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, November 16, 2026, at MAULDEN CHURCH HALL, Church Road, MK45 2AU, following the conclusion of the Extra Ordinary Meeting which begins 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

90	Apologies for absence (*NB: Cllrs' apologies may be recorded without being formally accepted*)		Clerk
91	Declarations of interest regarding personal or pecuniary interest in any agenda item		All
92	Public Forum – Standing Orders will be suspended for members of the public to address MPC in relation to an agenda item or to request matters to be discussed at a subsequent meeting. Members of the public may each have 3 minutes to speak. MAULDEN LOWER SCHOOL NEW HEAD		Public
93	Approval Of Minutes – Parish Council Meetings held on October 12, 2026 – circulated.		All
94	Actions Arising – actions from above minutes not covered under agenda item (*see Appendix A*).		All
95	Clerk's Report & Correspondence – circulated to all cllrs (*see appendix C*)		Clerk
96	Chair's report – including co-option for MPC Cllr vacancy.		Chair
97	Policies – online storage systems, and Social Media Policy. Volunteer Community Pack		Chair
98	Planning: To consider info & reports & resolve where applicable.	Applications received to meeting date (*see Appendix B*), consider planning group recommendations, & to resolve where applicable.	Cllr Phillips
		Autumn Cottage (Highways)	Clerk
		Maulden Garden Centre – planning enforcement	Ward Cllr
99	Finance: To consider info & reports and resolve where applicable	a: Finance report	Clerk
		b: Confirm monthly bank reconciliation approval for Sept & Oct.	Cllr Aston
		c: Payments to be approved – None	Clerk
		d: Payments since the last meeting to be approved	Clerk
		e: Draft Budget 2027-2028	Clerk
		e: Grant funding	Cllr Jackson
		f: Grant applications	Chair
		g: S106 funding – S106 parish register	Cllr Jackson
		h: Resilience Planning	Cllr Phillips
100	Recreation Ground, Play Areas, Green Spaces: To consider info & reports & resolve where applicable.	a: Recreation Ground & Play Area report – inc RoSPA report repairs, Gardeners Close Play Area, bin collection, Maulden Bowls Club lease	Cllr Phillips Cllr Aston
		b: Pavilion – inc Pavilion Group update	"
		c: Trilley Fields Play Area	Chair
		d: Community Orchard – inc access to track	Chair
		e: Millenium Garden maintenance costs	Cllr Phillips
		f: Tree Warden	Cllr Woodward
		g: Allotments	Clerk
		h. Environment	Cllr Illingworth
101	Other reports to be considered & resolved where applicable.	a: Highways	Cllr Browning
		b: Flooding	Chair
		c: Events – inc Remembrance Sunday, Poppies, Christmas Lights, Lantern Parade & Tractor Run, Senior Citizens' Xmas Tea; Community Café	Chair
		d: Village Hall	Cllr Penniston
		e: Defibrillators – inc training	Cllr Rudkin
		f: Streetlights	Cllr Rudkin
		g: Neighbourhood Plan	Cllr Aston
		h: Safety – inc Crime Stats	Cllr Browning
		i: Ward Cllrs' report	Ward Cllrs
		j: Community Emergency Response Team (CERT)	Cllr Penniston
102	Items for next agenda: December 21, 2026		
103	Dates of next meetings: December 21, 2026; January 25, 2027; March 1, 2027 (& Annual Parish Meeting 7pm); April 5, 2027; May 10, 2027 (& Annual Parish Council Meeting.		

