



Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held on Monday 1st July 2019 in the Village Hall

PRESENT: Councillors Sawbridge, Hinds, Markham, Merritt, Ayles, the Clerk, Ward Cllrs Geary & Bowyer and 1 member of the public.

There was no public session.

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| 1 | APOLOGIES FOR ABSENCE | ACTION |
| 1.1 | Cllr Keane reason holiday – accepted. | |
| 2 | DECLARATIONS OF INTEREST | |
| 2.1. | Cllr Forgham financial interest 8.1. Cllr Sawbridge personal interest 5.3. | |
| 3 | APPROVE MINUTES OF THE LAST MEETING | |
| 3.1 | The minutes of general meeting on 3 rd June were proposed by Cllr Sawbridge seconded by Cllr Hinds and agreed unanimously. The minutes of the extraordinary meeting of 26 th June contained an error whereby Cllrs Sawbridge and Merritt were omitted as attendees. The minutes were proposed by Cllr Forgham seconded Cllr Sawbridge and agreed unanimously with this one change. | |
| | TO RECEIVE REPORTS | |
| 4.1. | Clerks Report & Review of Actions (See Appendix A1). No matters arising: | |
| 4.2. | Report on progress on landscaping outsource
Clerk provided a report as follows:
A new Clerk has now started at Hanslope and is happy with the progress made so far by Cllr Simpkins at Hanslope and Cllr Merritt and the Clerk at Castlethorpe Hanslope PC have also agreed the approach as signed off by Castlethorpe PC Hanslope PC have agreed that their Clerk will maintain the relationship with successful contractor(s) going forward. Both parish councils to agree finer points Suitability questionnaires as agreed will be sent by the suppliers list to which Nurture Landscapes and Reynolds Landscaping Services had been added as had the potential '3 rd Option' from MKC/Serco
ITT's will be sent to all contractors who sent a suitable return at end July
It is hoped that the proposed sub-committees from each council will be able to assess the responses and make a recommendation to both parish councils at their September meetings. | |
| C | 4.3. Neighbourhood Plan – Cllr Ayles reported that advice on key matters is really needed before resuming with the Plan. He will arrange a meeting with David Blandamer at MKC. The Clerk has completed the final report and will return the unused portion of the 2018/19 grant to Groundwork to satisfy the terms and conditions of the grant | Cllr Ayles |
| | 4.4. Meet with Allotments Association (AA) Cllrs Ayles & Forgham had met with Tim Flach. It was not the case that the AA were unilaterally trying to put up ground rent. Tim will raise the paperwork for any rent outstanding. The AA is aware of the s.106 contribution from the Paddock Close development and will contact the clerk. Tim then agreed to socialise the idea of signing the whole area to the parish council within the AA. | |
| | 4.5. Wildlife area update – Cllr Ayles had talked to the groundsman and the area is now being cut as agreed. Clerk to contact Cllr Stacey to have area flailed in Autumn. | Clerk |
| | 4.6. Delegated Decisions Meeting 18th June 2019 (see Appendix A2)
No further comment | |
| | 4.7. See later 7.13. | |
| | 4.8. See later 7.12 | |
| 5 | TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs) | |
| 5.1. | 18/00724/FUL APPEAL BY McCann Homes Limited AGAINST REFUSAL FOR Demolition of Equestrian Centre and erection of 51 dwellings with associated works – informal hearing Margaret Powell House 9th July 10.00 | |

18/01625/OUT APPEAL BY Mr Simon Hill AGAINST REFUSAL FOR Outline

- 5.2. application (all matters reserved except access) for up to 50 dwellings, including 34% affordable dwellings, At Cuckoo Hill Farm, Castlethorpe Road, Hanslope, Milton Keynes, MK19 7HQ **Informal hearing Margaret Powell House 10th July 10.00**

Ref: the above two appeals - Cllr Ayles encouraged everybody that can do to go along and support the parish council's previous comments that the current services cannot support any further development at Hanslope.

- 5.3. **19/01409/FUL** -New windows and door in west wing of existing house 22 North Street Castlethorpe. Cllr Sawbridge retired to public gallery.
Cllr Forgham proposed that there should be an objection to the proposed design in that all windows and doors should be consistent with the overall 'traditional' design that is seen elsewhere in the conservation area. Agreed by a majority vote. Cllr Sawbridge re-joined meeting.

- 5.4. **19/01425/FUL** - Proposed loft conversion with rooflights to front and rear roof slopes. 7 Thrupp Close Castlethorpe
No objections

6 TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION – no further comments

- 6.1. **19/00609/FUL** - Erect a single storey 3m by 3m extension to the rear of property 19 Lodge Farm Court Castlethorpe . - **permitted**
- 6.2. **19/01206/FUL** - Attic conversion to include dormer and roof light 9 South Street Castlethorpe - **permitted**
- 6.3. **19/01207/FUL** - Attic conversion to include dormer and roof light 7 South Street Castlethorpe - **permitted**
- 6.4. **19/00961/TCA** Notification of intention to remove two Beech and one Maple tree in the rear garden 7C North Street Castlethorpe – **no objections.**
- 6.5. **19/01074/PNHSE** Prior notification for a proposed single storey rear extension measuring 6.0 metres from the rear wall of the existing dwelling with a maximum ridge height of 3.6 metres and maximum eaves height of 3.1 metres - 4 The Chequers Castlethorpe – **approved**

7 TO CONSIDER RESOLUTIONS

- 7.1. Messrs. Stonewater and their agents had earlier given a presentation on their plans for the Maltings 2 housing development. A list of issues had been taken separately by the Chair and the Clerk during the Session see Appendix A3. It was agreed that Cllr Ayles contact Stonewater to arrange a meeting to discuss said issues with Ward Cllrs also involved.

