



# Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held on Monday 5<sup>th</sup> November 2018 at 7.30 p.m. in the Village Hall

**PRESENT: Councillors Hinds, Sawbridge, Keane, Ayles, and Forgham, the Clerk, Ward Cllr Geary (later) and 12 members of the public.**

The Chair opened the public session:

There followed a lengthy and involved debate about the planning application to be considered at item 5.3. Several members of the public spoke against the application and the parish council was requested not to endorse it on the following grounds:

Additional waste deliveries would increase noise, traffic pollution and vibration to houses close to North Street

Extension of the permitted delivery period from 0900 to 1700 to 0700 to 1800 would increase/extend these impacts to an unsatisfactory level at anti-social times

The changes are not in keeping with MKC's Waste Disposal Policy and in particular policy WDC1

The changes are in conflict with policies in the 2005 MK Local Plan with regard to threats to 'local amenity and enjoyment of home and garden'

Cllr Ayles made it clear that until the matter was debated and outcomes agreed the parish council could have no collective opinion on the application. He did say that he had been through the application in detail and had come to the personal conclusion that it was attempting to regularise deliveries when weather conditions made it impossible to make all vehicle runs between the allotted 0900 to 1700 period. The MKC Head of Waste and Environment had confirmed that there is no increase in the number of lorries and there should be none or very few additional runs. The increase in volume of green waste is estimated at 2% p.a. ~~Given that a large proportion of the journeys come through Hanslope or along Station Road there will be no appreciable difference to the number of runs along North Street.~~

Further questions were asked about the planning process most of which the parish council had no influence over. Cllr Ayles went on to say that this application is being treated like any other and that it has been made by a member of the parish council is irrelevant. The parish council was notified of the application as a statutory consultee and given the standard 28 days to make representation (the Clerk had requested and been given an extension to the deadline in the case of this application so that it could be considered at this meeting). The parish council would debate all new applications and if it was agreed that comments or objections should be made they will be considered by MKC but would not decide the outcome.

Following further discussion, the Chair invited further questions on other matters and there being none he started the meeting proper.

- | 1      | <b>APOLOGIES FOR ABSENCE</b>  | <b>ACTION</b> |
|--------|---|---------------|
| 1.1    | Cllr Stacey reason alternative commitment & Markham reason illness. Both accepted.  |               |
| 2      | <b>DECLARATIONS OF INTEREST</b>   |               |
| 2.1.   | None  |               |
| 3      | <b>APPROVE MINUTES OF THE LAST MEETING</b>  |               |
| 3.1    | The minutes of the General Meeting of the 1 <sup>st</sup> October could not be agreed as only two councillors present attended that meeting hence the meeting was not quorate in that respect. Carried forward.   | Clerk         |
| 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 8 – The parish council recorded their thanks to Cllr Hinds for erecting the new 'No Dogs' signs at the entrances to the sports ground.   |               |
| 4.1.2. | Item 9 – Cllr Ayles has a meeting arranged with MKC senior manager Debbie Bond-Taylor and the Community Infrastructure (CI) manager to further discuss the CI grant position and the ineligibility of public buildings projects.  |               |
| 4.1.3. | Item 14 – Cllr Geary had spoken to Bloor Homes and had been told by the Site Manager that 95% of construction traffic for the Castlethorpe Road Hanslope development is going via Station Road as the approved route. He will closely monitor the situation. The sign at the Dips will be removed.                  | Cllr Geary    |
| 4.1.4. | Item 7 – the report from a member of the public that he had observed that the Carrington Arms front wall foundations in the cellar are collapsing needs addressing. It was agreed to have the resident that had successfully got MKC to issue work orders to make the pub safe take the matter up with the council. |               |
| 4.1.5. | Cllr Ayles reported that it had not been possible to reduce the quote that had been received for additional litter bin collections. He had discussed the matter   |               |

with Nick Hannon of MKC who would see if he could apportion some of the MKC 'clean up fund' that had been announced.

