Flag Flying Policy	Provide Cllr Woodward with list of dates and flags to be flown.	Clerk
45d/33d/33d/21d Martyn's Law	Look at MPC's responsibilities for Martyn's Law via the NALC template checklist.	Cllr Browning

APPENDIX B – Planning Applications

CB/25/02746/FULL Ty Newydd, 5A Kings Road, Maulden, Bedford, MK45 2DT – comments by October 15
Single storey rear and side extensions, first floor rear extension and internal alterations

CB/25/02855/FULL 23 Gardeners Close, Maulden, Bedford, MK45 2DY – comments by October 24
Erection of single storey rear extension, with first floor balcony above, with balustrade. Alterations to some windows doors

APP/P0240/W/25/3371983 Woodside Livery Stables, West End, Haynes, Bedford, MK45 3QU – comments by October 16

MAULDEN PARISH COUNCIL

Clerk: Tracey Bearton

Tel: 07950 960532

email:clerk@maulden-pc.gov.uk

Outline Application CB/25/01419/OUT: Redevelopment of site for 5 dwellings and associated works. Approval sought for Access only.

APPENDIX C – CORRESPONDENCE LIST SEPT 1-OCT 6, 2025

TO BE DISCUSSED ???

ON AGENDA OR DEALT WITH

01/09/25 Maulden Parish Council - Maulden Memorial – resident suggested turning the area into a roundabout, clerk responded that they need to contact CBC Highways but it has previously been considered and is not feasible without taking up a lot of the memorial land as well as residents' gardens and a number of properties would have drives existing directly on to the roundabout. Suggestions of making the turnings one way mean lorries and larger vehicles would be unable to navigate the tight turns without taking up memorial land. Visibility is difficult due to parked cars.

02/09/25 Christmas tree quote – Badger Hill Christmas Tree Farm 28ft Norway Spruce £370 + VAT, 30ft £400 + VAT, kindly at half-price as it's for the village. Clerk said either will be fine but need to get it as soon as possible in November, so requested date.

03/09/25 Developing the Greensand Ridge Walk around Ampthill and Flitwick – Greensand Trust want input on priorities for improving the walk, list of dates for possible meetings given.

03/09/25 We've launched a consultation on 25-year Waste Strategy CB Consultation – open Sept 3-Oct 14, MPC can comment.

03/09/25 Developing the Greensand Ridge Walk around Ampthill and Flitwick – Greensand Trust looking for input on project to enhance linkages and wider promotion/interpretation of the Greensand Ridge Walk around Ampthill and Flitwick.

04/09/25 FW_ WPSATC - Your client_ Maulden Parish Council - Our clients_ [REDACTED] Ref Woodfines LLP_ - MPC's solicitor forwarded email from residents' solicitor that clients are agreeable with the proposed deed of easement and licence. Sharmans would charge £1,250 + VAT for drafting both documents which is cheaper. Clerk spoke to solicitor to say MPC would be happy with that, but to check who would pay as MPC had originally suggested the residents do so.

04/09/25 Maulden Parish Council - Xmas light switch on – The George want to run a mulled wine and mince pie stall. And also offered to support any future events and advertise them too.

04/09/25 Fire Appliance delayed – there was a fire in the conifer hedge on the allotments on Tuesday, September 2, which Charities allotment holders informed the clerk about explaining the fire engine had been unable to get through from Moor Lane due to parked vehicles and had to go to the Ampthill Road track, accessing it with a 4x4. Maulden Charities sent MPC a copy of the letter sent to the car owner, who responded apologising and said they would make sure the car was parked at the end of the road to not cause a problem. A resident emailed to say the car was moved then claimed the engine could not pass the concrete blocks on Charities land. Clerk emailed Beds Fire & Rescue on September 8 to ask what the difficulties had been so the issues can be addressed. Resent the email September 29.

05/09/25 Land to the rear of 29-33 Clophill Road at DMC 24th September – Ward Cllr Clinch reminded this application is coming to DMC, Cllr Jackson registered to speak on MPC's behalf. Cllr Phillips spoke to residents and explained how they can register to speak too.

05/09/25 Invite to next town and parish council topic session - Waste Strategy - 25th September, 6-7pm

08/09/25 Snow Hill Maulden – CBC forwarded resident's report that Snow Hill columns 4,5,6,7 not working. Clerk forwarded to contractor noting that column 5 has actually been removed. Resident also reported the non-working lamps.

