

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

PRESENT: Councillors Ayles, Keane, Stacey, Hinds, Presant-Collins, & Sweetland. The Clerk Mr S Bradbury, Ward Cllr Geary and one member of the public were also in attendance.

The public session was opened at 7.30: A member of the public had reported to MKC that a street light at the Green was flickering. Cllr Hinds will get the post number of the light and refer that onwards

There being no further business the meeting commenced at 7.35.

		ACTION
1	APOLOGIES FOR ABSENCE	
1.1	Cllr Markham - reason personal.	
2	DECLARATIONS OF INTEREST by Councillors in any agenda items below	
2.1	Cllr Geary said that he would observe but take no part in any discussions that may influence any decisions in section 5. Cllr Stacey declared a personal interest in 5.2.	
3	APPROVE MINUTES OF THE LAST MEETING	
3.1	The minutes of the general meeting on the 3 rd November were proposed by Cllr Sweetland, seconded Cllr Keane and agreed unanimously.	
4	TO RECEIVE REPORTS	
4.1.	Clerks Report & Review of Actions. (see Appendix A1). Matters arising:	
4.1.1.	Items 1, 2, 11, 12: It was agreed that there is an urgent need for a sports ground committee meeting this month, amongst other things to consider the budget and the rates position. Clerk to liaise with Cllr Stacey	Clerk/Cllr Stacey
4.1.2.	Item 7: it was unanimously agreed that if the car charging port cannot be installed in line with the village centre work then the request should be put on hold.	
4.1.3.	Item 14: it was not known whether Cllr Patey-Smith had talked to Environmental Health about the drains at Bullington End Rd. Cllr Geary will chase up.	Cllr Geary
4.1.4.	Item 17: there had been an objection from a member of the public that a notice board at the corner of Fox Covert Lane and Wolverton Road would block vision at the junction. It was unanimously agreed that if care is taken that this should not be a problem.	
4.2.	Neighbourhood Plan report (see appendix A2).	
4.2.1.	Cllr Sweetland had recruited 5 more people for the Steering Group. She will send out a reminder for the next SG meeting on 3 rd December.	Cllr Sweetland
4.2.2.	Cllr Ayles clarified the article in Castlethorpe News; that any need for affordable houses would need to be supported by a full needs analysis. He had summarised the survey exercise in a report that is attached at Appendix A3.	
4.3.	Village centre update	
4.3.1.	Cllr Presant-Collins reported that the bollards to be used would now be the heritage style models that we had requested. He had been told that work should complete on the 13 th December. It had been hampered by poor weather conditions but good progress is now being made. Rhoderic Gilbert at MKC had been trying to contact the owner of the Station Yard site to discuss the parking spaces behind the Green but had got no response from him.	
4.4.	FILE NOTE – Dips project update	
4.4.1.	No report had been received again despite the Clerk having asked for it and has still not been received at the time of writing these minutes. Cllr Geary said that he had cause to doubt some of the information that had been reported in the past. It was agreed that Cllr Ayles get together a group from Castlethorpe & Hanslope parish councils along with ward councillors to contact MKC and get a more accurate update on the situation.	Cllr Ayles

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

- 4.5. FILE NOTE – Rural West NAG 17th November 2014 and SID Deployment
(See Appendix A4)
- 5 4.5.1. No matters arising
TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)
- 5.1. **14/01928/FUL** - Conversion of a 4 bed bungalow into 2x 2 bed bungalows, including 2x single storey front extensions 19 South Street
It was unanimously agreed that the parish council should object to this application on the following grounds:
- The planning application says that it converting a 4 bedroom bungalow into 2 x 2 bedroom bungalows. This is incorrect as one of the bungalows has only one bedroom.
 - The design of the frontage is very poor. It is not symmetrical as one would expect from what would become two semi-detached bungalows. The door surrounds do not match and the door and window placements are not equally spaced. This would be out of character especially in this part of the village which is in a conservation area and adjacent to the historic South Street paddock.
 - The parish council notes and supports the neighbour comments on vehicular access. With the proposed layout and when the parking bays are in use, it is likely that vehicles would have to reverse out onto South Street and would be unsighted from the traffic rounding the bend by the paddock wall which is higher than a seated driver.
 - The parish council supports family dwellings in the village which will help sustain the village facilities, especially pre-school and school, rather than single occupancy or homes suitable for couples only.
- Clerk to write to MKC accordingly
Cllrs Stacey removed to public gallery.
- 5.2. **14/02541/DISCON** - Details submitted pursuant to discharge of condition 6 (landscaping) attached to application 14/01277/FUL 21 Lodge Farm Court – it was agreed that there were no issues
Cllr Stacey returned to the meeting
- 5.3. **14/02390/FUL** - Single storey side and rear extension 3 Bullington End Road – there were no objections
- 6 **TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATIONS**
- 6.1. **14/02033/FUL** - Single storey rear extension 7 Shepperton Close – still pending consideration. Noted.
- 6.2. **14/01341/FUL** First floor rear extension and change of use of agricultural land to garden land (part retrospective) 20 Lodge Farm Court Castlethorpe – still pending consideration. Noted.
- 7 **TO CONSIDER RESOLUTIONS**
- 7.1. A public excluded part 2 of the meeting to discuss matters in accordance with Section 100(A) (4) of the Local Government Act 1972, as defined in paragraphs 1 of Part 1 of Schedule 12A to the Act was proposed by Cllr Ayles seconded by Cllr Keane and agreed unanimously
- 7.2. It was unanimously agreed that the Clerk be delegated the power to spend up to £300 on lights for the back door and the car park area of the cricket pavilion, quotes to be agreed with two Cllrs preferably the Chairs of the parish council and sports ground committee.
- 7.3. Our application for further grit bins having been refused and following a discussion it was decided that no further bins should be purchased at this time.
- 7.4. Cllr Ayles had circulated a proposed response to Plan:MK which was discussed and agreed with amendments as included in the version at **Appendix A6** – available with these minutes on line or by request from the