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APPENDIX A – ACTIONS ARISING FROM OCTOBER 12, 2026, MEETING

74 Approval Of Minutes	Check draft minutes that are circulated and bring changes and corrections to Clerk in plenty of time before the next meeting.	ALL CLLRS
78 Chair's Report/60 Public Forum	Send MPC's events list to PC Kerry Maxwell for Community Police team to attend if possible	Cllr Browning
77/63 Clerk's Report-69e/50e Defibrillators	Organise defibs training with NUCO, offer places to Clophill PC and other PCs to share cost, then spare places to local people on condition they make themselves available for MPC events.	Clerk
78/64/50j/36j/22j/127j/113j/99j/85j/ 71j/57j/44j/32j/32j/20j Chair's Report	Explore ways of MPC engaging with young people.	Cllrs Browning & Smith
78/64 Chair's Report	Invite Universal Studios' coordinator to meet with MPC.	Clerk
79 :Policies	Amend BYOD Policy to state that only information that is not in the public domain must be deleted when leaving MPC	Clerk
79 Policies	Draw up comments re issues with IT Policy and BYOD Policy and send to Clerk for distribution for Cllrs' consideration.	Cllr Rudkin
80/66/47/33/18/124 Planning	Chase Autumn Cottage update re removal of gates and walls and new planning application. Ward Cllr Summerfield to contact Highways too.	Clerk Ward Cllr Summerfield
80/66/47 Planning	Contact CBC Planning Enforcement re Meadowside enforcement is carried out.	Ward Cllrs Clinch
80/66/47 Planning	Contact CBC over next steps for Dog & Badger enforcement as appeal has been dismissed.	W Cllr Clinch
66/47/33/18/124/110/96/82/68/ 54/41/29/29/17/149/137/125/ 112/99/86/73/54/35/16/186/ 168/150/131 Planning	Continue pressure on CBC planning enforcement, IDB and Environment agency re Maulden Garden Centre and the cars and lorries parked there and environment issues, and new evidence of people living on site, and building work.	W Cllrs Clinch & Smith
80/66 Planning	Look into delegated authority for making planning application comments.	Clerk
81a/67a Finance Report	Write to Mrs Blackley to thank her for her work over the years and say MPC no longer require the bus shelter to be cleaned. Pay £100 honorarium for the last time.	Clerk
682a/8a/49a/35a/21a/126a/112a/98a /84a/70a/56a The Rec	Undertake play area inspection training if BATPC/CBC organise it.	Cllrs Smith, Browning & Summerfield
82a/68a/49a The Rec	Liaise with Clophill Parish Council over possible joint play area inspection training course.	Cllrs Phillips & Illingworth
82a The Rec	Accept the most cost-effective of the three quotes for bin collection.	Clerk
82a The Rec	Read Volunteer Community Pack before the next meeting and send comments and suggestions to Clerk.	ALL CLLRS
82a The Rec	Write to CBC to say MPC will only consider taking ownership of Gardeners Close Play Area if funding for ongoing maintenance and repairs is included, but there is no guarantee of agreement.	Clerkl
82a/68a The Rec	Investigate manufacturer of vintage rocking horse and contact for info on full maintenance and overhaul.	Clerk
82e/68e/49e/35e Millennium Garden	Write to landowners to say MPC are considering whether to continue with the agreement due to rising costs, and ask their views.	Clerk
83b/69b/50b/36b Flooding	Forward interim report from CBC's Flooding Survey.	W Cllr Clinch
83b/69b/50b Flooding	Chase CBC over decision the blocked Silsoe Road culvert does not qualify for repairs.	W Cllr Clinch
83b Flooding	Send pictures of blocked George Street culvert to Ward Cllrs and Clerk	Cllr Illingworth
83b Flooding	Ask Richard Lane to check allotment ditches.	Clerk
83c Events	Ensure VH external sound system is working and there's a lapel mic for the Rector and both wireless mics for the youngsters' readings.	Cllrs Rudkin & Jackson VHMC
83c Events	Distribute lamp post poppies and cable ties to Cllrs to install, buy 50 more from RBL.	Clerk
83c Events	Buy 100 battery-operated tea lights and luminary bags for lantern parade, Nov 28.	Clerk
83c Events	Attend first Community Café on October 30, 10.30-noon at The George.	Clerk, Cllr Illingworth
83c Events	Book 2 Summer Play Events for 2027	Clerk
83d Village Hall	Circulate Village Hall proposal documents for MPC December meeting and arrange for VH expert Simon Patterson to attend MPC's January meeting.	VHMC, Cllr Jackson
83d Village Hall	Send VHMC MPC's grant application pack for building survey.	Clerk
83j CERT	Ensure emergency supplies are ready including aquasacs for flood barriers	Cllr Penniston, Clerk

