



# HEATH & REACH PARISH COUNCIL



## Minutes

Minutes of the meeting of the Full Parish Council held on Monday 3<sup>rd</sup> November 2025 at 7.00pm at The Village Barn, Eastern Way, Heath & Reach

Signed – S D Grierson-Hill

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### 11.25.0 INTRODUCTION:

- a) Meeting attendees: *Cllrs. Reading (CR), Bevan (JB), Inns (AI), Ellis (TE), Milne (LM), and Webb (JW).*
- b) Apologies for absence: *Cllrs. White & Smith.*
- c) Absentees: *None.*

### 11.25.1 DECLARATIONS OF INTEREST: *None.*

### 11.25.2 APPROVAL OF PARISH COUNCIL/COMMITTEE MINUTES:

- a) Approval of full Parish Council minutes for October 2025: *Approved and signed by Cllr. Reading.*
- b) Approval of Finance Committee minutes for October 2025: *Approved and signed by Cllr. Reading.*

### 11.25.3 PUBLIC FORUM: members of the public have a cumulative 15 minutes to address the Parish Council. No resolutions other than those on the agenda can be resolved from items raised in the public forum.

*Six members of the public (MOP) attended. The following points were raised.*

*1. Are the Christmas lights going on the pumphouse, it was confirmed yes.*

*2. MOP representing Mile Tree Road residents raised concerns over a number of aspects of the Eastern Way/Checkley Wood development. Points raised:*

*Traffic volume, it is suggested there are currently 20,000 vehicles daily along A5 with no provision for a bypass within the new build.*

*Transport policy should prioritise pedestrian and cycle movement in all new developments, in line with the NPPF's emphasis on sustainable travel; currently, there is no evidence that this requirement is being met.*

*There is a discrepancy between Leighton Buzzard's housing growth and the supporting infrastructure. New estates have been constructed without adequate infrastructure, and existing provisions are likely to be stretched. As a result, Leighton Buzzard experiences significant congestion, particularly on weekends.*

*A demonstration is required to show how flood risk will be managed if such a large area is to be covered with tarmac.*

*High harm to the greenbelt means CBC must justify releasing the land.*

*CR confirmed that the Parish Council fully recognises and shares the concerns raised above. These issues will be formally presented to AWE at their upcoming presentation later this month, ensuring that the views of the community are clearly communicated to the developers.*

*In addition, the public will be invited to attend a consultation organised by AWE at a future date. The PC is committed to ensuring that details of this public consultation are made widely available, so that all interested residents have the opportunity to participate and make their voices heard.*

*3. A request was made for a public consultation regarding the funds currently held by the Parish Council for traffic calming. In response, CR confirmed that the PC is awaiting further discussions between Cllr. Mark Versallion and Central Bedfordshire Council (CBC) on this matter. It was agreed that, should there be no definitive progress or outcome by the end of the year, a date for the public consultation will be set at the Parish Council's meeting in January.*



## 11.25.4 PARISH COUNCIL REPORTS:

### a) **CBC Councillor Mark Versallion report:**

*MV confirmed that the plans for Checkley Wood development (Eastern Way) are at this stage, only submitted as ideas for the Local Plan. The Local Plan will be published September 2027 when the development will then be put forward for consultation. When Council (CBC) have listened to consultation and any changes made, it will be submitted to Secretary of State for approval by 2029, only then will the development be able to go ahead and apply for planning permission. MV feels it may well be thrown out from CBC as the impact on travel heading south through Hockliffe is impractical without a bypass. There are many more appropriate strategic sites, outskirts of Milton Keynes for example.*

***Traffic calming:** MV had a meeting with Gary Powell and Kyle Stewart at CBC. Budgets will be slashed, and they have not got the manpower or money to do drawings. However, he did note that £20k of taxpayer's money was used to remove and reinstate a speed hump in Ampthill when the cycle race passed through recently. MV will speak with Deputy Chief Executive at CBC and will report back in December's meeting.*

### b) **Clerks report:**

*Emailed to all PC members prior to meeting.*

## 11.25.5 MATTERS ARISING (for info only):

a) **Traffic Calming update:** *Following MV's report, it was confirmed that a date for the public consultation will be set at January's meeting if no further development has been agreed by the end of the year.*

b) **Speed Watch update:** *No further volunteers have come forward. Four sessions were planned for October but not enough volunteers. However, two sessions were conducted. The first was at 7.45am on Leighton Road, 457 vehicles passed through, six in excess of 35mph, highest recorded speed was 39mph. The second was at 8.10am on Woburn Road, 381 cars passed through, two in excess of 35mph highest recorded speed was 37mph. A new location by The Church has been approved by The Speed Watch Community Team.*

