



# Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held on Monday 3<sup>rd</sup> July 2017 at 7.30 p.m. in the Village Hall

**PRESENT: Councillors Ayles, Forgham, Hinds, and Sweetland, Cllr Geary (later) the Clerk, 2 members of the public**

A member of the public told the council that he is liaising with a councillor at Northants County Council about the dangerous situation caused by poor sight lines at the T junction where the road out of Castlethorpe meets Yardley Road Cosgrove. Cllr Ayles asked him to also raise the matter of the ongoing problems with the junction where Yardley Road meets the A508.

- | 1      | <b>APOLOGIES FOR ABSENCE</b>  | <b>ACTION</b> |
|--------|---|---------------|
| 1.1    | Cllr Markham illness, Cllr Keane holiday, Cllr Stacey work. All accepted..  |               |
| 2      | <b>DECLARATIONS OF INTEREST</b>   |               |
| 2.1.   | Cllr Sweetland declared a personal interest in item 5.2.  |               |
| 3      | <b>APPROVE MINUTES OF THE LAST MEETING</b>  |               |
| 3.1    | The minutes of the Annual Meeting of the 5 <sup>th</sup> June were proposed by Cllr Forgham seconded by Cllr Hinds, and were agreed unanimously.  |               |
| 4      | <b>TO RECEIVE REPORTS</b>   |               |
| 4.1.   | <b>Clerks Report &amp; Review of Actions (See Appendix A1).</b> Matters arising:  |               |
| 4.1.1. | Item 1 – Cllr Forgham had contacted Historic England about what needs to be done to add equipment to the play area at the Fishponds. They will be unable to advise for 2 months.  |               |
| 4.1.2. | Item 2 - A local tradesman has not yet fixed all of the village entry signs where the layers were becoming separated but the work is promised soon.   |               |
| 4.1.3. | Item 3 – Cllr Hinds and Cllr Ayles had approved the template for the ANPR signs sent by the suppliers. Cllr Hinds will fit the signs when they arrive.  |               |
| 4.1.4. | Item 4 – Cllr Ayles had talked to the current Youth Club leader about the problems in finding replacements for the overseers at the club. They had agreed that financial assistance is not required. The Youth Leader will stay on for the rest of the year and is targeting some of the parents to take an active role.  |               |
| 4.2.   | File Note: Update from Parishes Forum Thursday 15 <sup>th</sup> June at Civic Offices ( <i>see Appendix A2</i> ). Matters arising:  |               |
| 4.2.1. | Cllr Ayles reported that MKC had applied weedkiller throughout the village. That will be the only treatment provided by MKC this year. Cllr Sweetland the Clerk and one other cllr had previously been empowered to buy in services (item 16.8. May meeting) where MKC will not provide them and it was agreed that they do so for weed killing if it became necessary. It was further agreed that given the quote that was accepted at the June meeting that tradesman should be engaged and that there is little point getting a quote from SERCO.  |               |
| 4.2.2. | Cllr Ayles added that by far the worst speeding results were at Hanslope Road. He had asked the police to run speed checks there and they had agreed.   |               |
| 5      | <b>TO CONSIDER PLANNING APPLICATIONS (previously viewed online by Cllrs)</b>  |               |
| 5.1.   | <b>17/01536/OUT:</b> Outline application for the erection of up to 32 dwellings with access from Fox Covert Lane Land To The East of Maltings Field Castlethorpe. Cllr Ayles had drafted a response to put to the council and had circulated it prior to the meeting ( <i>see Appendix A3</i> ). Cllr Ayles and the Clerk had previously met with the applicants and MKC and had raised everything with the exception of item 2.2. which he had included following discussions with a local resident concerned about the speed that vehicles go along Fox Covert Lane. Cllr Ayles proposed that the response go forward from the parish council as drafted. Agreed unanimously. |               |
| 5.2.   | <b>17/01586/TCA:</b> Notification of intention to reduce height of up to 2 metres and reduce the spread by 2.5 metres of 1x Copper Beech (T1) and to reduce height up to 1.5 metre and prune all round up to 1 metre of 1 x Magnolia (T2) Chestnuts South Street Castlethorpe<br>Cllr Sweetland retired to the public area.<br>There were no objections to the application  |               |

5.3. Cllr Sweetland returned to the meeting  
**17/01486/FUL:** Demolition of Equestrian Centre and erection of 14 dwellings with associated works Malt Mill Farm Castlethorpe Road Hanslope  
Cllr Ayles had drafted a response to put to the council and had circulated it prior to the meeting (**see Appendix A4**). Cllr Ayles proposed that the objection go forward as drafted. Agreed unanimously.