Clerk

Clerk

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

- clerk at clerk.castlethorpe@gmail.com.
- 7.5. It was agreed that the clerk be given authority to commission the weed killing at the sports ground at a price comparable to that paid this year with the prior approval of two Cllrs. Clerk
- 7.6. Cllr Ayles suggested that the replacement of any village signs be deferred until the overall piece on village entrance signs is considered. Agreed unanimously.
- 7.7. It was further agreed that the matter of traffic calming measures on entrance to the village be picked up by the same piece of work.
- 7.8. The Health & Safety improvements requested by the Village Hall committee had already been identified and were awaiting the clerk's time to formalise them and obtain quotes. Clerk to pursue with a Village Hall Cllr. Clerk
- 7.9. It was agreed that before giving assent to and financing the erection of curtains at the Village Hall the VH committee should get the approval of all of the main users groups. If they are happy and the curtains meet British Safety Standards then the parish council should provide agreement and funding. Cllr Sweetland to liaise with VH committee. Cllr Sweetland
- 7.10. Cllr Present-Collins had asked on Facebook for suggestions on where to plant the 30 shrubs/trees that had been provided by the Woodland Trust. He had got no response. Cllr Ayles suggested that as many as possible should be planted at the sports ground. This was agreed unanimously.
- 7.11. It was agreed that a decision on the purchase of extra tools should be deferred until a new groundsman is appointed.
- 8**
- 8.1 **FINANCIAL MATTERS**
The RFO Payments Schedule was proposed by Cllr Ayles, seconded by Cllr Present-Collins and agreed unanimously:

Payee	Description	Invoice	Amount	VAT	Sub-Total
S Bradbury	Salary November 2014	per pay slip	£522.08	£0.00	£522.08
F.Price	Nov 2014 invoice	per attached invoice 025	£192.00	£0.00	£192.00
NBR Printing	Newsletter	per attached invoice 575	£228.00	£0.00	£228.00
BP Shayler	Check for causes of water on floor in football pavillion	per attached invoice 225	£40.00	£8.00	£48.00
BP Shayler	Supply and fit new exhaust pipes from extractor fan and repair guttering football pavillion	per attached estimate	£105.00	£21.00	£126.00
Grand Total			£1,087.08	£29.00	£942.08

ANGLIAN WATER	104822424 - Rates SG		£130.93		£0.00
ANGLIAN WATER	107798257 Rates VH		£62.73		£0.00
E.ON	gas VH - jun DD	89208742670	£160.00		£0.00
E.ON	elec VH - jun DD	415172577000	£62.73		£0.00
	TOTALS		£416.39	£0.00	£416.39

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

8.2. Version 1.1. of the draft budget had been put together by a working party of Cllrs. Ayles, Sweetland, Presant-Collins & the clerk and was circulated to other Cllrs prior to the meeting (**see Appendix A5**). The MKC schedule for Band D housing & newly negotiated Local Council Tax Relief grants had been received and were included. The figure for 2015/16 precept assumed a 2% increase in the local element of the Council Tax. The budget was noted and it was agreed that final approval should wait until January when further information may have been received from MKC.

9 **CORRESPONDENCE RECEIVED**

9.1. An email had been received asking about running an article in our newsletter or website to recruit some new community first responders and had been referred to the web site editor

9.2. A charity called The Safety Centre had asked that posters requesting new volunteer guides for groups of 6-12 year old children be advertised. The request was passed to the usual social media content approvers and had been put up on the village web site

10 **ANY OTHER BUSINESS (for noting, or for inclusion on a future agenda)**

10.1. There had been a further complaint about the footway between Lodge Farm Court and the shop. MKC had said that there was no need for repair. Cllr Ayles to take up once again.