08/09/25 CB/21/05393 -Land fronting on Silsoe Road, Maulden – CBC planning notification that the EA's changes to flood zones mean the EA now object to the proposed development of up to 49 houses off Silsoe Road so CBC officers "consider it is unsafe for the Council to proceed to determination of the application based on the existing DMC resolution to grant planning permission". They are awaiting the developer's response having offered the opportunity for them to seek to address the concerns of the Environment Agency.

08/09/25 Remittance Advice note from 08.09.2025 – CBC notification second half of precept has been sent, £43,466.50.

09/09/25 Trilleyfields bin being used for dog waste – resident raised issue of dog poo in TF bin, they confronted someone dumping 5 bags full despite the notice saying it's not a dog poo bin. Clerk explained MPC's attempts to have dog bins installed but CBC refused, and decision to put up another notice stating no dog poo or bin will be removed, with Rec Steward emptying it and reporting back.

09/09/25 RE_ Vacancy and change of address – CBC sent notice of Cllr vacancy after Cllr Anderson disqualified under the six-month rule, and details of who to notify for MPC's change of address as clerk has moved.

09/09/25 Maulden Parish Council - Audited AGAR 2024/25 – external auditors Mazars confirmed the Annual Governance & Accountability Return 2024-2025 has been successfully completed and approved. There is the note about the error that was corrected and resubmitted, and also about the mistake over the notice period but neither have affected the successful outcome of the audit.

09/09/25 Re Snow Hill Maulden – contractor reported he'd relamped M4, but M5 doesn't exist and M6 & M7 both working fine, the non-working lamps are not marked and were installed by CBC about 18 months ago. Clerk informed CBC and resident that the lamps are most likely CBC's, and reminded resident MPC's are all numbered with at least a monthly inspection carried out so most issues are caught before residents report them.

09/09/25 Remittance Advice note from 08.09.2025 – confirmation CBC have sent second half of the precept, £43,466.50.

10/09/25 Re: Maulden Play area – confirmation from Reids (RPM) all the maintenance work has been completed except the roundabout as the shaft is too worn so needs taking out of service.

10/09/25 Reids quote – Reids (RPM) sent quote for removing (£680) and replacing (£8,910) roundabout, 25m cableway (£12,965), surface (£8,400), safety fence (£300), trampoline (£6,560), surface (£1,380), all prices plus VAT.

10/09/25 Prices – Fawns sent quote for equipment and installation, 20m cableway (£6,686/£3,236), roundabout (£8,471/£2,685), 2m sunken trampoline £8,543/£2,426), sports goal/basketball (£6,139/£2,048).

10/09/25 Silsoe Rd Development – thanks from Maulden Action Group for MPC's and planning group support as site has now been recognised as having flood issues.

10/09/25 Re: Change of address – confirmation the Clerk's personal address, which is used for MPC as there is no office, has been changed on CBC's records, followed up with confirmation address can be kept internally at CBC and not publicised on their website.

10/09/25 Cllr disqualification – former Cllr Anderson confirmed the notification of her disqualification under the six-month rule and said she'd be happy to be a resident member of the events working group.

10/09/25 Parties - Maulden Parish Council v Unknown - Our ref - ZMC606-2287645 – insurers confirmed they are abandoning the attempt to claim back the costs from the person who hit the war memorial as they can't be identified.

11/09/25 Application Ref. CB_24_01599_FULL Land to the rear of 29-33 Clophill Road, Maulden – invitation to speak at DMC on September 24.

11/09/25 Fwd: Planning appeal for Woodside Livery Stables, West End, Haynes, Bedford, MK45 3QU CB/25/01419/OUT

12/09/25 Your Upcoming Cloud Next Renewals – package renews on November 11.

12/09/25 2025_25 UKSPF_REPF – CBC notification MPC's application for 80% funding towards storage container has been successful – clerk rang to explain the site may be changed and CBC requested a letter detailing the new site as a potential change request to the application, which was sent.

15/09/25 Sept 2024 flooding Section 19 Report now available – Ward Cllr Clinch sent link to CBC's report.

16/09/25 Land at New Road, Maulden, Bedfordshire – agent for Mida Civil Engineering offered MPC an opportunity to raise any preliminary concerns as the company will be submitting a planning application to demolish the unauthorised terraced houses on the land (Hiam Business Park) acquired next to their building, to develop a single office building with parking and ancillary works similar to their current building. Clerk responded that it will be passed to cllrs, although MPC wouldn't usually make pre-planning comments but did mention residents' concerns about the current intrusive security lighting.

