

# CASTLETHORPE PARISH COUNCIL

## Minutes of a Parish Council Extraordinary Meeting held on Monday 25/03/2012

7.00pm

PRESENT: Councillors Hinds, Keane, Stacey, Presant-Collins, Sweetland & Ayles (Chair). The Clerk Mr S Bradbury and Ward Councillor Geary were also present . There were over 50 members of the public in attendance

The public forum commenced at 7.00. The first item of discussion was an application to erect a wind turbine at Wolverton Rd. Castlethorpe to be considered later by the Parish Council. The Chair introduced how the MK Council planning process worked. He then suggested that the applicant speak on the matter and then Cllr Geary. The discussion would then be opened to the floor.

The applicant introduced his agent who explained the rationale behind the application and how specific details had been arrived at.

Cllr Geary then overviewed MK Council's policy on wind turbines. He went on to say that although he personally supported renewable energy on a small to medium scale this application fell outside the minimum height/distance ratio so he is opposed to it. He appreciated that only about one third of Castlethorpe residents have received notification of the application. Although the planning rules had been adhered to he would ensure that all residents would receive a letter by the end of the week. He would also ask for a 4 week extension of the public consultation period, although central Government requires applications of this size to be finalised within 8 weeks.

The discussion was then opened to the floor and there were many questions asked and points made (all against the application). The earlier speaker responded to many of the questions and a list of those raised on planning matters alone is included at Appendix A.

A particular question was raised about whether a parish poll should be conducted. Cllr Ayles would get more details and then raise the matter for consideration at the next ordinary meeting of the Parish Council.

Cllr Ayles wrapped up the discussion saying that the Parish Council are a consultee on planning matters and will come to a conclusion on their position and whether to support, oppose or support with conditions later in the agenda. A show of hands was requested but this was refused by the Chair. He added that individuals could make their own representations to MK Council planning department if they so wished.

There being no further matters to discuss the meeting proper commenced at 8.23.

- | 1    | <b>APOLOGIES FOR ABSENCE</b>   | <b>Action</b> |
|------|--|---------------|
|      | Cllr Markham reason work, Accepted.  |               |
| 2    | <b>TO RECEIVE DECLARATIONS OF INTEREST</b><br>Cllr Presant-Collins declared an <b>a personal pecuniary</b> interest in item 4.1. <del>due to there being the potential that he may benefit from the outcome</del><br><b>amended as per item 3 of Ordinary Meeting on 8/4/13.</b><br>Cllr Stacey later declared a personal interest in items 5.2. & 6.1.  |               |
| 3    | <b>TO APPROVE MINUTES OF THE LAST MEETING</b><br>Proposed Cllr Keane, seconded Cllr Sweetland and agreed unanimously by all councillors that were present at the meeting.  |               |
| 4    | <b>TO CONSIDER PLANNING APPLICATIONS</b><br>Cllr Presant-Collins withdrew to the public gallery  |               |
| 4.1. | <b>13/00195/FUL:</b> Installation of 3 bladed wind turbine (maximum tip height 99.5m), including access, substation and underground cabling at Lodge Farm House Wolverton Road Castlethorpe<br>Cllr Ayles remarked that although residents have demonstrated discontent this is not sufficient to oppose the application in itself. The application must be considered on its merits against MKC planning policies, in particular Policy D5 on unacceptable visual impact and the Supplementary Planning Document (SPD) on Wind Turbines. Although not actual policy the SPD provides for material consideration. This particular application fails to meet the minimum distance required, in this case of 1 kilometre. Although there are several houses just within this limit, there are five dwellings well within that distance. Cllr Ayles proposed therefore that in line with the MKC SPD that the Parish Council oppose the application unless written approval can be obtained from all of the owners and occupiers of these dwellings in advance of the deciding DCC meeting. Agreed by a majority of 4 to 0 with 1 abstention. |               |
| 4.2. | Cllr Presant-Collins re-joined the meeting.<br><b>13/00365/FUL</b> Erection of summer house in rear garden (retrospective) at 47 Shepperton Close Castlethorpe   |               |

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Although one neighbour had objected no reason could be seen for the Parish Council to oppose the application. Agreed unanimously.