APPENDIX B – Planning Applications (Comments by Cllr Peter Phillips)

Application No: CB/TRE/26/00540 – comments by November 10
Location: 84 Clophill Road, Maulden, Bedford, MK45 2AD

Proposal: Works to a tree protected by Tree Preservation Order MB/7/2007/T1: Reduce crown of Acacia Tree T1 by 3.5m and sever and strip Ivy.
The property is opposite the road to Green End and then east (towards Clophill) a few metres. Tree T1 (Acacia) is at the front of the property, clearly visible from the road. It is a significant tree in Clophill Road's streetscape
1) Under UK planning standards, the onus is on the applicant to provide a clear, reasoned justification for any works to a TPO tree. To reduce a crown by 3.5m is exceptionally severe and probably conflicts with good arboricultural practice. A reduction of this scale is likely to result in severe dieback of major limbs or trigger an aggressive flush of weak growth, disfiguring the tree and diminishing its public visual amenity value.
I object to the proposal to reduce the crown of this tree.
2) The severing and stripping of the ivy is a positive feature.
I have no objection to the severing and stripping of the ivy of this tree, assuming the bark and the underlying living layer of the protected tree are not damaged, eg removal using hand tools, after first severing the ivy at its base, leaving it to die and wither for a few weeks.
Just an aside, the tree would benefit from a small lateral reduction, eg to clear the telegraph pole, and give more pleasing appearance, if this of concern to the applicant.

Application No: CB/TCA/26/00555 – comments by November 16
Location: 11 Ampthill Road, Maulden, Bedford, MK45 2DA
Proposal: Works to trees within a Conservation Area: Re-pollard Willow Tree.
The property is adjacent to The Orchard. The tree in question is in the rear garden. Under planning regulations, the onus is on the applicant to provide a clear, reasoned justification for any works to a TPO tree. An explanation of why the work is necessary is required, for example: disease, structural issues, or severe property damage. Some reasons, such as disease, Health and Safety issues or structural damage, require a report by a suitably qualified profession. Vague terms such as 'lopping', 'trimming' are usually not adequate. All have received is a sketch map of the tree's location and the proposal 'Re-pollard Willow tree' No such justification has been supplied. Therefore, an objection is necessary.

Application No: CB/26/02995/FULL – comments by November 19
Location: 13 The Knoll, Maulden, Bedford, MK45 2DB
Proposal: Erection of a 1.2m high timber feather-edge boundary fence and a replacement hedge
This is the property in which sits The Bothy. The property is situated within the Maulden Conservation Area. The proposed fence is located within the rear garden and would principally replace the boundary presently formed by a conifer hedge which has been previously approved for removal. A section of the existing conifer hedge would be retained at the southern end. The proposed fence, 1.2m high, has a 150mm gap between the bottom of the timber boarding and existing ground level, allowing low-level passage of floodwater towards the existing watercourse. Supporting posts would be concealed from view. A new privet hedge would be planted on the garden side of the fence, consistent with the replacement planting identified in the earlier application. There is no change to the existing pedestrian path that follows the boundary, providing access between Ampthill Rod and The Knoll.
I have no adverse comment

Application No: CB/26/03256/VOC – comments by December 3
Location: 18 Trilley Fields, Maulden, Bedford, MK45 2US
Proposal: Variation of Condition number 2 of planning permission
CB/25/00385/FULL. Variation sought to amend the approved plans referenced MDA-25001-001 and replace with 1592-001 The plans indicate the rear conservatory would be enlarged and its roof re- shaped.
I have no adverse comment

APPENDIX C – CORRESPONDENCE LIST OCT 12-NOV 16, 2026

TO BE DISCUSSED
???

