



Castlethorpe Parish Council

Parish Council General Meeting to be held online
on Monday 7th September 2020 at 7:30 pm

AGENDA

Dear Parishioners,

A General Meeting of Castlethorpe Parish Council will be held on the above date & time by video conference when the business set out below will be transacted.

Residents may ask questions in an Open Forum which will precede the Council Meeting:

- by giving them to the Clerk or any Councillor by noon on the day of the meeting
- by posting questions as comments on the Facebook broadcast of the proceedings Please note that only questions posted during the Open Forum can be considered.
- by joining the Open Forum. To join the Meeting, follow the link: <https://us02web.zoom.us/j/86897658174> The Meeting ID is 868 9765 8174. Alternatively, residents may phone in on 0203 051 2874 or 0203 481 5237 and enter the meeting ID. Residents will be placed in a 'Waiting Room' and admitted to the meeting by the Chairman. Residents will be asked to leave the videoconference at the end of the Open Forum and can continue to view the meeting on Facebook or YouTube.

Proceedings may be viewed on the Castlethorpe Facebook page and on the YouTube Channel 'Philip Ayles' both as a live stream and as a recording which will be retained for at least a month.

Steve Bradbury

Clerk to the Parish Council

Phone: 01908 337928 or email: clerk@castlethorpe-pc.gov.uk

- 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 3rd August 2020 as a true record.
- 4 TO RECEIVE REPORTS.**
 - 4.1. Clerks Report & Review of Actions. *(to be circulated prior to meeting)*
 - 4.2. Chairman's Report *(see Appendix A2)*
 - 4.3. File Note: MKC Planning Session 26th August 2020 *(see Appendix A3)*
 - 4.4. Update on procurement of defibrillators for Village Hall and Sports Ground **(to be given verbally at meeting by Cllr. Merritt)**
- 5 TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)**
 - 5.1. No new applications
- 6 TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION**
 - 6.1. **19/02444/REM** - Reserved matters application for the erection of 31 dwellings, to include matters of appearance, landscaping, layout and scale for which approval is being sought. Land To The East of Maltings Field. **Hearing to be held on 27th October via Microsoft Teams**
 - 6.2. **20/01075/FULMMA** Variation of condition 1 (Approved Drawings) attached to planning permission 18/01294/FUL to amend the western elevations, and provide details of the parking layout and cycle store Lodge Farm Business Centre Wolverton Road Castlethorpe **application permitted**
 - 6.3. **20/01298/FUL** Proposed siting of 40 static holiday caravans in lieu of 70 touring caravans Cosgrove Park Main Street Cosgrove **status Registered**
 - 6.4. **20/01672/TCA** Notification of intention to cut back the Ash Tree in back garden. Carried out by a qualified tree surgeon who has advised we trim the tree back cutting off overhanging branches which crown at around 4/5 metres. 5 School Lane Castlethorpe **permitted**
 - 6.5. **South Northants Council S/2020/0836/FUL** Proposed change of use of land to create a 4 Pitch Gypsy/Traveller site comprising siting of 1 Mobile Home, 1 Touring Caravan, and the erection of 1 dayroom per pitch Land East Of Northampton Road Yardley Gobion – **to be decided at South Northants Development Control meeting 3rd September**

- 7 TO CONSIDER RESOLUTIONS (all supporting documentation circulated prior to meeting)**
- 7.1. To request that MKC includes Gobbey's Field as an LGS in the Neighbourhood Plan which will necessitate a referendum in May (Cllr Ayles)
 - 7.2. To approve installation of branded windbreak banners at the tennis courts (request by email)
 - 7.3. To clear the Wildlife Area and buy red poppy seeds (Cllr Ayles)
 - 7.4. To consider ongoing maintenance of play equipment (Cllr Hinds)
 - 7.5. To respond to Government Consultations on new Planning rules (Cllr Ayles – see summary at Appendix A3)
 - 7.6. To accept MKC quote for repainting heritage lamp posts (Cllr Ayles see Chairman's Report Appendix A2)
 - 7.7. To consider Internal Auditor's report for the 2019/20 reporting year.
- 8 TO CONSIDER FINANCIAL MATTERS (circulated prior to meeting)**
- 8.1. To approve the RFO payments schedule.
 - 8.2. To resolve that CPC understands the risk and performance of the CCLA Property Fund and confirms its wish to invest the former £50,000 sports ground bond when the fund re-opens which is expected in early October (Cllr Ayles – see Appendix A4)
 - 8.3. Following CPC's previous decision to move the deposit account away from Bank of Ireland, it transfers funds into the CCLA Deposit Fund and closes the Bank of Ireland account (Cllr Ayles – see also Appendix A4)
 - 8.4. To receive report on status of s.106 funds drawdown from MKC (RFO)
 - 8.5. To consider any further matters with regard to potential outsource of financial services following Clerk's meeting with Stony Stratford TC.
- 9 CORRESPONDENCE RECEIVED (email circulated prior to meeting)**
- 9.1. None
- 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 Parish Council meeting will be a General Meeting on Monday 5th October 2020 and will be conducted by video conference

