

MINUTES OF MILLBROOK PARISH MEETING

Wednesday 15 January 2025

Present: Chris Shrimpton (Chair); Jennie Thomas; Ward Cllr Clinch; Ward Cllr Smith; Ward Cllr Summerfield; Julie Todd (Clerk) + 14 Members of the Public

482. Apologies

Carolyn Chappell and Alyson Smith.

483. CB Ward Councillors' Reports

- Ward Councillor Grant – match funding available.
- Government Devolution Proposal – CBC would come under South Midlands with, possibly, Bedford Borough Council, Luton Borough Council, Milton Keynes Council and two councils in Northamptonshire.
- CBC 2025/26 Budget – currently being drawn up. Possible reorganising of Council + redundancies. £18 million is currently spent on SEND transport. 5% increase in council tax is likely.
- Computer telephone system being installed.
- FixMyStreet – if service is not satisfactory details to be emailed to Ward Councillors.

484. Planning Issues:

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

WC Clinch reported that Enforcement Officer will be visiting site.

Plot 9 - CBC intending to issue Enforcement Notice - case has been handed over to another Enforcement Officer and WC Clinch has requested a meeting.

Plot 10 - Enforcement Notice Stands. Vehicle washing is being undertaken and the question of where waste water goes was raised.

Plot 4 – undertaking white lining activity which is not agricultural.

Business rates – matter of whether units pay business rates was raised.

ii. Dellfield Farm

Applications for dog training were refused and subsequent appeal was dismissed. Enforcement Officer is currently drawing up enforcement notice. Retrospective application for agricultural buildings for sheep has been called in to DMC.

iii. Manor Park Farm

This sits within conservation area. Applications date back to 2015 and currently three planning applications are outstanding.

WC Clinch to follow up issues and report back to the Meeting by 14 February 2025.

Action: SC

Performance of CBC on the above three sites was discussed and Jem Elson proposed writing to Lorna Carver, Director of Place and Communities expressing the Meeting's concern over the above three planning issues. Mike Edwards seconded and it was unanimously agreed.

485. Military Vehicle Movements

In December a low loader carrying a tank drove down Sandhill Close. This very wide load meant oncoming traffic had to mount the pavement. It was agreed MPM would contact MoD and request that the road is officially closed for such movements.

Action: Clerk

486. Open Forum

Sandhill Close 20 mph Speed Petition – submitted in October 2023 – no response from CBC. WC Clinch to follow up.

Action: SC

CB/24/03746/OUT Land East of Hazelwood Lane – proposed development falls outside Local Plan criteria. It was agreed a letter of objection will be submitted.

Action: CS/JT

487. Matters to be Brought Forward to Next Meeting

Nothing raised.

488. Date of Next Meeting

TBA

Signed Date

Appendix I

Ward Councillor Report for Millbrook Parish Meeting 13/11/24

Firstly, Ward Councillors apologise that for various reasons, none of us were available to attend the Parish Meeting tonight. We continue to chase up on issues brought to us by the Parish Meeting and residents, and encourage residents to contact us directly or through the Parish Meeting on matters where you think our intervention may be helpful. As we were not able to attend today, we are keen to offer a Ward Cllr surgery to residents and are happy for Parish Meeting to suggest some potential dates, times and venues for a meeting or drop in.

Following the meeting agenda:

473. **Land East of Warren Farm**, Woburn Road, Millbrook, MK45 2HY: We have not been contacted by Planning Enforcement in relation to any further progress on the various plots. If the Parish Meeting has specific additional concerns relating to land uses on the sites, please let us know and inform Planning Enforcement.

474. Reports/Updates

I. **Planning** - Dellfield Farm/ Sparta Kennels CB/24/00157/Full is awaiting the outcome of an appeal against refusal. Incidents have continued to be reported and Planning Enforcement and Ward Cllrs should be informed if additional issues arise. Animal Welfare and Licensing, Community Policing and the Rural Crime Unit are all aware of the site. The site operator is still subject to a Community Protection Notice Warning, which stands until February 2025.