ON AGENDA OR DEALT WITH
12/10/26 You are invited to attend the next in person Town and Parish Council forum - 2nd November 2026
12/10/26 RE_ Council Member – Sue Nimmo submitted statement of interest to be coopted to the MPC vacancy.
13/10/26 CCTV – Beds Police asked if there is any CCTV in the village following a burglary in Snow Hill, clerk said there is at The Rec, and at the Village Hall and gave contact details for the VH.
13/10/26 Gardeners Close Play Area – Equipment Improvements Enquiry – Halo Playgrounds asked about possible transfer to MPC of CBC's play area and if they can help with improvements etc. Clerk explained there's no agreement yet and MPC would only consider it if
13/10/26 Your Fixed Billing Waste Collection Quote – revised Waste Managed quote, £48+VAT per month, £576+VAT per year, one-off £30+VAT service free, no excess weight charges, 12month contract, monthly direct debit. Quote lasts to October 26.
14/10/26 Re_ Village Hall fairy lights – VHC responded to clerk's query if MPC's fairy lights that had been removed from the hall could be returned or reinstated for the Christmas party. Said they had been damaged so were removed.
15/10/26 RE_ s106 Report for Maulden Parish Council – CBC officer sent Maulden's latest S106 funds report after Ward Cllr Smith's request, explained there are still issues with accessing Town & Parish S106 Reports that CBC's It have to resolve.
15/10/26 Re_ Maulden Pavilion - Planning Validation + Decision Date – Architect said CBC planning have suggested a change of use is merited given the reduction in changing facilities and creation of communal space. Advice sought from S106 team to ensure current plans with folding partition still meet criteria for claiming funding to improve the changing facilities. CBC officer confirmed they believe the proposal should be acceptable, but it may depend on the area planning manager when the S106 application is submitted.
16/10/26 Re_ Wheelie bin price – Biffa followed up Oct 9 queries, confirmed two-weekly collection at £657.28 + VATA per year, no weight restriction, working on a rolling average, can collect on a Tuesday, can't empty current bins, payment via direct debit in arrears on a monthly basis. Clerk responded