Appendix A – Schedule of Reports & File Notes

1. Clerk's Report (item 4.1)

To be circulated prior to meeting

2. Chairman's Report 1st September 2020

Waste Collection in Maltings Field

After the last meeting, I spent a week liaising between Kevin Wilson (Waste Management) and Josh Richardson (PCSO). The result is:

- Josh feels that it is difficult to prevent residents parking at the entrance as there is literally nowhere else for them to go. When he went to speak to them, he couldn't find anywhere to park himself. Technically, they are not committing an offence of obstruction so he is unable to enforce no parking anyway. He has spoken to the residents and asked them to move their cars on Friday mornings when hopefully there will be some spaces elsewhere.
- Josh did suggest that we might create more parking spaces by converting the green verge. I am not personally minded to favour this because (a) I like green verge and I suspect the houses fronting on it would object (b) it would be expensive, I guess £10k plus - the parking opposite the shop cost £15k 13 years ago. (c) there is no guarantee residents would use it.
- Note that, even if we put down yellow lines, enforcement is done by MKC's contractor not TVP which would, in my opinion, cause bad feeling even if the contractor was prepared to come out for small pickings.
- Kevin says there is a contractual commitment for SERCO to revisit any areas they have not been able to collect from within 48 hours excluding weekends. This means rubbish may not be collected until the Tuesday as happened after our last meeting. I have discussed using a small collection vehicle but Kevin says this is expensive and reserved for narrow roads not for where the road is restricted by parked vehicles.

I did put a FaceBook request for residents to move their vehicles on Friday mornings until after the collection. I think the following Friday was OK and suggest that we just have to monitor this and, if the problem keeps occurring, we will have to consider other measures.

Speeding

A number of North St residents have made unconnected complaints about speeding and especially of green waste lorries. Cllr Hinds has moved the SID to North St. Average speeds are low (21mph) but there is a wide spread. I have been passing information to the local special constabulary who operate speed guns and asked if they can spend some time on North St next time they are operating in the village. I have also written to the head of waste operations at MKC to ask him to remind the SERCO drivers of the new 20mph zone and he has confirmed he will do so.

Anti-Social Behaviour

I have received several complaints of ASB on Fox Covert / Paddock Close by youths congregating. This causes noise late at night, litter including nitrous oxide canisters and of course violating Covid safety rules. Cases have been reported to the police and our PCSO is also 'on the case'. I have invited Josh to the next Open Forum and, if confirmed, will also invite residents to join the Open Forum. One possible solution is to purchase a camera.

Highways Update

1. MKC have agreed to include Maltings Field in the 20mph zone to allow the superfluous 20mph sign to be removed. New Road and School Lane will also be included as they were also omitted from the original Order but fortunately signage wasn't erected.
2. The 'No HGV' sign by Maltings Field (and indicating Maltings Field instead of New Road) will be removed. The 'Rumble Strips' sign on Wolverton Rd will be removed as the rumble strips were removed some years ago after noise complaints.
3. The old light bracket on NS18 still awaits removal by Western Power. MKC have been reminded and have said that Western Power have committed to removal by end-August.
4. MKC have provided costs for repainting the badly faded heritage lamp posts which will be considered on the Agenda. The Clerk has surveyed the lamp posts and 43 need repainting. MKC have quoted:

Painting of ornamental 5m column	= £58.88 per unit
Re-numbering of columns	= £2.57 per unit
Total	= £61.45 per unit

Potential Extras

Strip existing paint by hand if required	= £29.44 per unit
Trimming vegetation	= £19.28 per unit
Remove / replace any signs	= £10.92 per unit

5. Rural street name plates remain under consideration but are low priority though I have now received an A0 map of the village for marking up. SNPs are not currently being repaired or replaced due to Covid impact on staff availability and finance.