10.2. The landscaping contract in our area had been awarded to Frosts. Cllr Sweetland had made contact with them and it was agreed that she arrange a meeting with them and two other Cllrs to confirm the scope of the work, to include the hedge at Thrupp Close.

11 **TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS**

11.1 Next General Parish Council meeting 5th January 2015 at 7.30 p.m.

There being no further business to discuss, part 1 of the meeting closed at 9.47

PART 2

12 **TO RECEIVE DECLARATIONS OF INTEREST by Councillors in any of the agenda items below**

12.1. None

13 **TO CONSIDER RESOLUTIONS**

13.1 MKC contractors Ringway had provided a quote to lay tarmac to the area in front of the Village Hall, to match the remainder of the newly re-surfaced village centre. Cllr Ayles proposed that the quote be accepted and this was agreed unanimously. Clerk to commission the work.

There being no further business to discuss, the meeting closed at 9.55

Cllr Ayles

Cllr Sweetland

Clerk

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

Appendix A – Schedule of Reports & File Notes

APPENDIX A1 – CLERK'S REPORT 3/11/2014

1. Rates: Rateable value of sports ground has now increased from £1175 to £2750 which will mean an additional cost of over £800. Clerk still to talk to Cllr Stacey about forming working group to consider way forward
2. Groundsman: Advert placed in December newsletter for new groundsman. The Clerk has asked the clerks at Cosgrove and Hanslope to place the ad also.
3. Boiler: The hot water boiler for the village hall has been fitted. It transpired that the boiler needed a drip tray at a cost of a further £75 which the Clerk purchased under 'emergency powers' – the heater was required quite urgently to fulfil forthcoming VH bookings.
4. Village benches: The new benches for The Chequers and by the war memorial have been installed and the old benches have been dropped off at Cllr Markham's.
5. New shrubs from Woodlands Trust: A 'copse pack' of 30 trees and shrubs have been delivered to the Clerk. Item on December agenda about siting them.
6. Paddock Close: It had been found that emails about whether the drainage at Paddock Close is fit for purpose before the developers exit the site had not been getting through from the Clerk to several MKC addresses. The Clerk had then contacted Sheila Cochrane at MKC (secretary to Head of Planning) and she has now informed that an MKC Enforcement Officer will be making a site visit later in the week.
7. Car charging point: Details of the Ringway site manager for the village centre development have been passed to Chargemaster in a further attempt to get two MKC contractors to talk to each other with regard to installing the charging point. Not optimistic of any progress
8. Highways Projects: Awaiting to hear outcome of the five applications made for the Highways Capital projects in their 2015/16 programme.
9. Extra parking spaces – village centre: Again nothing heard from Rhoderick Aitken at MKC about the agreement to use public land at the back of the village green for parking spaces.
10. VH bell tower: The VH Committee Chair expects to have three quotes for restoration of the Village Hall bell tower for consideration in January
11. Tennis court lights: Similarly quotes for the tennis court lighting to be (hopefully) considered in January
12. Football Pavillion: No further progress on covering the football pavilion floor. The Clerk had asked a tradesman to look at the reported leak situation and he reported back that there seems no leak from the roof nor any leaking pipes. He did report that the padding around an air vent had been 'eaten away' and thought that the water may be getting in there of blowing through the a gap in the bad fitting front door
13. Grit bins: It has been decided by MKC that our request for two additional grit bins should be refused as there were more deserving cases elsewhere
14. Drains at Bullington End Road: Cllr Patey-Smith had said that she will pick the matter up with Environmental Health
15. Speed Indication Devices (SID's): One of the SID's had been erected at the Bullington End Road entrance to the village and brackets had been fitted at the Hanslope Road and Wolverton Road entrances to enable the SID to be re-sited. Station Road entrance still to be done. The SID will be taken down and data unloaded later in the week.

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

16. Village Hall 'kissing gate': Clerk has details of the MKC contact to order the gate and needs to contact Cllr Stacey about getting it fitted
 17. Additional Notice Boards: Clerk has yet to place the order for the additional notice board at North Street/Fox Covert Lane
 18. Village Centre: Despite several reminders to Peter Hubbard at MKC and more recently to the Ringway site manager, a quote from Ringway to re-surface the area outside the front of the Village Hall has not been forthcoming
- No progress on outstanding actions:
- o No progress on creating a new account for MKC fault logging
 - o Village walkabout to be written up and rationalised against previous fault list.
 - o Cllr Stacey to erect the basketball backboards & hoops (frames need to be re-rendered).
 - o Purchase of Sage accounting software awaiting clerk to establish a 'clean point' with finances
 - o Review MKC fault list inc. state of Sustrans cycle track
 - o Elicit quotes for additional safety equipment required at village hall and sports pavilions
 - o Still to appeal against the MKC reply to the objections raised by the parish council to planning application 14/01199 for change of use of land at 21 Lodge Farm Court that were not been taken forward.
 - o Still no progress on getting further quotes to re-route the Village Hall side drainpipe.
 - o Clerk still to give Cllr Sweetland details to open two further Lloyds bank accounts to have the s.106 Planning Gain transferred into