that MPC would be interested in taking the contract and asked if they could start asap, sales person now out of office until November 3, clerk rang company who passed message to sales team but no one called back by Oct 26.
16/10/26 A Support Ticket has been created by Cloud Next #141279 - Update - Your 10 GB Mailbox Upgrade – price increase to £24.99. Clerk asked for price of premium 50GB deal. It's £49.99
16/10/26 Maulden Parish Council - Parents 75th Birthday 9th January 27 – query about VH bookings, clerk passed on contact details.
16/10/26 Re: Follow up to Maulden BW 32 Stakeholder meeting No.2 – Rector clarified ecclesiastical land law to CBC, pointing out there is no income from graves bar the initial small payment for the burial, all maintenance and upkeep is borne by the church. Added history of latest graveyard extension, and that the closed graveyard becomes either MPC or CBC's responsibility. Clerk added that MPC can refuse to take on a closed graveyard which would have no income so maintenance have to funded by the precept. If that happens it then, by default, becomes CBC's responsibility. CBC responded they are treating the church as a landowner, and they are open to shared applications to split the costs between parties as CBC can't take the costs on.
16/10/26 A QUESTION – resident asked about anyone who helps with medical transport, clerk gave Ampthill & Flitwick Good Neighbours contact.
18/10/26 Maulden Parish Council - Hall booking – query about VH bookings, clerk passed on contact details.
19/10/26 RE_ Follow up to Maulden BW 32 Stakeholder meeting No.2 – CBC response to MPC's questions, compensation payable to those with a legal interest in the land, eg farm tenants, if they claim. CBC's section moving on to farm land is longer than church's , but CBC could also claim compensation for their land used to avoid the graveyard. Compensation payable because landowners (church) don't want the BW on the aligned route. No compensation payable if church land was to be lost to BW because it would be recording an existing but unrecorded path.
19/10/26 Maulden lower school – Maulden Lower School contact said new head would like pupils to lay a wreath on Remembrance Sunday, clerk sent schedule and risk assessment and said MPC have a spare wreath from RBL at £23.
20/10/26 Fw_ Wingfield Recreational Ground, Maulden Skatepark Project – suggestion for installing a skatepark, splash pool and new café building at The Rec. Clerk responded with info about the Pavilion project, including the village questionnaire where 44 were against a skate park, only 27 in support, and only 2 suggested a splash pool. Explained about need for changing facilities and prohibitive cost of demolishing the current pavilion and replacing it. They followed up with ideas re a direct survey, crowdfunding, Lottery grants and good behaviour of otherwise difficult youngsters at skate parks in Flitwick and Shefford. Clerk thanked them, pointed out the questionnaire was a direct survey that didn't support a skatepark, the results are being acted upon and need to be completed first. Added the site suggested is directly across from The Brache homes, and a residents' petition had prevented MPC's plans to site a storage container there, and that grants and Lottery funding will be sought for the current project so needs to be complete before going for bigger projects. Said their enthusiasm is welcome and would be great to help complete the current projects first.
20/10/26 Hall Lights & Poppies – VHC chair said the VH is happy to fund the replacement of the lights in the hall and will ensure they are installed for the Christmas party.
20/10/26 Application Ref. CB/TRE/26/00540 84 Clophill Road, Maulden, Bedford, MK45 2AD Comments by November 10
21/10/26 Your annual return for WINGFIELD RECREATION GROUND is due on 31 January 2027. Start your submission today. – Clerk completed return.
21/10/26 Annual Return 2026 - confirmation of receipt CRM26_052300271246
21/10/26 Visit to Maulden Brownies at Scout Hut, Maulden - Mayor of Ampthill – courtesy email that ATC mayor wants to wear his chain of office in Maulden, clerk confirmed MPC had no issue with this.
21/10/26 RE_ You are invited to attend the next in person Town and Parish Council forum - 2nd November 2026 – Cllrs Browning & Smith & clerk attending.
22/10/26 Planning application 13 The Knoll, Maulden, Bedford, MK45 2DB CB/26/02995/FULL comments by November 19.
23/10/26 Speeding issues, Snow Hill, Maulden – resident raised issues, gave details of incidents, again raised idea of tree planting on VH land. Clerk explained history of MPC trying to achieve road safety improvements, CBC's refusal and changes to Road Safety Partnership scheme, plus reiterating that VH land covers old village tip so is unsuitable for trees, which would also affect use of the land. Forwarded to MPC and ward cllrs for consideration.
23/10/26 Social value Maulden – resident asked about MPC's interactions with Universal to discuss social impact and value initiatives. Clerk explained there is no social impact team, community engagement is presentations such as at BATPC AGM last week which MPC attended. MPC have invited community liaison officer Rosie Kavanagh to attend a council meeting.
23/10/26 Blanket TTRO Notice - Remembrance Day 2026 – confirmation of TTRO Notice for Remembrance Sunday Road Closures.
24/10/26 Fly Tipping Report - Case Ref_ EFF026649 – flytipping of corrugated roofing material, sleepers, tyres, garden waste by New Road junction reported. CBC responded it has been passed to their contractors to clear.
26/10/26 Signing Complete for Waste Managed Contract Annual Pass - Maulden Parish Council
26/10/26 Signing Complete for Waste Managed Duty of Care (1) - Maulden Parish Council
26/10/26 IMPORTANT _ DIRECT DEBIT CONFIRMATION – confirmation of contract signed with Waste Managed for fortnightly bin collection
26/10/26 Application Ref. CB_TCA_26_00555 11 Ampthill Road, Maulden, Bedford, MK45 2DA comments by Nov 16.
26/10/26 RE_ Remembrance Sunday, November 8, 2026 – MP's office confirmed his attendance at Xmas lights event on November 28.
26/10/26 Xmas Lights – 100% Christmas vendor asked about this year's event, Clerk explained there will be no stalls this year.
26/10/26 Re_ [EXTERNAL] Maulden Parish Council invitation – Universal rep Rosie Kavangh accepted MPC's invitation to attend a meeting, booked for January 25.
27/10/26 Opportunity to Install Electric Vehicle Charge Points at Your Site – CBC asked for details of MPC site to install EV chargers, clerk explained MPC have no suitable sites and EV chargers already partially on MPC land at The Brache where a profit share deal is in place, added only possible site would be VH and gave contact details for VHMC.
28/10/26 Road junction safety Duck End Lane – resident raised concerns over dangers of exiting Duck End Lane over difficulties using the mirror situated opposite and a newly-created car parking space at a house alongside the junction. Clerk explained highways is CBC responsibility and gave links to their contact form and FixMyStreet as well as copying in Ward Cllrs.
28/11/26 Autumn Cottage update please – CBC officer rang following clerk's chase as the three months to remove the gates and walls is about to end. Explained the resident has agreed with planning and highways where they should be moved to but there's an issue with how this affects the double garage they have planning permission for. The resident has said they're awaiting drawings for the new design to submit the planning application, once submitted will get contractors to start work on the foundations for the new gates and walls but won't remove the ones that are in the wrong place until then because they don't want to leave the frontage open. The officer said it's not the best news but is happy with the current progress.
03/11/26 Autumn Cottage – resident affected by the ongoing issues rang for an update, clerk explained last week's call.
05/11/26 Re: Play Areas – CBC responded to Clerk's notification that MPC will only consider taking over responsibility for Gardeners Close Play Area if some ongoing maintenance funding is made available. Officer said no monies would be forthcoming, clerk confirmed until there is MPC will not enter any further discussions.
05/11/26 Planning application 18 Trilley Fields, Maulden, Bedford, MK45 2US CB/26/03256/VOC - Comments by December 3
06/11/26 Precept Request 2027_28 - Maulden Parish Council (PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL & ATTACHMENTS) – Precept calculation forms and info from CBC.
09/11/26 Re: Clarks Cakes stall – confirmation from baked goods vendor for Christmas Lights, needs table and power access, will bring gazebo.
09/11/26 Hall Enquiry – query about booking Maulden Village Hall, clerk passed on contact details.
09/11/26 Re_ Seniors Christmas afternoon tea – confirmation from Clare's Catering that numbers are needed asap after Dec 1 deadline with dietary requirements, there will be 2 members of staff and thermos serving flasks for tea and coffee.