16/09/25 RE_ Highways issues - Autumn Cottage, Flitwick Road, Maulden – CBC have reviewed this and agreed there is a need to engage with the property owner and inform them of the need to move the wall and gates. Followed up with phone call from officer involved who explained they'd visited and are very concerned over the safety aspects both to the road and the adjoining property, and will be issuing a notice to remove them within a month or prove a contractor has been engaged to do so. Following another visit, officer confirmed the resident has agreed to move the wall and gates back to the original highways curtilage line to reinstate the vision plays required, and put the planning dept in touch to discuss a suitable roadside design.

17/09/25 Planning application Ty Newydd, 5A Kings Road, Maulden, Bedford, MK45 2DT CB/25/02746/FULL comments by October 15.

18/09/25 Poppy installation – Request from WI to install crafted poppies on the Memorial for Remembrance Sunday.

19/09/25 Waterlogged footpath - Silsoe Road – resident raise issues with waterlogged FP9, clerk gave details to report to CBC

MAULDEN PARISH COUNCIL

Clerk: Tracey Bearton

Tel: 07950 960532

email:clerk@maulden-pc.gov.uk



19/09/25 Play Area Inspection Training – BATPC looking to offer a course

22/09/25 Re_ Concerns Regarding the Proposed Storage Shipping Container in The Recreation Ground. – Cllr Aston forwarded residents' concerns, clerk forwarded to cllrs with details of precise position, that not using The Rec means the sports clubs can't access the storage as has been suggested, and CBC may pull the grant funding, plus details of other sites being considered at The Allotments and Maulden Bowls Club.

26/09/25 Planning application 23 Gardeners Close, Maulden, Bedford, MK45 2DY CB/25/02855/FULL comments by October 24.

27/09/25 Building site on Hall End. – resident asked for contact details for cllr re closed footpath in Hall End, clerk forwarded social media info about one closed to deal with a wasps' nest and also FixMyStreet link to report public rights of way issues.

27/09/25 Village Sign – resident queried if MPC had removed the sign from the Millennium Garden, clerk confirmed a contractor has taken it down for repair.

29/09/25 Re_ Blocked access to fire at Maulden Allotments – Beds Fire & Rescue Service confirmed "I have spoken to the officer in charge of the incident and he can confirm that there was an issue accessing the site due to parked vehicles", saying it is an ongoing problem nationally, but requesting MPC remind residents to be mindful when parking, especially here as "there are residential properties we would have struggled to access".

29/09/25 Notice board outside Budgens – Queensmen FC asked to put a sponsorship poster in the Budgens noticeboard, clerk explained this is only for MPC info but if they forward a leaflet she'll get it put on the community board.

FOR INFORMATION

02/09/25 Roadworks Alert from Causeway one.network

02/09/25 Town and Parish Council Update - September 2025

02/09/25 Register of Electors – updated version

02/09/25 Ampthill Town Civic Reception to Celebrate Volunteers – Thursday October 9, Ampthill Cricket Pavilion. 7-9.30pm

03/09/25 Upcoming events for you to attend – CPRE AGM September 11, Flitwick; Understanding planning Workshop Oct 4 Ampthill.

04/09/25 Chief executive's bulletin - 4 September 2025 NALC

04/09/25 Crime Stats - August 2025

08/09/25 Consultation _ Defining the High Street Areas for High Street Rental Auctions (HSRAs) CBC

09/09/25 Roadworks Alert from Causeway one.network

11/09/25 Chief executive's bulletin - 11 September 2025 NALC

12/09/25 Invite to next town and parish council topic session - Waste Strategy - 25th September, 5-6pm CBC

16/09/25 Roadworks Alert from Causeway one.network

16/09/25 Crime Stats - Interim - September 2025

17/09/25 Local Green Spaces - Invite to online session CBC

18/09/25 Chief executive's bulletin - 18 September 2025 NALC

18/09/25 Beds RCC News - Autumn 2025

19/09/25 Waste Strategy Consultation - Invite to next town and parish council topic session - 25th September, 5-6pm – Cllr Browning to attend

20/09/25 Priority Setting Meeting – Reminder October 8, 6pm start, Kempston HQ

23/09/25 Roadworks Alert from Causeway one.network

23/09/25 Waste Strategy Consultation - Invite to next town and parish council topic session - 25th September, 5-6pm – Cllr Browning to attend

24/09/25 Town Mayors Charity Quiz Night Flitwick November 28

25/09/25 Chief executive's bulletin - 25 September 2025 NALC

26/09/25 Training Opportunity - Planning Application Responses, 5th November 2025

28/09/25 BedsLife and Ampthill & Flitwick Life OCTOBER Issues