4.1.6. Cllr Keane reported that a team would come out from MKC to consider the state of the trees at the end of the Fishponds play area.

**4.2. Update on repairs to play equipment at the Fishponds**

Cllr Keane reported that a team had been out from Serco and in two visits had repaired and cleaned all defective equipment with the exception of the rings on the multi-purpose activity set which they have removed as they are not fit for purpose. They did not replace the rubber mats that are in a poor state and Cllr Keane has asked them to do so. Cllr Ayles said that a member of the public had complained about one of the swing seats pinching users. Cllr Keane will investigate.

Cllr Keane

**5 TO CONSIDER PLANNING APPLICATIONS (previously viewed online by Cllrs) Noted**

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 - **no objections**

5.2. **18/02505/FUL** | First floor extension over existing double garage to form additional bedroom. Bramley House 13B South Street Castlethorpe – it was agreed that as the application stated that the current stone would be matched and the roof tiles being removed from the garage would be re-used then there was no objection

5.3. **18/02424/FUL** | Variation of condition 2 (Vehicle Movement) attached to planning permission 15/02823/MIN Home Farm Hanslope Road Castlethorpe – Cllr Hinds agreed that it is not satisfactory to have lorries going past nearby houses at 0700 with some of the houses in North Street being very close to the road. Cllr Ayles stated that the amount of waste generated within the MK area and MKC's delays in re-building their own facility were matters outside of the control of the applicant. The changes are required to give more scope to empty the lorries outside of the currently allowed periods on the odd occasion where weather prevented it. After further discussion it was unanimously agreed the the parish council would not object to the application but would ask for conditions whereby:

- the site should only process green waste under the current MKC contract and and that any new contract would require a fresh planning application
  - that the number of deliveries before 0900 are kept to a minimum and a log be kept of early deliveries to be shared with the parish council
- Agreed unanimously

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 – the parish council had previously objected to a similar application on the same site for almost the same number of houses on the grounds of unsuitable approach roads and insufficient health and education infrastructure to support even more development in Hanslope. Since the previous objection the situation had not changed and in fact new residents at Hanslope had applications for their children refused on the ground of no capacity. Additionally the Parks medical practice having its administration centre in Northants had not been consulted on previous applications and has also said that it has no further capacity.

It was unanimously agreed that the parish council make the same objection as before stating that there is no capacity at the school or medical practice and maintaining that no further application at Hanslope should be approved until agreement is reached with the school and medical practise.

5.5. Ward Cllr Andrew Geary commented that the proposed route for construction traffic for the Castlethorpe Road Hanslope development coming from the south is entirely unsuitable for heavy vehicles. The road consists of a series of ninety degree bends along a narrow road, some of which are blind and any additional load of heavy vehicles would represent a significant risk of accident to both the delivery drivers and all other road users. It was agreed unanimously that the Parish Council request MKC that all deliveries be made from the north.

**6 TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATIONS – no further comment on any of the 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

