



Castlethorpe Parish Council

Parish Council General Meeting to be held
on Monday 5th November 2018 at 7:30 p.m.

AGENDA & SUMMONS

Councillors Ayles, Hinds, Keane, Markham, Sawbridge, Stacey & Forgham are summoned to a General Meeting of Castlethorpe Parish Council to be held on the above date & time, in the Village Hall, when the business set out below will be transacted. The meeting will be preceded by an Open Forum (15 minutes if necessary)

Steve Bradbury
Clerk to the Parish Council
01908 337928 or clerk.castlethorpe@gmail.com

- 1 **TO RECEIVE APOLOGIES FOR ABSENCE**
- 2 **TO RECEIVE DECLARATIONS OF INTEREST by Councillors in any of the agenda items below**
- 3 **TO APPROVE MINUTES OF THE LAST MEETING**
 - 3.1. To agree the minutes of the General Meeting of the 1st October as a true record.
- 4 **TO RECEIVE REPORTS.**
 - 4.1. Clerks Report & Review of Actions. *(to be circulated prior to meeting)*
 - 4.2. FILE NOTE: Report by Cllr Keane on play equipment at the Fishponds
- 5 **TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)**
 - 5.1. **18/02568/TCA** | Notification of intention to reduce height of a western red cedar by 20%, bring in sides slightly to match and give a crown raise for a 3m clearance. To also reduce an elderberry all round by 2m, pruning back the overhang. 33 North Street Castlethorpe
 - 5.2. **18/02505/FUL** | First floor extension over existing double garage to form additional bedroom. Bramley House 13B South Street Castlethorpe
 - 5.3. **18/02424/FUL** | Variation of condition 2 (Vehicle Movement) attached to planning permission 15/02823/MIN Home Farm Hanslope Road Castlethorpe **(see public correspondence item 9.1.)**
 - 5.4. **18/02421/FUL** | Demolition of existing Equestrian Centre and erection of 51 dwellings with associated works Milton Keynes Eventing Centre Malt Mill Farm Castlethorpe Road Hanslope
 - 5.5. **18/02598/DISCON** Details submitted pursuant to the discharge of condition 16 (construction environment management plan) attached to planning permission 16/02937/OUT. At: Site South of Hales Folly Farm Long Street Road Hanslope
- 6 **TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATIONS**
 - 6.1. **18/02154/CLUE** | Certificate of lawfulness for the status of an existing dwelling house Lodge Farm House Wolverton Road Castlethorpe - **approved**
 - 6.2. **18/02101/FUL** | Erection of 3 residential dwellings Cuckoo Hill Farm Castlethorpe Road Hanslope **status - registered**
 - 6.3. **18/01625/OUT** - Outline application (all matters reserved except access) for up to 50 dwellings, including 34% affordable dwellings, surface water attenuation, open space, landscaping and associated highway works. Cuckoo Hill Farm Castlethorpe Road Hanslope **status: application refused**
 - 6.4. **17/02799/FUL** A redevelopment of surplus land to the rear of The Greyhound, Haversham to provide two semi-detached homes. 2 High Street Haversham – **application rejected appeal lodged by applicant**
 - 6.5. **17/02105/OUT**: Hybrid application for Full and Outline permission. Outline application (all matters reserved except for access, drainage, open space and play areas, noise attenuation and highway infrastructure). A Full application for phase 1 of the development containing 81 dwellings, estate roads, surface water drainage attenuation, landscaping and phase 1 of the noise attenuation bund land To The West of M1 Off Little Linford Lane Little Linford – **status 'registered' refused at DCC.**
 - 6.6. **17/00838/OUT** Outline application for the development of 200 dwelling houses, with all matters reserved Land To The East of Eastfield Drive Hanslope **DCC 5/7/18 deferred decision – no further information available**

