



Castlethorpe Parish Council

Minutes of a Parish Council Extraordinary Meeting held on Monday 18th September 2017 at 6.00 p.m. in the Village Hall

PRESENT: Councillors Ayles, Forgham, Hinds and Sweetland, Cllr Geary and 2 members of the public

There was no public forum

- | 1 | APOLOGIES FOR ABSENCE | ACTION |
|---|--|---------------|
| 1 | 1.1 Cllr Keane holiday, Cllrs Stacey & Markham work, the Clerk Steve Bradbury (alternate commitment). All accepted.. | |
| 2 | DECLARATIONS OF INTEREST | |
| | 2.1. None. | |
| 3 | TO CONSIDER RESOLUTIONS | |
| | 7.1. The Clerk & Cllr Ayles had met with Jonathan Robinson, the MKC Planning Obligations Officer to discuss options for s. 106 Planning Gain from the Maltings 2 development. Following this meeting Cllr Ayles had produced a briefing note and a draft proposal that had been circulated to the Cllrs prior to the meeting (see Appendices A1 & A2)
The council expressed concern about the conversation reported between Mrs Baldwin (Headmistress) and Simon Sims lead of MKC's Sufficiency and Access department in which he said he would not support expansion even though the school was now full almost entirely with children from the village. The council is concerned about the long term viability of the school if expansion up to the limit of the site was not permitted as there would be a risk that the authority might seek to close the school and transfer the children to Hanslope or Haversham. Cllr Geary noted that a 5 acre site for a new primary school was part of an S106 agreement from a recent planning application in Hanslope.
Cllr Geary agreed to arrange a meeting between the Sufficiency and Access team and the school at which he would attend and suggested the parish cllr also attended. Cllr Sweetland was nominated.
The remainder of the schedule of S106 request was discussed and amended as attached to be forwarded to Jonathan Robinson, the Planning Obligations Officer (see Appendix A3) .
Cllr Geary agreed to attend the decision process for this and asked that Jonathan referred any issues to him. | Cllr Geary |
| | There being no further business the meeting finished at 6.38 pm | |

Appendix A – Schedule of Reports & File Notes

APPENDIX A1: BRIEFING NOTE – Planning Obligations Request to MKC ref 17/01536/OUT 'Maltings 2'

1. The MKC Planning Obligations Officer has invited the parish council to submit its requests for S106 payments arising from the above application.
2. The Clerk and Chairman have held a meeting with the Officer to understand the parameters for such a request and have prepared a draft for discussions and decision by council.
3. The attached schedule shows the initial 'pro-forma' MKC allocation of S106 funding. Because it is pro-forma, some of the allocations are not relevant and it does not show local requirements. The schedule shows possible requests for S106 payments on the right hand side.
4. The Officer advised that amounts are transferrable within each of the categories to meet specific needs. For example under 'Education' there is an immediate need to increase the capacity of the

primary school whereas secondary education funds can be provided by larger (urban) developments.

5. It was agreed that all items under the 'Social Infrastructure' heading were not immediately appropriate to the village but that any further items that would provide local benefit could be grouped and bid for under the heading 'Village Amenities'.
6. In addition, the parish council should make clear any non-financial requirements for this development. These are contained in the Neighbourhood Plan and as a result of the council's consideration of the planning application and are (showing potential Planning Obligations in **bold**):
 - i. **A build-out / priority working should be constructed on the Fox Covert Lane access to control traffic speeds in a similar manner to the build out in Thrupp Close.**
 - ii. **The scheme provides, at a minimum, an ungated, made up pedestrian access from Maltings Field along the line of the existing footpath.**
 - iii. The built form, materials, boundary treatment and arrangement of car parking, provided at a minimum of two off-street spaces per dwelling, is of a similar character to the adjoining residential scheme at Paddock Close.
 - iv. The scheme layout is prepared in consultation with Network Rail and provides for an appropriate noise and visual buffer to the railway line along its southern boundary.
 - v. The landscape scheme creates a strong, attractive and defensible boundary to the open countryside to the east of the site
 - vi. Given the shortage of smaller houses for starter and downsizer homes within the village it would be expected that two-thirds of the homes would be two-bedroom dwellings.
 - vii. The site can be accessed from Maltings Field, which serves a small number of other houses in this part of the village, as well as Fox Covert Lane, and should be similarly capable of accommodating car parking without causing problems beyond the site.
 - viii. Prior to a planning application being submitted the area should be subject to an archaeological field evaluation comprising trial trenching. This will enable any necessary mitigation (excavation or avoidance of significant buried archaeology) to be agreed and secured via a condition on the eventual planning permission.
 - ix. A foul drainage strategy should be submitted with any planning application which demonstrates that infrastructure capacity is available or there will be sufficient capacity to serve the development.
7. The following non-financial requirements are not in the Plan but are worthy of consideration
 - i. A surface water drainage strategy should be submitted with any planning application that is mindful of the capacity and suitability of the channel through which the water is dispersed and is considerate of the impact on the adjoining railway embankment and track.
 - ii. On completion of the Maltings 1 (Paddock Close/Maltings Court) development there were no arrangements put in place for the upkeep of the swale area at the corner of the Fox Covert Lane junction. As such the area is overgrown and an eyesore and the culvert tends to block. As the land owner of the proposed new development is the same as for Maltings 1 a long term maintenance plan should be put in place for that area.
8. The parish council may wish to consider amendments to the schedule both in terms of financial and non-financial obligations.

Philip Ayles
18th September 2017

APPENDIX A2: Proposal for Castlethorpe Parish Council s. 106 Planning Gain Request

See attachment



s.106 proposal for
EGM Sept 2017.pdf

APPENDIX A3: s.106 request agreed at EGM

See attachment



s.106 request
agreed by PC.xlsx

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