- 7.1. It was agreed that MKC must take a more proactive approach with health and education before allowing any further development in Hanslope as agreed at item 5.4. Cllr Ayles and Clerk to draft communication to MKC. Clerk/Cllr Ayles
- 7.2. It was agreed to support the Community First Aider in his intentions to give CPR and defibrillator training at the Village Hall
- 7.3. 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 were agreed unanimously
- 7.4. A request has been received from the Village Show Committee for a contribution towards the OAP Christmas lunch. In previous years the Ward Cllr and parish council had donated £250 each but Cllr Geary said that due to an MKC edict he was unable to donate to the same cause in successive years. It was agreed that a donation should be made and that the Clerk negotiate with the Village Show Committee on how much is required up to a sum of £500. Clerk
- 7.5. Cllr Forgham has been working with a local resident to establish a new parish council web site and good progress is being made. There are no foreseeable costs involved at the moment.
- 7.6. It was agreed that the quotation for £240 to prepare the ground at the wildlife area and the cost of the seed (at the Clerk's discretion be approved).
- 7.7. The Inspector has now published a report on Plan:MK for which comments are invited. Cllr Ayles said that he had read through the report and everything appeared to him to be good with one major exception. It includes an ambition to grow Milton Keynes to 500,000 as proposed by the MK 2050 Futures Committee. He and Cllr Geary added that the expansion of Milton Keynes to a population of 500,000 does not form any part of Milton Keynes policy and has not undergone any proper process to establish the aim as part of the Plan:MK. It was agreed by all that the Clerk should respond to MKC accordingly. Clerk
- 7.8. Cllr Forgham reported that Old Stratford had been proposed as a site for a county and business park along with future residential development as part of the South Northants Local Plan. Whilst it was considered unethical to meet Northants planning obligations in an area that would impact on infrastructure provided by Milton Keynes it was agreed that the parish council would not comment.
- 7.9. A proposal to introduce 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 was noted.
- 7.10. It was agreed that Cllrs Ayles, Forgham, the Clerk and a local resident would meet with MKC and Neil Homer, planning consultant to discuss the way forward re. refreshing the Castlethorpe Neighbourhood Plan.

## 8

- FINANCIAL MATTERS**
- 8.1. The draft RFO Payment Schedule that had been circulated was proposed by Cllr Ayles, seconded by Cllr Keane and agreed unanimously with the addition of a payment of £1150 to the Castlethorpe Sports Association being their contractually agreed annual donation to operating costs

Payee	Description	Invoice	Amount
S Bradbury	Salary Oct 2018	per pay slip	£624.62
S Bradbury	Refund payment windows bus shelter	receipt awaited	£292.52
All Cleaned Up	Oct invoice VH	ACU0061	£300.00
Viking	VH consumables	936134	£40.63
R.Wontner	Re-paint village benches	63	£100.00
Tayflor	Repair/replace floor tiles VH	1017	£245.83
R I Lever	Re-surface sports ground car park	per invoice	£4,900.00
R I Lever	Hedge and grass cutting		£225.00
R I Lever	Install benches fix gate SG		£230.00
R I Lever	Install bin village		£20.00
Royal British Legion	Remembrance wreath		£25.00
Bradwell Silver Band	Bugler		£25.00
CSA	Annual Operating Fee	Agreed at meeting	£1,150.00
<b>Grand Total</b>			<b>£8,178.60</b>

Direct Debits			
E.ON	gas VH - Oct DD	89208742670A	£119.00
EDF Energy	elec VH - Oct DD	107789257	£69.00
Google Ireland Ltd	G-suite	26107096G10SRJ3 131	£9.24
XLN Telecom	Clerk's phone Apr	4976199 13977882	£25.29

<b>DD Total</b>			<b>£222.53</b>
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- 8.2. It was agreed that the Clerk set up a meeting with available councillors to produce a draft budget to be put to the next meeting for approval
- 9 **CORRESPONDENCE RECEIVED (Circulated prior to meeting)**
- 9.1. Representations against planning application 18/02424/FUL had been seen by cllrs prior to the meeting and duly considered.
- 9.2. A member of the Village Show Committee had emailed the Clerk to notify that as they have been unable to replace retiring committee members or to get any further support whatsoever that the Committee will probably have to close down and that this year's OAP Xmas lunch will probably be the last one they will arrange. This was noted with some disappointment.
- 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. Clerk to set up a meeting to examine risk to the parish council.
- 10 **ANY OTHER BUSINESS (for noting, or for inclusion on a future agenda)**
- 10.1. Cllr Forgham reported that a new cleaner had been appointed after an interview with himself and another member of the Village Hall Committee. Time constraints had not allowed a wider advertising of the position.
- 10.2. Cllr Ayles reported that Thames Valley Police had set up a speed gun exercise on Hanslope Road following bad results from the newly repaired Speed Indication Device. Four people had been caught. There will be further speed checks in the village in future.
- 11 **TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS**
- 11.1 The next General Parish Council meeting will be held on 3<sup>rd</sup> December 2018 in the Village Hall.