- 7 TO CONSIDER RESOLUTIONS**
- 7.1. To consider any further actions concerning further development in Hanslope (Cllr Ayles)
- 7.2. To consider request from the local Community First Aider for the parish council to support and make available advertising channels to establish a slot at the Village Hall to provide basic training in CPR and defibrillator awareness. Note the Village Hall Committee have sanctioned a rent-free slot.
- 7.3. To approve donations of £25 to Bradwell Silver Band and Royal British Legion in exchange for provision of a bugler and a wreath to mark Remembrance Day (Cllr Ayles)
- 7.4. To approve a request for a donation towards the Senior Citizens Xmas Sunday lunch (**see correspondence item 9.2.**)
- 7.5. To consider status of development of the web site for Castlethorpe Parish Council and any further action required (Cllr Forgham)
- 7.6. To consider any further action with regard to the Wild Life Area (Cllr Ayles)
- 7.7. To consider a response, if any, on the further Plan:MK consultation (Cllr Ayles)
- 7.8. To consider a response, if any, on the South Northants Council Local Plan Part 2 consultation (Cllr Forgham)
- 7.9. To consider whether to support an exclusion clause to the Council's Street Trading Policy calling for a ban on all food mobiles near schools during school opening hours and for 30 minutes thereafter.
- 7.10. To consider any further action required on renewal of Castlethorpe Neighbourhood Plan (Cllr Ayles)
- 8 TO CONSIDER FINANCIAL MATTERS (circulated prior to meeting)**
- 8.1. To approve the RFO payments schedule.
- 8.2. To consider preparation of draft budget for 2019/20
- 9 CORRESPONDENCE RECEIVED (Circulated prior to meeting)**
- 9.1. Members of the public have written to the Clerk with representations against planning application 18/02424/FUL (**see item 5.3.**)
- 9.2. A member of the Village Show Committee has emailed the Clerk to notify that as they have been unable to replace retiring committee members or to get any support whatsoever that the Committee will probably have to close down and that this year's OAP Xmas lunch is probably the last one they will arrange. As such they would like to do something special.
- 9.3. A communication has been received from Zurich Insurance notifying a legal decision against a parish council in that it did not have a sufficient risk assessment process in place for trees on its land
- 10 ANY OTHER BUSINESS (for noting, or for inclusion on a future agenda)**
- 11 TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS**
- 11.1 Next General Parish Council meeting will be on 3rd December 2018 at 7.30 p.m.

Appendix A – Schedule of Reports & File Notes

1. Clerk's Report (item 4.1)

To be circulated prior to meeting

2. Circulated items

ITEMS 5.3 and 9.1

To Castlethorpe Parish Council
CC Andrew Geary, Lynn Patey-Smith, Mark Lancaster MP

Re: 18/02424/FUL- S73 Application to vary planning conditions at Home Farm Castlethorpe Road

We wish to strongly object to the proposed planning application 18/02424/MIN to allow for increased vehicle movements and hours of operation in respect of the Waste Transfer Station at Home Farm. The proposed variation of conditions would have an adverse impact on the amenity of local residents including ourselves as detailed below.

Noise and Disturbance

Waste Policy WDC1 Development Control Criteria of the Milton Keynes Waste Development Plan Document (DPD) states that:

"Proposals for waste management facilities will be permitted provided that it can be demonstrated that any impacts of development will not significantly adversely affect people, land, infrastructure and natural

resources. Proposals will be granted if ... adequate means of controlling noise, dust, litter, odours, vermin, glare, vibration and other emissions are incorporated in the scheme..."

The additional volume of waste deliveries proposed would increase the noise and vibration and associated disturbance in a predominantly residential area. The original authorised operating hours were between 09:00 and 17:00 weekdays and 09:00 and 13:00 weekends and Bank Holidays. Proposing to extend the operating hours and numbers of vehicles to start at 07:00 and close at 18:00 would exacerbate the harm to our amenity at unsocial hours. Allowing such a variation would therefore be contrary to WDC1 of the Waste Development Plan Document.

The original decision (09/00627/MIN) was permitted at Home Farm subject to conditions to minimise vehicle movements in the interest of local amenity. Having regard to this, continuation of increased traffic volumes would be a direct conflict to saved policy D1 and T10 of the Milton Keynes Local Plan 2005 as this would also affect the general amenity of the rural setting, threatening residential amenity and enjoyment of home and garden.

Highway Safety

Waste Policy WDC3 Transport sets out in the Waste Development Plan Document (DPD) the intention to ensure that local residents and highways networks are not subject to adverse impacts. The proposed continuation of the variation to the operating conditions would result in a material increase in vehicle movements in the area. North Street is relatively narrow and substandard to facilitate the volume of heavy vehicles proposed. The existing situation is that other road users have to 'back up' to allow for these vehicles to navigate through the village. As a result, there would be increased danger to pedestrians especially when other motorists have to mount the kerb to make way.

The increase in traffic coupled with the two sharp bends on North Street (one where a school is located) further compounds the argument against this proposal. The speed at which some of these vehicles navigate through North Street is also of concern. There is a public footpath which runs along the route through the village and this would pose danger to pedestrians especially during the school run and operating hours of the church and village hall.

The argument against this proposal should be strengthened by the fact that North Street is recognised as part of Route 6 on the National Cycle Network. This coupled with the narrowness of the road, will further increase the risk of accidents with pedestrians and cyclists.