Steve Bradbury
1/12/14

APPENDIX A2 – NEIGHBOURHOOD PLAN REPORT 1/12/2014

- Neighbourhood Plan Steering Group met 11th November. It was agreed that the Steering Group should be expanded to represent as wide as possible a cross section of villagers
- Cllr Sweetland has now conscripted additional members and the extended group will now meet at 7.30 on Wednesday 3rd December to trawl through all of the complete questionnaires and to compile a summary for both Neighbourhood Development and Parish Plan purposes.

Steve Bradbury
1/12/14

APPENDIX A3 – Chairman's summary report on Neighbourhood Plan survey

Parish Survey – First Results

139 responses were received to the village survey. Although this is lower than the responses to the 2008 survey, it is still a good response and many thanks to those who replied.

The Neighbourhood Plan Steering Committee, which consists of residents as well as parish councillors, has yet to work its way through all the responses and comments – there were quite a few!

However, some of the responses indicate:

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

- There was a majority in favour of building more homes in the village and particularly affordable homes and those for young people and key workers. In a major change to the 2008 survey, only 16% of respondents didn't want any new homes with 70% either voting for between 1-22 or 23-45 new homes with the remaining returns voting for even more. This is obviously very sensitive as there is almost nowhere left within the settlement boundary to build. Interestingly, in Castlethorpe, 1 in every 6 homes is already 'affordable' which means social housing or shared ownership and this is one of the highest proportions in the rural parishes in Milton Keynes. Also, there is an approved application for 9 low cost homes in Station Yard waiting to be built. The parish council, as part of our response to the new MK Local Plan, has decided that the current situation in which no new homes are required to be built, is maintained until a further assessment, probably through a 'needs' survey, has been done. In other words, we keep the status quo for the time being.
- 67% wanted more parking in the village particularly around the school and village hall. The village centre project will provide more parking around the village hall. Where to put additional parking near the school is a problem to be discussed. There was a small majority in favour of introducing yellow lines which the parish council has resisted so far but will have to reconsider.
- A majority wanted more traffic calming with suggestions of a 20mph limit in the village. Particular reference was made to speeding on Bullington End Road though the Parish Council has already requested extra measures to be taken there.
- Not surprisingly, 85% were in favour of the Carrington Arms being re-opened and the parish council continues to speak to the owner but, it must be recognised that neither the parish council nor even MKC, have any powers other than to object to any change of use. Incidentally, no change of use has been proposed. There was a majority in favour of building a club house at the Sports Ground if the pub is not re-opened.
- 60% would like to see a play area at the Sports Ground near Lodge Farm Court
- There were a lot of comments about broadband speed and how that affects small businesses as well as residents. In the last quarter, BT have completed their survey of the broadband cabinet and we are hopeful that superfast broadband will be with us earlier than the previous date of the middle of 2015. In fact, it appears that Castlethorpe (Hanslope exchange) is top of the rural exchanges to be upgraded as a result of constant lobbying by the Parish Council and our Ward Councillor, Andrew Geary.

The Neighbourhood Plan Steering Group – and please contact any parish councillor or the Clerk if you would like to join it – now has to go through the responses in detail and try to draw out the main ideas. Our partner, Community Impact Bucks, will then write this up as a draft Neighbourhood Plan which will be put to a further consultation in the village. It will then be examined by an independent Planning Inspector to make sure it is completely lawful and consistent with the MK Local Plan and finally it will go to a referendum in the village. If it passes, it will become part of the Planning Policy used by MKC when it considers Planning Applications.

Philip Ayles

Chairman, Castlethorpe Parish Council

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

APPENDIX A4: FILE NOTE - Rural West NAG 17th November 2014 and SID Deployment

In attendance: Cllr Phil Ayles, Messrs John Earp and John Sweetland
Adran Carden, MKC Road Safety Officer
PC Andy Perry and Special Constabulary Sergeant Paul Monkston

The meeting was mainly concerned with speeding.

Adrian Carden gave an update on the Speed Identification Devices (SIDs). These are now held by the parishes. Posts had also been installed (at the entrances to Castlethorpe) and he had supplied bracket mounts for each post so the SID can easily be mounted. They will operate for about 5 days before the battery has to be recharged.