II. **Highways** – Sandhill Road 20 mph Petition – Cllr Clinch has repeatedly requested and is still awaiting an update on how this request is being progressed from the initial report responding to the petition, which was presented to Traffic Management Meeting last November. The Highways Portfolio Holder and Director for Highways (last statement 26/04/24) have both been asked to follow this up, in addition to requests through standard Ward Cllr information channels. Ward Cllrs will continue to ask that this is progressed. A query to Cllr John Baker from the lead petitioner and/or Millbrook Parish Meeting might get an answer.

III. **Recreation Ground**: Play Equipment – the Ward Cllr grant application is currently with officers who may not progress it as a retrospective application.

IV. **East/West Rail** - after a period of hiatus over funding, the East West Rail project looks to be back up again, with a new round of public consultation. The nearest in person session is at [Lidlington Village Hall](#), 6 December 2024, 2pm - 7pm. The full consultation details are available here: [East West Rail | Consultation 2024](#)

V. **Rookery South ERF** – Rookery South have today announced a Carbon Capture project, subject to consultation and planning permission, with Consultation Events on 21st and 23rd November. I have attached the leaflet to this email. There is further information on the project available here: [Rookery South - Carbon Capture Facility](#)

Other updates: Universal Studios is still pending a Government decision – it is not part of the normal planning process as it is considered National Infrastructure.

CBC General News

Millbrook Parish Meeting may wish to respond to the **CBC Freight Strategy Consultation** – especially Chapter 6 about enforcement of weight limits and appropriate routes. The closure date is 20th December.

Information here: [Consultation on draft Freight Strategy 2024 | Central Bedfordshire Council](#)

The **Local Plan revision** has completed the public consultation phase on priorities for the plan. The next stage is a call out for Brownfield Sites for potential development.

Information here: [Call for Sites | Central Bedfordshire Council](#)

Cllr Susan Clinch susan.clinch@centralbedfordshire.gov.uk

And on behalf of Cllr Mark Smith mark.smith@centralbedfordshire.gov.uk, Cllr Gary Summerfield gary.summerfield@centralbedfordshire.gov.uk

MPM – 15/01/25

Appendix II

Warren Farm, Millbrook MK45 5HY

Planning History

Date	Application No	Location	Proposal	Notes
18/12/13	CB/13/04251	Land at Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Lawful Development Certificate Existing: The use of the building and land for the purposes of the storage of scaffolding equipment including associated mechanical machinery	Granted
11/02/15	CB/15/00204/FULL	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Material change of use of an agricultural building to two units for the purposes of B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses (development already carried out)	Withdrawn
10/04/15	CB/15/01352/FULL	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Change of Use: Material change of use of an agricultural building to two units for the purposes of B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses (development already carried out)	Granted
04/06/19	CB/19/01357/FULL	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Use of land as machinery / plant training facility, placement of portacabin on site, hardstanding area, remove leylandi trees within site, and associated works	Refused
07/06/19	CB/19/01357/FULL	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Use of land as machinery / plant training facility, placement of portacabin on site, hardstanding area, remove leylandi trees within site, and associated works	Refused

16/08/19	CB/19/02670/FULL	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Two Storey Side and Single Storey Rear Extensions.	Refused
10/09/19	CB/19/02670/FULL	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Two Storey Side and Single Storey Rear Extensions.	
03/02/20	Town and Country Planning Act 1990 Appeal by Miss Sheaf - CB/19/02670/FULL Appeal Reference APP/P0240/D/19/3242799			
16/11/20	Appeal Decision			Allowed with conditions
02/10/19	CB/19/02502/FULL	Land to the rear of Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Erection of two, two- storey wooden residential cabins. Following demolition of a stable and shelter	Application withdrawn
08/10/19	CB/19/02502/FULL	Land to the rear of Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Erection of two, two- storey wooden residential cabins. Following demolition of a stable and shelter.	Application withdrawn
28/10/19	CB/EN/19/0500	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Stationing of residential caravan and commercial activities An investigation has not yet taken place, but if the enquiry is confirmed as a breach of planning control you will be notified.	
14/06/22	Appeal reference: APP/P0240/C/22/3299695 and 3299696	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Alleged breach: Stationing of residential caravan and commercial activities on LDCE storage part of site adjacent to public footpath	21/05/24 Decision: "Enforcement Notice Quashed"