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### **TO CONSIDER RESOLUTIONS**

- 5.1. Public excluded part 2 of meeting to consider a financial quote for hot water units at the cricket pavilion was proposed by Cllr Ayles. Agreed unanimously.
- 5.2. Quotes to repair the stone wall at the Church had been previously commissioned but these are now out of date. The wall is now in serious need of repair. Cllr Ayles proposed that a Parish Partnership Fund grant of up to £7,500 be applied for to repair it, the remainder of the cost to be met by the Church. Agreed by 5 votes to 0 with one abstention.
- 5.3. Cllr Ayles had met with MKC and presented four options on the village centre re-generation: to use either block paving or rolled asphalt and to bury overhead cables or not (see File Note at Appendix B). Cllr Ayles then asked whether the plans presented were satisfactory. Cllr Stacey raised a potential problem with restriction to parking should the work go ahead and the pub re-open. The matter was put to a vote and the plans were deemed acceptable by a majority of 5 to 0 with 1 abstention. The matter of whether to select the blocked paving or rolled asphalt approach was then debated and voted on with a majority of 5 to 1 in favour of the asphalt option. It would cost c. £2,000 to have BT provide an estimate to bury overhead cables. Approval to spend this amount was debated and put to the vote with a majority of 4 to 2 in opposition to spending the money. Finally a vote was taken on whether the Parish Council should conduct a consultation exercise to ensure that the public are happy with the proposal. This was agreed unanimously. Given the decision not to bury the cables, a WREN grant would not be needed.
- 5.4. Cllr Ayles proposed that the Clerk write to DEFRA in support of the "Community Learning In Rural Areas" report. Agreed unanimously. **Clerk**
- 5.5. Cllr Ayles proposed that the Clerk write to Mark Lancaster MP to ask him to attend the "All Party Local Democracy Group" parliamentary meeting on 24th April to ask the government to require principal authorities to pass LCTS grants to parish councils. Agreed unanimously. **Clerk**

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### **CORRESPONDENCE RECEIVED/ANY OTHER BUSINESS**

- 6.1. The state of the church wall had been covered under item 5.2.
- 6.2. The communication from a resident expressing concern at the extent of dog exclusion and control measures would be taken into account. The Parish Council is not asking people to keep dogs on leads in Castle Field at this point in time.
- 6.3. The communication from a resident asking that the Parish Council be made aware of a complaint made against him in his use of the bridleway was duly noted
- 6.4. Cllr Stacey had fitted tree guards in Castle Field. The remaining councillors were unanimous in their thanks.
- 6.5. It was agreed that the Clerk would write a letter of thanks to Keith Tipping for his work on clearing and planting the concrete troughs  
There being no further business part 1 of the meeting finished at 10.05.

### **Part 2**

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

None

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### **TO CONSIDER RESOLUTIONS**

- 8.1. Cllr Stacey proposed that a quote to replace hot water units in the Cricket Pavillion be accepted. Seconded Cllr Presant-Collins and agreed unanimously.

Meeting closed at 10.12

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### APPENDIX A

#### List of questions raised by public and answered by applicant's planning consultant

1. How much energy will the commercial business at Lodge Farm utilise from the wind turbine?
2. Will the village have free electricity?
3. Why is the turbine so big?
4. What about the impact on ecology, in particular swans and wildlife?
5. Is the turbine noisy?
6. Will the wind turbine cause illness.
7. Is there enough wind?
8. Why can't the developer fly a balloon at the height of the turbine?
9. What type of camera and focal length lens have been used for the photo montages?
10. How will the turbine be delivered, which access road is to be used?
11. Will the applicant erect more turbines in the future?

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### APPENDIX B: Castlethorpe Village Centre and Green Regeneration Project

Milton Keynes Council Highways department have now provided a design and costings for this scheme after completing their survey.

#### Design

The scheme has been presented with two options for the ramped table to be finished either in block paving (Option 1) or in Hot Rolled Asphalt (HRA) surfacing with red embedded chips to the main carriageway and block paved footways (Option 2). In both cases, the new lay-by would be in asphalt.

The design excludes the parking spaces at the back of the green. MKC declined to design these as they are principally on Station Yard land. Simon Hill, the developer, has agreed to construct these (and will have to apply for planning permission) though we are still waiting for MKC Legal to make this into an agreement.

The road at the crossing from the Carrington to the Village Hall remains sufficiently wide for two-way traffic (unlike the earlier design). Note the new footway to make the crossing safer.