6. Drains

Previously, I knew more than I wanted about our drainage but now I am replete! We have been working with Carl Devereux, Clerk of Works at MKC, for the past year following problems with water ingress at The Chestnuts and also garage flooding on Bullington End Rd.

Carl was able to bring equipment to the village in w/c 3rd August including a drain camera and jetting and cleaning equipment. I met with him on 11th (at rather short notice so apologies that I couldn't invite other councillors though I did grab John Keane as he passed) and he explained the drainage system and its status.

Starting by the shop, there is a 225mm pipe field drain coming into a manhole under the road from Castle Field. This then feeds into a 150mm pipe, then into a clay pipe, then into a stone culvert (very old), back into a clay pipe to reach the bus stop. On route it also takes feeds from the two drains outside Castle House. The run is not straight and has some sharp bends. It then feeds into a 225mm pipe again to run erratically to the footpath to the footbridge where it does a series of S bends from side to side until it stops, full of water, by the footbridge. Carl thinks it then seeps away into Station Yard where they believe there was a pond probably until the station was closed in the 1960s.

All this has been jetted and sucked clean, including the footway drain by the bus stop, though there is a root from the Christmas tree on the green growing into the pipe. It is Carl's opinion that the whole of this length should have been replaced by 225mm pipe when the village centre was constructed - there is even a manhole buried under the block paving outside 2 The Chestnuts.

There is a separate mixed surface water and foul drain running down North St to the manhole in the middle of the road table in the village centre. This does not connect to the surface water drains above but also runs down South Street (where it joins with a main sewer running along South St) and then goes under the railway down to the sewage farm.

The drains on North St by the Carrington were blocked and have been jetted and sucked clean up to the school. The tree opposite 10 North St is growing into the foul drain and needs to be repaired which will probably mean digging up the road. However, hopefully water running down North St will now go into the drains and not run across the table and cause flooding.

The ball now needs to be passed to Asish Patel, the Flood Manager, to repair the root damage to the drains and unblock the pipe by the footbridge. We will have to see how well the cleaning has mitigated the flood risk at The Chestnuts. If not, another potential solution is the floodgate which we have previously discussed.

At the same time, the gully sucker was taken up Bullington End Rd where two residents had complained, one of a flooded garage (on the east side) and one of sewage overflow on the west side.

There was a downpour on 13th August so I went round to see how the drains were coping. The North St / South St junction by the village hall shows some minor pooling but the drains seem to be coping well. The water is flowing nicely down the gutter on the road from the school down to the village hall and into the drain and importantly not across the village centre table.



I also went along Bullington End Rd and the drains there were coping. There is some pooling at the entrance to some of the drives, including No 14 which had complained of flooding in their garage. However, this is because of the road (and the drop kerb) rather than the drains.

I have contacted both the lady in The Chestnuts and the owner of No 14.

It is worth noting the strategic provision of drain cleansing. There is one gully cleaner for all of MK which has about 75,000 gullies which is likely to increase to 86,000 in the next two years. There is a requirement imposed by Cabinet that the grid roads are to be cleaned every three years. This means, on a simple calculation, that other gullies can only be cleaned about every 5 years! It would make a huge difference if a second gully cleaner with a root cutter could be purchased. Current capacity doesn't seem sufficient and local flooding will result in the Borough.

Furthermore, the rural parishes have typically got an old drainage infrastructure - for example the 150mm pipe in North St - which, apart from root damage simply doesn't have the capacity for the weather variation that is beginning to occur yet there is NO provision in the Capital Plan for any replacement. It is a classic 'stitch in time' because, when flooding does occur, the costs in re-housing are many times the cost of the original repair. Ward Councillors might like to investigate further.

Rural Broadband (FTTP)

I was asked to investigate if we qualify for this and was given the link below by our contact at MKC.

<https://gigabitvoucher.culture.gov.uk/home/about-the-scheme/> As far as I can see, there are no vouchers available in our area.

