

MINUTES OF MILLBROOK PARISH MEETING

Wednesday 13 August 2025

Present: Lee Kelsey (Chair); Ward Cllr Clinch; Ward Cllr Smith; Ward Cllr Summerfield; Julie Todd (Clerk) + 14 Members of the Public

504. Apologies

James Simpson, Claire Wright, Ryan Oooley, Theresa Evan, Roger Evan and Catherine Colgan.

505. Minutes of Last Meeting – 14 May 2025

One amendment: 490 Nomination of Vice Chair should read Alison Smyth not McCoy. With this amendment, Aeone Shrimpton proposed and Mike Edwards seconded that the minutes were a true record of the meeting. This was unanimously agreed and Lee Kelsey duly signed.

506. Matters Arising

493. UTAC – Lee Kelsey met with UTAC re MOD transporters. There is a 10 year contract between the two parties with 8-10 traffic movements every month. UTAC is fully aware of the issue of transporters using Sandhill Close. Possibility of a new entrance being investigated. **Action: LK**

507. CCB Ward Councillors' Reports

See 508. Universal Studios

508. Universal Studios

Discussion re impact during both construction and operating. Key points:

- Increase in traffic on Sandhill Close – possible solutions – satellite navigation systems do not show Millbrook as a possible route; ANPR cameras; signage saying no route to Universal Studios; routes included in construction contracts with penalties for using non specified routes.
- Traffic data and new infrastructure – do not take into consideration Marston Vale villages (5,000 new homes)
- Noise and light pollution – potentially tallest rides in Europe.
- MPM to submit comments. **Action: Clerk/LK**
- Accommodation provision – Bedford Borough Council held a meeting with providers. Cllr Clinch to discuss with CBC. **Action: SC**

509. Land East of Warren Farm, Woburn Road, Millbrook MK45 2HY

CBC Planning Enforcement report requested – to be circulated to village once received. **Action: Clerk**
CB/22/04124/LDCE – still outstanding. Clerk to request update from Jennie Selley, Head of Planning. **Action: Clerk**

510. Reports/Updates:

I. Planning

CB/25/02285/FULL – Dellfield Farm – unanimously agreed to object. **Action: Clerk/LK**

II. Highways – Sandhill Road 20 mph Petition

Cllr Mark Smith emailed Cllr John Baker (CBC Highways Portfolio) asking for update. It was agreed MPM to invite Cllr Baker to Millbrook to experience first hand level of traffic, poor crossings and narrow footpaths. It was agreed this matter is now urgent in light of Marston Vale Villages application and Universal Studios. **Action: Clerk**

III. Recreation Ground: Play Equipment Annual Safety Report

Equipment was graded very low/low risk. Hedges/low branches need cutting back and entrance gate to be looked at for possible replacement. Chris Shrimpton and Mike Edwards agreed to investigate. The multi-activity play equipment and activity trail have been identified as having a life expectancy of 3-5 years. It was agreed to discuss this at November's meeting with a view to applying for Rookery South funding. Clerk to investigate if spikes can be put on top of swings to deter birds. **Action: Clerk**

IV. East/West Rail

Plans currently on hold – need to take into account Universal Studios.
MPM – 13/08/25

V. Rookery South ERF

All three lines were serviced in May/June. Currently offering apprenticeships – 3-4 years long. £41,000 was awarded in grants in March.

Following report was read out at the meeting:

Rookery South District Heating Scheme Update

At the Millbrook Parish Council Committee meeting in May, we reported the submission of two planning applications for the district heating scheme: one for the pipework and another for a new Energy Centre at Rookery South ErF.

While we initially anticipated a decision by 1st July 2025, the timeline has been extended due to additional consultations and the validation of survey work required to support Central Bedfordshire's planning process. We now expect a decision on these applications towards the **end of August 2025**.

In parallel, we're making good progress exploring opportunities for connections to the network and engaging with potential heat and electricity off-takers.

Subject to planning approval, we aim to mobilise and begin works by the **end of 2025**. Prior to the commencement of any works, there will be a period dedicated to discharging planning conditions and finalising road closure plans with highways authorities. We will also hold further engagement sessions with the community before any work begins.

Cameron Wood
Project Development Manager
Vitalenergi

VI. Millbrook Vale Sub Station

Works are almost complete. Pylon arms are being adjusted. Testing will take place followed by signing off. Will be operational from end of 2025 and operate for a maximum of 1,500 hours per year.

VII. Marston Vale New Villages

Outline application is in. Meeting of stakeholder group next week.

511. Finance

Current Account: £10,549.34

Deposit Account: £8,786.08

Reserve held for replacement of play equipment – see 510 III above.

Currently applying for online banking with Lee Kelsey and James Simpson on mandate.

512. Correspondence

Circulated prior to the meeting.

513. Open Forum

Dustcarts using Sandhill Close on non collection days – Clerk to contact CBC.

Action: Clerk

Sandhill Close Hedges – Clerk to write to Bedford Estates requesting hedge is cut. If work not completed by end of September, Richard Gates will be asked to cut back.

Action: Clerk

514. Matters to be Brought Forward to Next Meeting

Play equipment

515. Date of Next Meeting

Wednesday, 12 November 2025.

Signed Date