Block paving can be chosen by the parish council from the Marshall's catalogue.

Street furniture would be in 'Heritage' style and two designs are shown below for the bollards which protect the footway (pavement) from parked vehicles).



The Glasdon Jubilee style of heritage bollards is made from a polymer material, never needs painting and is more resistant to small impacts than cast iron types.



The alternative is the Redway shown here painted black with a gold ring.

#### Overhead Cables

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Critically, the design and costings exclude burying the overhead cables. This has to be done by BT and is very expensive. A figure in the range of £50-75K is suggested. In order to get a quotation, the parish council needs to order a survey from BT at a cost of £2k plus VAT.

### **Programme**

The project will be included in the MKC Highways programme for 2013/14. However, it will not proceed further now until the Parish resolves the funding gap through the confirmation of the WREN or other funding. Once this is confirmed, MKC will commence the delivery process. Under the council's procurement rules works over £100k tender value require to go to Cabinet for both approval to tender and acceptance of the tender.

Therefore if the red HRA route is chosen, it will take MKC about 2 to 3 months to get on site from being informed about the funding. With the block paving as it will cost more than £100k probably of the order of 4 to 5 months with the need to follow the due democratic process. Also this is all subject to staff being not committed to other work at the time.

MKC do not have an intention to carry out any further consultation until the funding is committed but would be happy to provide a suitable drawing for the Parish to carry out their own consultation to speed up the process.

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### Costings

There are basically 4 options to consider; block paving or HRA with or without burying the overhead cables (shown as 'BT').

### CASTLETHORPE VILLAGE GREEN PROJECT

Estimated Costs	Option 1		Option 2	
	(Block paved)		(HRA)	
	No BT	BT	No BT	BT
MKC Highways	£121,625	£121,625	£77,500	£77,500
BT (estimate only)		£75,000		£75,000
WREN Tax Liability (11% Grant)	£4,898	£8,250		£8,250
	£126,523	£204,875	£77,544	£160,750
<b>Source of Funds</b>				
MKC Highways	£60,000	£60,000	£60,000	£60,000
Community Parking Fund*	£10,000	£10,000	) £8772	£10,000
Parish Partnership Fund*	£7,100	£7,100	)	£7,100
WREN**	£44,525	£75,000	£0	£75,000
Castlethorpe Parish Council	£4,898	£52,775	£8772	£8,650
	£126,523	£204,875	£77,544	£160,750

### Further funds available

Maltings S106	£31,186	Payable on occupation
Parish Council	£24,000	Budget estimate January 2013.
<b>Total</b>	<b>£55,186</b>	

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\* Must be 50% matched by non-MKC funds

\*\* Max £75k and 11% tax to be paid by CPC

### Notes.

1. An estimate of £75k has been included for BT which will hopefully be at the top of the range.
2. We are seeking confirmation that the Community Parking Fund and Parish Partnership Grant have not been double counted into MKC Highways provision.
3. Option 2 without burying the overhead cables is affordable without going to WREN. Note that the parish council has to match whatever it uses from the MKC grants so it cannot use all of the grants.
4. The Further Funds available from the Parish Council (£24k) is taken from the Budget meeting of Finance Committee where there were funds in hand of £13,805 plus a provision of £10,000 for the village centre project excluding a further £25,465 contingency funds calculated from our parish Risk Assessment provision. In fact, the final 2013/14 budget shows a further £10,962 set aside for unspecified capital projects so, in practice, the council has funds of about £35k available if necessary.

### Parish Council Decisions

1. To consider the Plan and decide whether it is satisfactory.
2. To consider which of the two options it prefers, block paving or HRA.
3. If block paving, subsequently to decide what style of paving
4. To decide whether it wishes to get an accurate quotation from BT for burying the overhead cables at a cost of £2,000+VAT.
5. To decide whether to conduct a consultation on the plan.
6. To decide whether it wishes to proceed with an application to WREN for the next submission deadline of 1<sup>st</sup> May which is actually now very tight. This is only sensible if Option 1 without BT is chosen. The two BT options would require a quote from BT and Option 2 without BT can probably be funded without WREN unless MKC have double counted the CPF and PPF grants. The next and only remaining submission date in 2013/14 is 24<sup>th</sup> July. There may be issues carrying forward the MKC funds into 2014/15.

Philip Ayles

25<sup>th</sup> March 2013