5.4. **17/01618/FUL:** Application to allow 16 x static holiday caravans to remain on site throughout the year Cosgrove Lodge Park Cosgrove. No objections.

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**TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATIONS**

6.1. **17/01288/FUL** Single storey side extension to previous side extension with room in the roof Lodge Farm House Wolverton Road Castlethorpe. Status: 'Registered'. No further comment.

6.2. **17/00624/OUT** Outline permission for 9 dwelling houses with all matters reserved on Land To The East of 7 To 17 Castlethorpe Road Hanslope. Status: 'awaiting decision'. No further comment.

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**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 Forgham and agreed unanimously..

7.2. MKC had informed the parish council today that the second Neighbourhood Plan Examiner has published her report and MKC are now required to hold a referendum within 56 days. They are currently estimating the 21<sup>st</sup> September but are awaiting the Elections Officer's return from annual leave before confirming. The parish council want to hold a public open day however Election Law stops them from publishing anything about the Plan within 28 days of the referendum. It was agreed that the Clerk and Cllrs Ayles and Forgham arrange a date for the public session between them.

After further discussion it was agreed unanimously that a flyer should be produced for every house in the village and that we have 50 copies of the Plan document itself available from the shop and the Clerk. It was agreed that Cllr Forgham make any necessary amendments to the Plan document and then liaise with MKC about the printing. The cost of printing was authorised unanimously.

Cllr Forgham

7.3. Cllr Forgham proposed that authority be delegated to the Clerk and two VH Cllrs to repair / replace the internal fire exit doors in accordance with advice. Agreed unanimously.

Clerk

7.4. Cllr Ayles had asked for an agenda item to discuss what he had observed to be the poor state of the sports ground. It transpired that the sit on mower had broken down and the groundsman had to do all the mowing with a push mower. Despite this the ground is now in a very good state and it was agreed that the groundsman should be commended for achieving this with no sit on mower. It was agreed that:

The Clerk contact the mower mechanic to establish current position and to ensure that the invoice for the work comes to the parish council and not to Cllr Stacey

Clerk

The Clerk contact Cllr Stacey to get details of his contractor and then to arrange regular flailing of the wildlife area

Clerk

The Clerk had placed an order with a contractor cut the hedges between the sports ground and Thrupp Close and also Lodge Farm Court after the bird nesting season. Clerk to contact contractor to get a date for the work.

Clerk

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**FINANCIAL MATTERS**

- 8.1. The RFO Payment Schedule was proposed by Cllr Sweetland, seconded by Cllr Forgham and agreed unanimously.

Payee	Description	Invoice	Amount
S Bradbury	Salary June 2017	per pay slip	£591.76
S Bradbury	Renewal internet security s/w	per attached receipt	£33.32
R.Wontner	June 2017 invoice VH	per attached invoice	£140.00
R.Wontner	Allowance July 2017 invoice VH	allowance against July invoice	£200.00
D.Bugaj	June 2017 invoice SG	invoice awaited	£266.00
D.Bugaj	Allowance SG work July	allowance against July invoice	£252.00
AH Contracts	Dog bin clearance June	per attached invoice 8730	£40.00
MKALC	Annual subscription	per attached invoice 21	£80.00
Pollards	VH Consumables	per attached invoice	£63.54
BT	Clerk's phone	per attached invoice 9000450827	£182.15
PPL	Annual fee VH	invoice awaited	£122.02
NBR Printing	June newsletter	per attached invoice	£0.00
Glenmore Farm Services	Supply of diesel	per attached invoice	£94.40
Zurich	Annual insurance inc. IPT	per attached invoice	£1,606.43
SSG	Youth Club out of bounds course	per attached invoice	£2,509.20
<b>Grand Total</b>			<b>£6,180.82</b>

Direct Debits			
E.ON	gas VH - June DD	89208742670	£104.00
E.ON	gas VH refund - June DD	89208742670	-122.09
EDF	Electricity Vh refund - June DD	671070653836	-£109.85
Anglian Water	Water VH	107789257	£166.50

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**CORRESPONDENCE RECEIVED (Circulated prior to meeting)**

- 9.1. None

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

- 10.1. None.