The Clerk, Cllr Hinds and I have fixed the SID mounting brackets on Bullington End Road, Hanslope Road and Wolverton Road and the SID is operating on Bullington End Road. We will rotate the SID between them and other parishes..

The SID speed data is sent to both MKC and to Thames Valley Police. Andy Perry gave a presentation on the results to date. Some of these were truly shocking - maximum speeds of over 90mph being recorded in 30mph areas in other villages. Andy said that, as a result, Sgt Andy Paulden at Newport Pagnell, was having all officers trained in the use of speed guns which would be deployed.

Paul Monkston introduced himself as the local sergeant of special constables. He said that the specials are more able to plan deployments as the regular constables have to respond to incidents and are often called away by their radios. He intended to use the data from the SIDs to identify problem locations and times and to deploy his special constables accordingly.

I told him that speed tubes had identified Bullington End Road as above the 85th percentile (the level at which intervention is deemed appropriate) and I am hopeful that we will see some deployments there. The SIDs will provide more data to TVP.

Incidentally, if speeds are consistently above the 85th percentile then changes to road design, advised by Adrian Carden, should be made as well as enforcement. An example is Castlethorpe's request for Dragon's Teeth on Bullington End.

It is likely that CSW deployments will initially shift to using SIDs rather than the existing equipment which is not reliable. It is the experience in Stoke Goldington, where both CSW and SIDs have been deployed simultaneously, that vehicle speed reduction is limited to the hour of CSW and that it appears not to have any long term effect. It may well be, but this is a decision for the future, that CSW will eventually phase out and be replaced by SID data and targeted enforcement action.

On other matters, complaints were made about parking especially in South Street and around the school at drop-off and pick-up time. The school has sent another note out to parents. Subsequent to the meeting, Andy Perry has asked his PCSOs to patrol these areas and take robust action as necessary.

Philip Ayles

CASTLETHORPE PARISH COUNCIL

**Minutes of a Parish Council General Meeting held Monday 1st December 2014 at
7.3p.m. in the Village Hall**

APPENDIX A5: 2015/16 DRAFT BUDGET v1.1.

All figures Net of VAT	Full Year F'cast	2014/2015 BUDGET	DRAFT 2015/16 BUDGET	Variance between Budgets
INCOME				
Precept (full year inc LCTRS grant)	£25,548	£23,938	£25,079	£1,141
LCTRS Grant		£1,040	£403	-£637
Interest	£1,126	£1,100	£1,100	£0
Grants	£0	£0	£0	£0
VH Hire & rentals	£8,751	£9,000	£9,000	£0
Sports Clubs season fees	£1,490	£1,260	£1,400	£140
Hard Court membership	£482	£500	£500	£0
Misc Sports Ground Hire	£0	£0	£0	£0
Advertising	£222	£50	£250	£200
Total Receipts	£37,619	£36,888	£37,732	£844
EXPENDITURE				
Administration costs	£6,894	£7,000	£7,250	£250
Audit Fee	£496	£440	£500	£60
Buildings Costs	£2,573	£900	£3,000	£2,100
VH	£0	£600	£1,500	£900
SG	£2,573	£300	£1,500	£1,200
OTHER	£0	£0	£0	£0
Chair's Expenses	£0	£100	£100	£0
Consumables	£296	£400	£400	£0
Dog bin clearance	£687	£500	£550	£50
Election costs	£0	£0	£0	£0
Equipment Costs	£2,680	£2,820	£5,000	£2,180
VH	£834	£1,220	£1,500	£280
SG	-£154	£1,600	£1,500	-£100
Other Equipment Costs	£2,000	£0	£2,000	£2,000
Grants	£50	£0	£0	£0
Insurance	£1,506	£1,450	£1,550	£100
Landscape Maintenance	£1,300	£600	£1,300	£700
SG	£800	£600	£600	£0
Other Landscaping	£500	£0	£700	£700
Licences/Statutory certificates	£476	£1,240	£800	-£440
Publications	£846	£500	£1,000	£500
Rates	£933	£550	£933	£383

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

S137	£4,205	£600	£750	£150
Subscriptions	£437	£250	£400	£150
Training	£0	£300	£500	£200
Utilities	£4,953	£5,750	£5,000	-£750
VH	£3,162	£3,650	£3,000	-£650
SG	£1,489	£2,100	£2,000	-£100
Other (CLERK)	£302	£0	£0	£0
Wages	£3,696	£4,156	£5,200	£1,044
VH	£2,348	£2,496	£3,000	£504
SG	£1,348	£1,360	£1,700	£340
Other	£0	£300	£500	£200
Total (Operations)	£39,554	£34,206	£34,233	£8,027
To / (from Capital) Account	-£1,935	£2,682	£3,499	-£7,183