16/06/21	CB/20/01956/FULL	Unit 2, Manor Park Farm, Woburn Road, Millbrook, MK45 2HY	Barn Extension	Granted
31/07/21	CB/20/02491/PAAC	Land to the North of, Woburn Road, Millbrook Ampthill MK45 2HY	Prior Notification of change of use from agricultural to flexible commercial: Plots 10 & Plot 11 for storage, maintenance, move and to carry out other related tasks regarding small-to-large construction plant and equipment.	Application withdrawn
02/07/21	CB/21/02984/VOC	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Variation of Condition 3 & 4 of planning permission CB/15/01352/FULL (Material change of use of an agricultural building to two units for the purposes of B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses (development already carried out) Vary Cond 3 to 'The development hereby permitted shall not be carried out except in accordance with details shown on submitted plans CBC/001, 001A REV 001 & 001B REV001.Vary Condition 4 to vary to allow for the storage of goods and equipment	Refused
16/06/22	Appeal Reference: APP/P0240/W/22/3294262	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Variation of Condition 3 & 4 of planning permission CB/15/01352/FULL (Material change of use of an agricultural building to two units for the purposes of B1 (Business), B2 (General	09/08/22 Outcome: "Allowed with conditions"

			Industrial) and B8 (Storage and Distribution) uses (development already carried out) Vary Cond 3 to 'The development hereby permitted shall not be carried out except in accordance with details shown on submitted plans, 001A REV 001, 001B REV001 and 2569-002. Vary Condition 4 to vary to allow for the storage of goods and equipment.	
23/02/21	CB/21/00639/VOC	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Variation of Condition numbers 3 and 4 of planning permission CB/15/01352/FULL (Material change of use of an agricultural building to two units for the purposes of B1, B2 and B8): Allow for the storage of equipment goods, waste or other materials shown on plan SC/02	Refused
14/04/22	Enforcement Notice CB/EN/19/0500	Land east of Warren Farm, Woburn Road, Millbrook, Bedford MK45 2HY	Without planning permission, the material change of use of land for the import and deposition of building and other waste including bricks, stone, wooden materials, scrap metals, roofing materials, plastics and the storage of skips, HGVs and construction plant 4. REASONS FOR ISSUING THIS NOTICE It appears to the Council that in respect of the use of the land for the parking of HGVs and construction plant, the storage of skips	

14/04/22	Stop Notice		<p>and the use of the land for waste import and deposition has occurred within the last ten years The development is within the open countryside, outside any defined settlement adjacent the Millbrook Conservation Area. Although there is some sporadic neighbouring development, it would be considered an unsustainable location for the purposes for which it is currently in use, this is directly because of the lack of public transport to the site, and lack of access to local services. It is considered that there is conflict with Policy SP7 the Councils Adopted Local Plan which identifies which uses may be acceptable outside of settlement envelopes, and whilst at times employment uses would be found acceptable, these uses should still be located within sustainable locations.</p>	
23/01/24	Appeal Ref. APP/P0240/C22/3299811	<p>The Owner / Occupier Plot 5 Warren Farm Woburn Road, Millbrook, Bedford MK45 2HY</p> <p>Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY</p>	<p>Cease the use of the land for the importation and deposition of building and other waste</p> <p>PLOT 6 - Description of Breach Without planning permission, the material change of use of Land for use for the parking of HGVs, trailers and a construction plant, the</p>	24/05/24 Decision: Enforcement Notice Upheld with Corrections