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**TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS**

- 11.1 The next General Parish Council meeting will be held on 4<sup>th</sup> September 2017 in the Village Hall. There will be no meeting in August.

There being no further business part 1 of the meeting closed at 8.40 pm

**PART 2**

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

- 12.1. None

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**TO CONSIDER RESOLUTIONS**

- 13.1. A member of the public had written two letters to complain about the performance of the Examiner in her consideration of whether Gobbey's Field could be defined as a Local Green space in the Neighbourhood Plan. Cllr Ayles commended the letters and proposed that the parish council support the content in every respect. Agreed unanimously. Clerk to write to MKC.

There being no further business the meeting finished at 8.55 pm

Clerk

## Appendix A – Schedule of Reports & File Notes

### APPENDIX A1 – CLERK'S REPORT 3/7/2017

1. Application made to MKC Play Area Improvement Scheme for a grant of £6224 to part fund the additional equipment at Fishponds and Thrupp Close. A decision is expected in September. Progress on the addition of outdoor aerobic equipment at the sports ground is on hold awaiting a contact to Land Registry to establish the position of the lease.
2. Cllr Forgham had observed that the 5 layers of the village entry signs were coming apart on some of them. He had asked a local tradesman to make up a clamp to fix the problem. Appropriate wording has been agreed for the 'dogs prohibited from sports ground' sign. An agenda item has been introduced for tonight though to apply for a new order under the (new) Anti Social Behaviour Act. Order being held back therefore until after meeting.
3. ANPR Signage – 10 signs have been ordered to be delivered to Cllr Hinds. Suppliers have submitted a template for final approval.
4. Cllr Ayles has talked to the Youth Club leader about potential risk of closure and it appears that there is no imminent threat but the situation will be kept under check.
5. Quotes have been obtained to weedkill village and sports ground. It was decided to hold fire on contracting for the whole village but the quote to treat the sports ground was acceptable. Clerk to arrange treatment with supplier.
6. An outline planning application has now been submitted to build up to 32 houses on the Maltings 2 site. To be considered at tonight's meeting.
7. The Neighbourhood Plan is awaiting advice from MKC as to what updates to make following both examinations and advising a date for the referendum. The parish council is to consider setting up a session to demonstrate the plan to the public.
8. Two new showers have now been fitted at the cricket pavilion to replace broken ones.
9. Cllr Sweetland took the action from the Clerk to contact Ringway to see if they would clear out some gutters as part of their community projects offering
10. Clerk has not yet ordered the 'no dogs allowed' sign for the Thrupp Close entrance to the sports ground
11. Cllr Ayles has written to MKALC advising that Castlethorpe PC is interested in being involved in any initiatives to share services between parishes.

#### No progress on outstanding actions:

- Clerk to commence village improvement project – initial actions to purchase benches and bins, order heritage style lamp posts and to elicit quotes for work on the village green
- Clerk to register The Fishponds Play Area with Land Registry
- Clerk to make 'rights of way' application for for the strip of land between Station Road and Fishponds
- The Clerk has drafted a policy for complaints handling to be considered at a later meeting. Cllrs Ayles, Forgham and Clerk to identify other gaps in documentation of parish council policies e.g. Emergency Plan.
- No progress on getting groundsman still to meet with Cllr Sweetland about mower.
- Clerk & Cllr Forgham still to agree how best to cascade information about healthy lifestyles on a monthly basis by way of social media, hardcopy posts and/or items for the village newsletter as requested by MKC Public Health team
- Clerk and Cllr Forgham have yet to review the report on Village Hall drains before discussing the matter with residents of Castle House
- Still no response from Castlethorpe Sports Association about their availability to hold a Sports Ground Committee meeting