The original permission was only meant to be a temporary measure to deal with Milton Keynes' green waste until the Council developed a wholly owned transfer and anaerobic digestion plant. The issue in short, is that the highway network within Castlethorpe and the routing passing through a small rural settlement is not appropriate to the transport requirements of the operation. The continuation of additional journeys would be inappropriate and contrary to the policies set out above. Mark Lancaster touched upon this in his most recent note to residents stressing the need for infrastructure to be in place prior to or alongside development.

Furthermore, the applicant does not provide sufficient justification to increase vehicle movements and extend operating hours. Approving this application would prove unsustainable. A recent FOI request made to MKC reveals that no increase in vehicles and hours is required for at least two years. Pressure should be applied to the Council to provide a permanent facility in an appropriate location that minimises travel and which is served by adequate road infrastructure. Considering the aforementioned, the proposal does not address how the amenity of local residents will be safeguarded nor does it demonstrate the measures to ensure highway safety.

This letter reiterates the grounds under which this application should be refused. Granting permission to vary conditions would have a significant adverse impact on the local amenity of residents. Highways safety, noise concerns and the increase in operating hours would only exacerbate the current disturbance within the village of Castlethorpe.

Yours faithfully,

ITEM 7.2

Dear Parish Council,

In my role as Community First Responder, part of our remit is to provide an educational resource to our community. To that end, I would like to request that the Parish Council provide a free evening or

weekend slot at the village hall for me to provide basic CPR and Defibrillator awareness training for our community.

I would also request your assistance in advertising the event through the Parish Council's proffered media (newsletter, Facebook page, Website etc)

There would be no charge for attending, but I would be putting a collection tin out for any donations that would be used to support our CFR scheme.

The training takes between 30 and 90 minutes, depending on the size of the class and the amount of questions. I have kits available to train up to 40 people at one time.

Please feel free to email me with any question at this address, or reply with available dates/times.

Many thanks

ITEM 7.9.

Dear all,

Some of you may have been copied in to correspondence in relation to the ice cream van street trading consent permit applications, namely by MK Ices and Mister Softee; calling for a Boroughwide ban of ice cream vans operating near schools. Please note that currently there is the existing provision asking for exclusion (detailing reasoning, exclusion distance and timings) assessed on case by case basis, but for the corresponding ward only, not for all of MK.

A generic exclusion clause across MK could be requested to be incorporated into the Council's Street Trading Policy for all food mobiles, not just ice cream vans, so the potential exclusion distance would be consistently applied to all food mobiles. This would be subject to Regulatory Committee approval, involving public and trade consultation, adoption by cabinet and there would be relevant advertising requirements.

The current notion is to put forward that food mobiles shall not operate within 250 metres of any school in MK during main school hours and within 30 minutes of closing time. Main school hours means the normal opening times for any particular school whilst the students are being educated and includes lunch breaks.

The majority of permits relating to ice cream vans already have this as an agreed condition already due to the feedback on the new and renewal application consultation process earlier this summer. If this is something you would like to take forward, so it applies to all food mobiles by default through the Street Trading Policy, could you please let me know by the 31 October 2018.

Many thanks,

Kieran Evans
Senior Enforcement Officer, Licensing, MKC

ITEM 9.2.

Dear Steve

Firstly, following a fire at No, 13 in April I now have a new email address
Secondly, the time has come once again to start thinking about our Christmas lunch for Castlethorpe Seniors.

Please can you let me know if the Parish Council will be supporting us again?

Despite several requests for new committee members, or even help on a single basis our requests have fallen on stony ground so sadly this is going to be the last one as all the present committee will be retiring after 2018 event.

We are hoping to make it a “special” event so if the Council can help us this one last time we would be very grateful

Yours sincerely

ITEM 9.3.

Dear LCAS Members,

We’re providing this update on a couple of topics that have seen some developments in recent months.

Tree Liabilities

The recent Court of Appeal decision in the case of Cavanagh v Witley Parish Council serves as a reminder that any landowner has to have a risk based, planned and managed approach to the risks that trees on its land bring. In this case the Judge in the lower courts found that the parish council’s approach to inspection of trees on a blanket three yearly cycle was inadequate and failed to take into account trees in higher risk locations, asserting that a more frequent and rigorous inspection on the particular tree in question would have identified the decay that subsequently led to the tree falling into the path of a bus. The parish council appealed, but the appeal was rejected and the original finding upheld by the Court of Appeal.

What does this mean for you?

As we have previously outlined to the LCAS membership, a tree management strategy and framework needs to be established and implemented. The approach cannot be a blanket, in terms of timetables, and inspection frequencies will need to be flexed to reflect risk. Councils should seek the advice and support of suitably qualified arboricultural experts. Your local unitary authority, county or city council may also be a useful point of reference in how they risk manage their tree stock.

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