FOR INFORMATION
12/10/26 You are invited to attend the next in person Town and Parish Council forum - 2nd November 2026
13/10/26 Roadworks Alert from Causeway one.network
13/10/26 NALC events
14/10/26 Have your say on the Minerals and Waste scoping consultation Nov 27 deadline
15/10/26 Chief executive's bulletin - 15 October 2026 NALC
16/10/26 Crime Stats - Interim - October 26
19/10/26 NALC Annual Conference 2027_ tickets now on sale June 27, 2027
20/10/26 Roadworks Alert from Causeway one.network
20/10/26 NALC events

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21/10/26 Chief executive's bulletin - 22 October 2026 NALC
26/10/26 Announcing the Great British Spring Clean 2027 dates Keep Britain Tidy March 12-28
27/10/26 Roadworks Alert from Causeway one.network

29/10/26 Budget 2026 - Is that it? MP Blake Stephenson
29/10/26 Chief executive's bulletin - 29 October 2026 NALC
30/10/26 October round-up - exploring Bedfordshire and CPRE Bedfordshire news

02/11/26 Crime Stats - October 2026
03/11/26 Roadworks Alert from Causeway one.network
03/11/26 NALC events
05/11/26 Chief executive's bulletin - 5 November 2026 NALC

09/11/26 Bedfordshire Fire and Rescue Service Community Risk Management Plan Consultation deadline Jan15 2027