## 11.25.6 Planning & Environment:

a) **CB/TCA/25/00435** - 4 Heath Green: Works to tree in conservation area. Lime tree crown reduce to 1mtr away from wall: **NO COMMENT.**

b) **CB/25/02831/TDM** – Land adjacent to water tower: Telecommunication determination. Installation of 12mtr monopole, 1 x omni antenna at 13.45m high with ancillary equipment including 1 x Collinear antenna, GPS module, 1 x cabinet and associated cabling: **NO COMMENT.**

### c) **CBC Committee decisions/response to questions asked by PC.**

*TE reported ten planning applications have been submitted to Committee, four were approved, one refused, one withdrawn and four are currently undecided.*

*The Ranch Miletree Road - Resubmitted with various changes – undecided.*

*Land opposite Flying Fox – revert to agricultural land – undecided.*

*Stone Lane – development of solar farm – undecided.*

*Double Arches Mobile Home Park, Eastern Way – reconfiguration of existing permitted site – undecided.*

*Since last meeting DMC actively discussed land at Chamberlains Barn to which PC objected to in 2018. Recommended for approval by Officers and approved by DMC. A lot was discussed on travel with sympathy for Heath and Reach so an approval condition was made for traffic Management to prevent traffic coming through village.*

*Land off Eastern Way: Improvements to existing access to include replacement of existing fencing and gates and creation of a new internal track – this was refused.*



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## 11.25.7 MATTERS FOR DISCUSSION & RESOLUTION (where possible)

### a) P3 Public Footpaths network:

*Helen Loomes attended the meeting to request help with the following projects. The reinstatement of Webbs Way, the creation of a new path to join Webbs Way from the new development granted off Shenley Hill Road and a new cycle path to run behind St Leonards Church to Linslade Road. Helen stated, 'this is a great opportunity for a circular route to be opened up around Heath and Reach.' Helen would like a member of the PC to join the P3 Committee which is currently in place. No immediate offers so PC will discuss at a meeting in the future.*

**b) Community asset (Co-op & post office):** Clerk confirmed she has liaised with CBC and is in the process of completing forms to register a convenience store and post office as a necessary asset to the village.

**c) Quarry: condition of roads** – CBC are responsible for gully cleaning, however, given that their schedule is every three years, PC are to ask the local quarries if they will contribute to the clearing of the gullies. Clerk to write to the Quarries – *IT WAS AGREED.*

**d) Remembrance Sunday:** Member of PC to place wreath on Remembrance Sunday at Heath & Reach Cemetery. CR will lay wreath at service on 9<sup>th</sup> November 2025.

**e) McAfee renewal:** Protection for laptop due to expire 12.12.25 – renewal price. £109.99 – *IT WAS AGREED.*

**f) Christmas lights:** Arrangements for lights on pumphouse and tree. *The tree has been ordered, the lights have passed PAT testing, and arrangements are in place for both the tree and lights (including those at the pumphouse) to go up in the first week of December.*

## 11.25.8 FINANCIAL ADMINISTRATION:

**a)** Community ac: £16,403.49 Savings: £ 383.87  
32-day notice account: £ 67,513.43 Unity Bank: £ TBC

### b) Payments:

Markland Gardens	£ 400.00
Reynold Landscapes (Monthly grass cutting)	£ 1,411.20
Sue Grierson-Hill	£ 1,083.30
Sue Grierson-Hill expenses (poppy wreath, postage, ink, and glowsticks for Carols on The Green)	£ 101.70
B Kent Electrical Ltd (new sub main in changing room)	£ 228.00
McAfee	£ 109.99
One Group	£ 72.00

### c) Direct debits/Standing orders:

Bri Gas (Bryants Lane)	£ 140.36
Bri Gas (Clock tower)	£ 27.34
Litter picker (Bryants Lane)	£ 57.60
Anglian Water	£ 45.00
NEST Pension	£ 17.90
Waste Managed	£ 98.40

## 11.25.9 AOB/ Items to go on next agenda:

1. Review of planning policy and decisions
2. Screen monitor for Clerk.

## 11.25.10 Date of next meeting: 1<sup>st</sup> December 2025

Meeting closed at: 7.58pm