	<p>Appeal Ref. APP/P0240/C22/3299809</p> <p>Appeal Ref. APP/P0240/C22/3299804</p>		<p>storage and siting of mobile offices, metal shipping and storage containers, equipment and parts for plant and caravans and skips, the deposition and importation of building and other waste including plastics, vehicle parts, sub soil, pipework, sand, tyres, stone, metals, roofing materials and timber and the formation of areas of bunding throughout the Land</p> <p>Plot 7 - Description of Breach Without planning permission, the change of use of land for use for the parking of mini buses, the siting of mobile office/welfare units, skips, the storage of large plant equipment and scaffolding and the formation of a gravelled hardstanding area (“Unauthorised Development”)</p> <p>Plot 10 - Description of Breach Without planning permission, the material change of use of for use as a construction plant hire yard including the storage, servicing and repair of associated plant and equipment, the storage of HGVs and other lorries and siting of portable buildings including a mobile home and the siting of metal shipping containers and the erection of a</p>	<p>07/06/24 Decision: Enforcement Notice Upheld</p> <p>07/06/24 Decision: Enforcement Notice Upheld</p>
--	---	--	---	---

			3m high palisade fence on header the western boundary of the Land and construction of concrete hardstanding on areas of the Land and associated surface drainage installations on the Land.	
21/10/22	CB/22/04124/LDCE	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Lawful Development Certificate Existing - 1) The installation of plant or machinery under the terms of Town & Country Planning (General Permitted Development) (England) Order 2015 and; 2) the parking of HGV's and other vehicles in association with the Lawful Use of the planning unit.	Case not decided
28/10/22	CB/22/04216/LDCE	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Lawful Development Certificate Existing: Lawful use of the site for general industrial purposes (prior to approval of planning permission CB/15/01352/FULL).	Case not decided
09/11/22	CB/22/04124/LDCE	Warren Farm, Woburn Road, Millbrook, Bedford, MK45 2HY	Lawful Development Certificate Existing - 1) The installation of plant or machinery under the terms of Town & Country Planning (General Permitted Development) (England) Order 2015 and; 2) the parking of HGV's and other vehicles in association with the Lawful Use of the planning unit	Case not decided
08/11/22	CB/22/04216/LDCE	Warren Farm, Woburn Road, Millbrook,	Lawful Development Certificate Existing: Lawful use of the site for	Case not decided

		Bedford, MK45 2HY	general industrial purposes (prior to approval of planning permission CB/15/01352/FULL).	
14/11/22	CB/22/04205/VOC	Warren Farm House, Woburn Road, Millbrook, Bedford, MK45 2HY	Removal of condition numbers 1, 2 and 3 of planning permission CB/21/02984/VOC, in relation to approved planning permission CB/15/01352/FULL (material change of use of an agricultural building to two units for the purposes of B1 (business), B2 (general industrial) and B8 (storage and distribution) uses (development already carried out).	Case not decided
24/05/23	CB/23/01498/FULL	TM Plant Hire Ltd. Warren Farm, Woburn Street, Millbrook, MK45 2HY	Erection of new single storey storage building (retrospective)	Decline to determine
10/07/23	CB/23/02265/FULL	Land North of Warren Farm, Woburn Road, and East of 53, 54 and 55 Sandhill Close Millbrook	Demolition of existing dilapidated barn and erection of a new barn	Granted
06/10/23	CB/23/03035/FULL	Dellfield Farm, off Woburn Road, Millbrook, MK45 2HY	Change of use from agriculture, equestrian and dog agility training to mixed use including agriculture, equestrian, dog agility training and kennels with dog behaviour training. Erection of a single storey extension for use as a shop	Refused
26/01/24	CB/24/00157/FULL	Dellfield Farm, off Woburn Road, Millbrook, MK45 2HY	Single storey side extension to create reception and storage area. Change of use from agriculture, equestrian	Refused

			and dog agility training, to mixed use including agriculture, equestrian and kennels with dog behaviour training	
16/08/24	APP/P0240/W/24/3346872	Dellfield Farm, off Woburn Road, Millbrook, MK45 2HY	Appeal to CB/24/00157/FULL	