CAPITAL ITEMS FOR NOTING

Village Centre Regeneration	£15,000
Parish Plan excess costs	£200
Heritage Street Light	£5,000
Tennis court lighting	£10,000
Re-decorate VH	£3,500
Re-do damp course VH	£1,000
Repair damp in VH	£5,000
Village signs	£10,000
VH Tower	£2,500
Microwave oven for VH	£500
	£52,700

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

APPENDIX A6: Plan:MK Response from Castlethorpe Parish Council

The consultation on Plan:MK contains 12 Topic Papers. The issues which affect a rural village such as Castlethorpe appear mostly to be in the Topic Paper 'Rural Issues' but there are individual questions in 'Climate Change and Sustainability' and the final vision Topic Paper 'The Way Forward' that can usefully be addressed.

This response is based as far as possible on the views of residents as expressed in the 2008 Parish Plan, the position taken by the Parish Council since then and the emerging views from the 2014 survey which will eventually form part of the Castlethorpe Neighbourhood Plan.

The black text below is mostly taken from the Topic Paper and the proposed responses are shown in blue.

Topic Paper: Rural Issues

The Development Strategy in the Local Plan (within Policy S1) and the Core Strategy (Policies CS1 and CS9) is to concentrate new development at Milton Keynes City, and in or around existing centres, the 'Key Settlements' of Olney, Newport Pagnell and Woburn Sands and the 'Selected Villages' of Hanslope, Sherington and Bow Brickhill.

In 'Other Villages' and the 'Open Countryside', there is a restrictive approach to new development. This means that, in the villages with the settlement boundaries (Other Villages) such as Castlethorpe, there occasionally occurs some infill development. More development is directed to the settlements that have access to services and facilities as these locations tend to be more sustainable.

In the existing Local Plan, the most pertinent policies to the rural areas of the Borough include: **Policy CS1** 'Milton Keynes Development Strategy' (Core Strategy) – the hierarchy in policy CS1 continues to focus development in the rural area on the main, most sustainable towns (Key Settlements) and villages (Selected Villages)

[We support the continuation of this policy as explained below.](#)

Policy CS9 'Strategy for the Rural Area' (Core Strategy) – confirms that an update of all village boundaries will take place through the Site Allocations Plan and Plan:MK. Conversions will not be at the expense of key rural facilities, which will be protected from redevelopment for other uses.

[We believe that any change to settlement boundaries should come from the settlements themselves particularly through any Neighbourhood Plans.](#)

Policy S10 'Open Countryside' (2005 Local Plan) – Policy S10 aims to protect the countryside and to concentrate new development within and adjoining existing settlements.

[We support the continuation of this policy.](#)

Policy S11 'Areas of Attractive Landscape' (2005 Local Plan) – Policy S11 aims to protect and enhance those areas of countryside identified as having county-wide landscape value. In Milton Keynes Borough these are: the Brickhills and the Ouse Valley, north and west of Newport Pagnell.

[We support the continuation of this policy.](#)

Policy VS1 and VS2 'Village Shops, Public Houses and Post Offices' (2005 Local Plan) – these policies aim to maintain and enhance village facilities and to reduce the need to travel by car to other settlements.

Policy VS2 aims to protect village shops, post offices and public houses unless all means of retaining the use have been explored, and the Council is satisfied that the existing use is no longer commercially viable.

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

These policies are **absolutely vital** to the well-being of the villages and our residents and should not be weakened in any way from the present regime. In fact, we would welcome any additional powers that MKC could acquire to require that facilities are maintained and not just closed e.g. our pub.

The Local Plan also has policies that are specific to the individual Key Settlements, which aim to achieve specific environmental and physical improvements that would enhance their attractiveness and viability.

Policy H6 'Rural Housing Needs' (2005 Local Plan) – this policy allows planning permission to be granted for affordable housing to meet local needs on sites outside the development limits of rural settlements, as an exception to normal planning policies. Such proposals will only be approved where there is a need for affordable housing which cannot be met from the development of planned sites in the locality.

See Question 7 response below.

Policy E5 'Re-use of Rural Buildings' (2005 Local Plan) – this policy aims to encourage the re-use of rural buildings for employment purposes which is generally less detrimental to the fabric of historic buildings compared to conversion for residential use, and it can help to diversify the rural economic.

We support the continuation of this policy.

Policy E6 'New Buildings for Employment Uses in the Open Countryside' (2005 Local Plan) allows for necessary new employment buildings as part of farm diversification schemes.

We support the continuation of this policy.

Question 1 Population structure

- What implications does the age structure of the rural areas have for Plan:MK, and
- What policies are needed to address those challenges?