Philip Ayles
1st September 2020

MKC Planning Session 26th August 2020

By William Upton and Mark Davies, barristers of 6 Pump Chambers

White Paper

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907956/Planning_f_or_the_Future_web_accessible_version.pdf

Consultation until 29th October to respond to the 26 questions.

Three Pillars

- Planning for Development
- Planning for beautiful and sustainable places
- Planning for Infrastructure and connected places (ie Infrastructure Levy replacing S106 and CIL. Note intent is that parish councils will retain same 25% share of levy with great freedom to spend)

All land will be one of three types:

- Growth Areas - substantial development subject to a Master Plan (derived from LocalPlan)
- Renewal Areas - 'suitable for development' with a statutory presumption in favour of development.
- Protected Areas (Green Belt, AONB etc)

Local Plans will be developed within 30 months. Housing requirements and DM policies set at national level. No duty to co-operate with neighbouring authorities.

Public participation is at plan-making stage NOT at public enquiries etc. Planning authorities will be applying the rules.

Enormous amount of work required at plan-making stage including design codes.

Changes to the Current Planning System (part of White Paper but separate document) and subject to a consultation ending by 1st October.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf

- Changing to standard method for assessing housing need
- Delivering 'First Homes' (discounted housing)
- Temporary raising of threshold for developer contributions for Affordable Housing (currently 10 but raise to 40 or 50)
- Extend 'Permission in Principle' to major developments

Watch out this Autumn for

- National Model Design Code
- Review of EIA, SEA, Habitats Law
- Environment Bill (biodiversity net gain)
- Future Homes Standard (net zero)
- Response on new powers for Development Corporations (eg Oxford - Cambridge arc)
- Proptech (use of technology in DM)

Permitted Development Rights have had three amendments which come into force effectively immediately. One allows additional storeys on buildings without planning permission. Limitations for pre-1948 buildings and doesn't apply in Conservation Areas. Loft conversion is not regarded as an additional storey. Limits on overlooking and appearance and subject to building regulations. Planning permission is still required to become an HIMO.

There is a new permitted right to demolish certain types of buildings (commercial, industrial or residential which have been entirely vacant for 6 months) and replace them with new homes limited to the same footprint and to an 18m height. Must be completed within 3 years of permission.

Use Classes are amended from 1st September. No requirement for permission for changes within a use class. If A1, A2, A3 or B1 becomes single Class E. Far less control on changes to use. A4 (pubs etc) and A5 (Fast Food) will be subject to permission not just a use class. Protection of frontages in high streets is greatly weakened.

Philip Ayles

3. CCLA Briefing 27th August 2020

Kelly Watson – CCLA gave briefing by video conference present from CPC Cllrs Ayles, Forgham and the Clerk

All funds have outperformed the market.

Property Fund

The yield on the Property Fund has been maintained at 4.2% net of management fees. Capital reduction of 2-3% since the beginning of the year. Income from tenants at 88% with agreements for deferred payments for the remainder. 96% is normal level of tenant income.

Note is that there is a 3 month redemption period. Initial fees 6-7% (stamp duty etc) plus 0.65% management fee. Possible to negotiate with an outgoing participant to save / share initial fees.

- When is Property Fund opened for investment? In next 6-8 weeks (needs to have 80% market confidence in valuation - currently 75%)
- Is our eligibility criteria still valid both council and councillors? Yes, still valid though councillors need to confirm their understanding through a resolution in the risk and performance of CCLA.

Deposit Fund

The Public Sector Deposit Fund is one of the top two performers partly because of lower levels of redemptions compared to the private sector.

- Able to take precept payments? Not directly so into current account and then transfer into Deposit account
- Read access by Clerk, dual signatories for withdrawal all electronically? Yes.
- Change of Councillor done remotely? Electronic form to do this and CCLA will arrange for change of councillor.

Does not come under the FCA compensation scheme.

Recommendation:

1. Resolution that CPC understands the risk and performance of the CCLA Property Fund and confirms its wish to invest £50,000 when the fund re-opens which is expected in early October.
2. Resolution that, following CPC's previous decision to move the deposit account away from Bank of Ireland, it transfers funds into the CCLA Deposit Fund and closes the Bol account.

Philip Ayles