There being no further business the meeting closed at 9.35 pm

Clerk

Clerk

## Appendix A – Schedule of Reports & File Notes

### APPENDIX A1 – CLERK'S REPORT 5/11/2018

1. All reported faults to the outdoor gym equipment have been fixed and the suppliers have been paid. Written consent has been received from Historic England to install the zip-wire at the Fishponds but one of the conditions is that a 4 week notice period should be given to start of work. S.106 and Wren grant monies to be claimed along with £1,000 discount from Proludic.
2. New and existing play and fitness equipment to be added to the list of assets stipulated in the insurance policy schedule, and in the Asset List.
3. MKC have been notified that the parish council will be arranging its own landscaping following end of current contract in 2020.
4. Still only two of the nine heritage style lanterns have been installed at Hanslope Road and on the North St/Station Rd/Hanslope Rd triangle. The light on Hanslope Road was not what was ordered but on reflection is well located. It is thought that there is no need for the light between the shop and the triangle. Richard Woodcock to provide update 5/11 p.m..
5. All remaining work on village centre apart from street lamp replacement now completed. Former village green benches have been installed in front of the football pavilion.
6. Extension of the car park hard surface at the sports ground has been completed.
7. Renovation work has been carried out at the Carrington Arms but a local resident has expressed concerns about foundations having collapsed in the cellar.
8. 'No Dogs' signs for the sports ground have been erected at all entrances to the sports ground. Many thanks to Cllr Hinds for putting them up.
9. Tiles have been repaired in the Village Hall and all are satisfied with the work. The parish council had instructed the Clerk to apply for a Community Infrastructure Fund grant to re-surface the entire floor. The Clerk then found out that enhancements to public buildings were out of the scope of the fund's eligibility. Application has therefore not been made and closing date was 31<sup>st</sup> October. Cllr Ayles has escalated this situation to MKC senior management and asked for an extension to the cut-off date should there be a change in eligibility.
10. The broken benches in the sports ground have still not been disposed of. Reminder email sent to cricket club.
11. Cllr Keane will give a verbal update on his approach to the MKC Tree Conservation Officer about height of trees at the end of the Fishponds play area.
12. All village benches have been stained except for the new Balmoral benches.
13. The new windows have been ordered for the bus stop opp. Bullington End Road. Handyman to fit next month.
14. Cllr Geary to contact Bloor Homes to instruct their drivers going to/from the new Castlethorpe Road Hanslope development to use the approved route via A508/Station Road and to remove the sign at the Dips.
15. A meeting is being arranged with MKC and Neil Homer, planning consultant, to agree way forward on refreshing the Castlethorpe Neighbourhood Plan.

#### No progress on outstanding actions:

- Still waiting for MKC to respond to representations about providing affordable addition litter collections.
- Cllr Green has agreed to talk to Tom Blackburn-Maze at MKC re. the school car park as the cllrs were not happy with the advice he gave the Clerk (carried forward)
- Clerk will arrange a meeting with CCLA about potential investment before the one year fixed term bond matures.(carried forward)
- Cllr Forgham to document proposed process for taking cheque deposits by card (carried forward)
- 6 copies of G-suite are now licensed and available.
- Cllr Ayles has emailed MKC Environmental Services about drainage problems in Station Road. He had reported the problem but has not received a reply (carried forward).
- Cllr Stacey has been asked to approach the church to have the trees overhanging the war memorial cut back
- Clerk to approach Historic England for consent to repair fences at Castle Field. Cllr Stacey to provide map.
- Cllr Ayles & Geary to consider MKC decision not to sell land at the side of 6 The Chestnuts.
- There has been no progress on the joint action (Cllr Ayles and Clerk) to approach MKC about applying for a dog exclusion order from the sports ground under the new Anti Social Behaviour Act.
- Clerk to register The Fishponds Play Area with Land Registry
- Clerk to make 'rights of way' application for the strip of land between Station Road and Fishponds

Steve Bradbury 5/11/2018