Response: The implications are a continuing need for a good (i.e. more than 10 services a day) public transport service and accessible services especially the Health Centre at Hanslope but also ancillary services such as the mobile library. Policy should support this.

Question 2 Transport and Accessibility

- How can planning help support the rural public transport network?
- Should development be focused on settlements that have access to public transport to help encourage sustainable travel choices?

Response: It is not necessary to focus development on settlements that have existing good access to public transport though it is worth noting that only 5 of the 27 rural settlements have public transport services rated as poor so this is unlikely to be a tight constraint. This situation could change if there were major bus subsidy reductions.

There is a 'chicken and egg' situation here. If settlements develop, then public transport providers will be more interested economically in providing services.

Question 3 Services and Facilities

- How can Plan:MK support the ongoing viability of its rural towns and villages?
- How can planning help to protect against the loss of essential rural services and facilities?

Response: Plan:MK can support the viability of rural settlements by requiring planning obligations from developments that provide infrastructure to maintain viability.

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

Preventing loss of essential services and facilities is done partly by recognising that rural and urban residents have different priorities in services and providing essential services (e.g. bus subsidy) to rurals rather than adopting a 'one size fits all' approach to all of MK. Partly, loss of essential rural facilities can be prevented by a robust planning attitude to change of use and, to a lesser extent, by a sympathetic attitude to infrastructure development (e.g. health centre expansion).

Question 4 Employment Plan: MK should include policies to support sustainable growth of all type of businesses and enterprise in the rural area.

- How can planning policies ensure that that businesses in the rural area grow in a sustainable manner?
- Should we encourage the conversion of redundant farm buildings for alternative uses?
- What can Plan:MK do to support the rural economy, and the viability of rural businesses?

Response: This is too complex for a simple answer. Sustainability is covered in our response to the Climate Change and Sustainability Topic Paper below.

Development should take account of increased road traffic through villages especially of lorries. Broadly, Castlethorpe supports business development both in home working and in small business units at appropriate sites. The Parish Council would hope that the future planning applications for these units, when supported by the parish council, will be considered favourably by Development Management.

The one biggest factor for home workers / embryonic businesses is broadband. However, Castlethorpe understands that its principal exchange at Hanslope will be upgraded in 2015.

Question 5 Rural Housing Target

- Do you agree that Plan:MK should include a separate housing target for the rural area distinct from that for the urban area?
- If yes, what do you think this should be? 85 houses per year, or higher to allow for migration?

Response: Yes a separate target should be maintained to ensure that any pressure from urban shortfall is not visited on the rural areas. We assume that the SHMA will continue to give guidance on the appropriate number of houses to be built. However, outside the Key Settlements, housing targets should be set through Neighbourhood Plans developed locally and not imposed externally. Local communities will frequently wanted some additional development to maintain facilities such as schools and shops but this should be their decision as imposed targets can radically and negatively affect the character of the settlement.

Question 6 Affordable Housing

- Should Plan:MK introduce a new threshold that would trigger the requirement for affordable housing in the rural area. Should this new threshold be smaller than 15 units?
- Should Plan:MK plan for more larger sites in the rural areas that would provide a fair share of affordable dwellings?

Response: The parish council supports the existing threshold of 15 units.

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

Given the forthcoming large scale developments in Olney and Newport Pagnell, it seems unnecessary and out of character to build larger sites in the remaining rural areas in order to create more affordable housing.

Note that Castlethorpe already has the joint 4th highest proportion of affordable housing (after Hanslope, Little Brickhill and Lavendon) of all 27 rural settlements in MK at about 16% of dwellings.

Question 7 Rural Exception Sites

- Should small numbers of market homes be allowed on Rural Exception sites, at the local authority's discretion, to enable the delivery of affordable units?

Response: Rural Exception Sites may be appropriate but only as part of a Neighbourhood Plan and after a full needs survey has been completed.

Question 8 Design

- Should Plan:MK have specific design policies for the rural dwelling extensions?

Response: Yes. Castlethorpe Parish Council's most common response to planning applications is to ask that the design be sympathetic to adjacent buildings and, especially in the conservation area, to the character of the village. Frankly, there are a number of examples of Planning pressing for quite inappropriate materials and, in the past, design.

Question 9 Settlement Boundaries

- What in your opinion should be the main principles that would shape the settlement boundaries review process?
- Do you think that your town/village boundary needs to be reviewed in order to support the delivery of future development?

Response: Firstly, the settlement boundary should not be changed without the support of a Neighbourhood Plan. Secondly, any change should maintain the integrity of the village layout i.e. not have a development sticking out from the previous boundary. Thirdly, the character of the village at its entrances should be maintained if not enhanced – for example, if the entrance has facing houses, a boundary change should not result in the backs of houses at the entrance. At this point in time, no review of the settlement boundary is appropriate. A Neighbourhood Plan is in development and should be completed in 2015 at which time any different position will be advised.