Steve Bradbury

3/7/2017

## **APPENDIX A2 - File Note: NOTES FROM PARISHES FORUM 15TH JUNE 2017**

The Forum meeting was mostly a follow-up from the MKALC Conference. I gave a presentation on progress on the actions from the meeting but the main interest at the Forum was around Landscaping and Litter. Here are a few notes:

- Rural roads are litter-picked quarterly
- The schedule for litter bins can be seen on GIS (not sure where to find this)
- Weedspraying is being done once a year instead of the previous 3 times.
- The New Bradwell Recycling Centre is remaining open.
- Charges for green bins will not be made
- Vegetation growth on sightlines on public highways will be cut in spring, July and September
- Hedges will be cut 3 times every 4 years (sic)
- Footpath vegetation cuts are controlled by the RosW Officer.
- The MKC Officer, Maurice Barnes, has schedules for landscaping maintenance at parish level.
- MKC is working on a framework with SERCO to define how parishes can purchase extra services (cuts, spraying).

Philip Ayles

## **APPENDIX A3 - DRAFT Response to Maltings 2 Outline Planning Application**

1. In principle, the parish council is supportive of this application.
2. On access, the parish council would make two comments:
  - 2.1. That un gated pedestrian access, made up to footway standard, is provided from Paddock Close / Maltings 2 to Maltings Field.
  - 2.2. That a build-out (priority working) is constructed on Fox Covert Lane roughly to the south of No 16. The build-out should be similar to that constructed in Thrupp Close.
3. Although the parish council presumes that other matters will be agreed under Reserved Matters, the parish council would draw the Authority's attention to the criteria for this development specified in the Neighbourhood Plan which is now expected to go to referendum in early September and be 'made' at the earliest subsequent opportunity.
4. The parish council remains concerned about the provision for surface water drainage from this site if it is proposed to use the boundary ditch which drains onto the West Coast mainline.

The parish council also notes that the surface drainage swale constructed by the applicant as part of the adjacent Paddock Close development is in a poor state of repair and that arrangements for maintenance between the applicant, the developer and the householders have failed completely. Two of the proposed properties will be on Paddock Close and drain into the swale.

5. The parish council notes that Castlethorpe First School is now at capacity and is supportive of a substantial Planning Obligation payment being made to provide additional places.

## APPENDIX A4 Planning Application at The Eventing Centre, Hanslope - Comments for Consideration

**Objection 1:** As the application is in Open Countryside, **Policy S10** applies "**The open countryside is defined as all land outside the development boundaries defined on the Proposals Map. In the open countryside, planning permission will only be given for development that is essential for agriculture, forestry, countryside recreation or other development which is wholly appropriate to a rural area and cannot be located within a settlement.**"

**Objection 2:** It is also in breach of **Policy H8** on Housing Density which says

**The density of new housing development should be well related to the character and appearance of development in the surrounding area.**

**The Council will seek the average net densities set out below for development within each zone as defined on the accompanying plan:**

Zone 1	CMK (including Campbell Park)	100 dws/ha
Zone 2	Adjoining grid squares north and south of CMK, Bletchley, Kingston, Stony Stratford, Westcroft and Wolverton:	40 dws/ha
Zone 3	The rest of the City, City Expansion Areas, Newport Pagnell, Olney and Woburn Sands	35 dws/ha
Zone 4	The rest of the Borough	30 dws/ha

The site is 1.36 hectares so should accommodate 40 dwellings. I appreciate this is worsening the situation but Policy H4 says that the Council should seek 30% affordable housing in rural developments of 15 houses or more so the developer is trying just to get under the bar which would require him to provide affordable housing, which is quite often what residents request, and thereby adversely impact his profit.

**Objection 3: Policy H9 says "Development proposals that include 5 or more dwellings should incorporate a range of house sizes and types and all dwellings will be encouraged to meet the "Lifetime Homes" standards."**

It would seem to me that this proposed development of 3 and 4 bedroom houses does not constitute a 'range of house sizes and types'.

Philip Ayles  
3rd July 2017