Question 10 Natural Environment

- What in your opinion would be an acceptable method of both improving and benefiting from the ecosystem services?

Response: Some of the farms have already diversified and continuing diversification, providing it does not unduly increase heavy traffic or detract from the character of the village, would be supported.

We have responded below on renewable energy.

Question 11 Sustainability

- How could Plan:MK help to improve energy efficiency of the existing rural housing.

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

- Could Plan:MK include policies that would support community-run renewable energy developments?

Response: Given the lack of access to some services (mains gas) in some rural areas, supportive policies would include the usual initiatives around insulation and solar panels. As a policy, community-run renewable energy developments should be supported though it is difficult to see an application in Castlethorpe.

Topic Paper: Climate Change and Sustainability

Question 3 Renewable Energy

- Should Plan:MK support all types of renewable energy schemes provided they are acceptable in terms of their environmental, economic and social impacts?
- How could Plan:MK support local community energy schemes?
- Could Plan:MK require more renewable energy schemes on the council owned land/buildings

Response: Based on the responses in the Neighbourhood Plan Parish survey, there is considerable support for solar schemes especially those on house roofs though care needs to be taken within the conservation area that it does not detract from the character of the village.

Industrial solar installations are also supported providing they are sited in locations where there is a minimum impact on dwellings.

Not surprisingly, given the response to the wind turbine proposed in Castlethorpe and also in the adjacent parishes of Hanslope and Haversham (all of which have been refused), the parish council would support some updating of the current Local Plan policy which sets a simple 350m distance from dwellings. In the light of technological developments since the policy was set some 15 years ago (resulting in much taller turbines) and the recent decisions leaning on the 'Lavender test' (limiting the impact on nearby dwellings) and Barnwell Manor (limiting the impact on heritage assets), the parish council would urge MKC to establish a planning policy creating a relationship between the height of the turbine and its distance from dwellings while recognising government guidance which does not permit a simple distance barrier. Such a policy would save considerable cost for both applicants and MKC, never mind the stress caused to affected residents, by making clear what development would be permitted.

Topic Paper: The Way Forward

Question 10 Rural Settlement Hierarchy

- Do you think the current settlement hierarchy with Newport Pagnell, Olney and Woburn Sands as Key Settlements remains appropriate?
- Should a more dispersed pattern of housing development be considered? If so, which other rural settlements do you think could take some new housing development?
- Are there any sites you think we should be considering in developing a strategy for accommodating rural housing need (please use the proforma in 'Annex: Call for Sites Proforma').

Response: Given the size of the Key Settlements (65% of the rural population in 3 towns) and their facilities (Health Centres, schools and shops), it is difficult to see how an alternative policy could be

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

developed without completely overwhelming existing villages damaging their character as well as the need for additional facilities. The only viable policy would be to continue with the existing Key Settlement framework supplemented by smaller numbers of new houses arising from Neighbourhood Plans or Parish Council requests in the villages. Requests from Parish Councils should be supported by some democratic mandate such as a Neighbourhood Plan, emerging plan, village survey or housing needs survey. As such, it is not for us to identify rural settlements that could take new houses but for those settlements to come forward themselves.

Castlethorpe Parish Council
1st December 2014

APPENDIX A6: File Note November 2014 Paddock Close & Thrupp Close

Paddock Close

All the properties are now sold.

I have spoken to the developer and obtained the following information.

The developers are in the process of handing over to a management company. *I have asked that we be informed of the management company details when a decision is made.*

The site does have a pumping system for sewage. It is positioned at the side of the swale. The land around the swale and opposite is all in the ownership of the Carrington Estate.

I requested that the sale board at the end of Foxcovert Lane be removed. *This has so far not been done. I will contact them again.*

Thrupp Close

I have spoken to Cameron Smith at Guinness and he gave me the following information. He has checked with the Land Registry. The highways were handed over to Bucks CC in 1992 and sewage to Anglian Water in 1992.

Guinness therefore having reviewed this information indicated that MK council are responsible for the hedge by the post box.

Most of the houses were initially shared ownership. Gradually the number of shared ownership has decreased. Shared ownership properties are leasehold. The rest are freehold.

All houses whether Shared Ownership or Owner Occupied have a covenant stating that residents cannot park caravans or boats without the housing association permission. A letter sent by Guinness to a resident dated 1st August stated that they

CASTLETHORPE PARISH COUNCIL

Minutes of a Parish Council General Meeting held Monday 1st December 2014 at 7.3p.m. in the Village Hall

would contact Councillors Markham and Stacey to discuss the parking in Thrupp close.

Hastoe Housing Association.

Hastoe has no policy regarding the parking of caravans. The only request to residents is that they should clean their windows monthly.