There was a clear view expressed that there should be a higher proportion of home ownership than had been proposed.

There was further agreement that the s.106 agreement had become an obligation and that had been transferred as a condition of Stonewater buying the site. Any re-negotiation of the agreement should be resisted.

- 7.2. The MKC DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT was noted with no further comment
- 7.3. Parishes are unhappy with MKC over collection and distribution of s.106 Planning Gain. Several have identified land in Neighbourhood Plans and then MKC had not released s.106 monies as identified to support the social infrastructure, often giving preference to donations to voluntary and charitable groups. Cllr Ayles had drafted and circulated a proposed response to MKC (see Appendix A4) that he put to the parish council to support. Agreed unanimously.

- 7.4. The propane suppliers to the sports ground have introduced an annual £250 standing charge per tank per year. Propane usage is very light and the Castlethorpe Sports Association (CSA) have said that the charge is not cost justifiable. Agreed that Clerk will contact them and advise that the parish council have no problem with the supply being disconnected and the tank removed. Subsequent review of utility provision to be discussed at next Sports Ground Committee meeting.

Clerk

- 7.5. The CSA had taken on the entire debt for the water consumption following burst pipes at the sports ground buildings last year. Cllr Forgham proposed that the parish council issue a grant of £600 to help them settle the amount. Agreed unanimously.

- 7.6. The list of suppliers and the suitability questionnaires to go to potential tenderers for landscape maintenance had been circulated to Cllrs had been approved. It was agreed that a sub-committee of the Clerk, Cllr Merritt and one other cllr as available should work with Hanslope PC to hopefully produce a recommendation for the September meeting.

To consider & agree to a public excluded part 2 of the meeting to discuss matters in

7.7. accordance with Section 100(A) (4) of the Local Government Act 1972, as defined in paragraphs 1 of Part 1 of Schedule 12A to the Act proposed by Cllr Ayles seconded by Cllr Forgham and agreed unanimously

7.8. Cllr Forgham had reviewed the MKC Draft Mobility Strategy Transport Infrastructure Delivery Plan and Strategic Environmental Assessment. His overall view on the paper is that it is premature given that significant increases in development are to be considered in the next iterations of Plan:MK and there is currently no picture of where the majority of that development is to happen. He recommended responding on the basis that the Assessment be deferred until at least one further iteration of Plan:MK is produced. Agreed.

Clerk

He added that there is nothing included about rural transport. Finally, the economics of demand responsive public transport have proven in the past to just not work.

Agreed unanimously to respond on this basis.

7.9. MKC have now said that residents' support is needed to impose 20 mph speeding restrictions. It was agreed that the next newsletter should be used to canvas support for such a speed limit on North Street between the Bullington End Rd junction and the triangle.

Cllr Forgham

7.10. Cllr Geary agreed to provide £339 for the building of a repository for the 'free little library' to be sited on the village green from his Ward budget. Clerk to settle the invoice and then claim back.

7.11. It was agreed to delegate Clerk and Chair to respond to the PSPO Dog Orders public consultation repeating our requirement for a dog banning order for the sports ground and dogs on leads at the Fishponds play area.

7.12. Cllr Ayles had obtained outline quotes for decorative maps of both the village and the parish. It was agreed that maps be procured to a maximum combined sum of £650.

7.13. The landscaping sub-contractors had met with Cllrs Ayles, Forgham, Merritt & the Clerk and had finally offered £2000 towards the cost of replacement. Cllr Forgham recommended that this offer be accepted. Agreed unanimously. Clerk to order previously agreed replacement board.

Clerk

7.14. Cllr Ayles had drafted a response to the LCTR parish funding from 2020/21 consultation (see Appendix A5). This was agreed unanimously.

8

FINANCIAL MATTERS

8.1. Cllr Forgham retired to public gallery. The payment Schedule was proposed by Cllr Hinds seconded Cllr Merritt with the addition of the refund due on the unspent portion of the Neighbourhood Planning grant and approved unanimously. Cllr Forgham returned to meeting.

Payee	Description	Invoice	Amount
Came & Company	Insurance annual	per attached invoice	1302.70
S Bradbury	Salary June 2019	per pay slip	£624.62
	Refund purchase ink cartridges	per attached receipt	£74.32
	Refund purchase shredder	per attached receipt	£74.99
Stacey Blease	June invoice VH	per attach invoice 4	£330.00
Stacey Blease	Predicted payment July	invoice to follow	£330.00
R. Wontner	Re-plant flower bed by bus stop	invoice 75	£50.00
	Fit baby change unit & coat racks VH	invoice 76	£50.00
	Repair toilet seat + attend to drainage problems VH	invoice 77	£74.49
R.Forgham	Refund purchase wheelchair + lock VH	attached receipt	£128.97
Jayn Oliff	Perform internal audit	attached invoice	£50.00
Viking Payments	VH Consumables	attached invoice 703361	£60.43
FastClear UK Ltd	Clear VH drains	attached invoice 05107	£547.20
S M Bates	Weed kill sports ground	attached invoice 145	£140.00
Groundwork UK Ltd	Repayment NP grant	as per grant agreement	£2,450.00
Grand Total			£4,985.02

Appendix A – Schedule of Reports & File Notes

APPENDIX A1 – CLERK'S REPORT 1/7/2019

1. Cllrs Keane & Markham were to plot locations for planting bulbs around the village.
2. Cllrs Ayles, Forgham & Merritt and the Clerk met with Nurture Landscaping. They offered the sum of £2,000 towards replacing the notice board. Cllrs to decide whether to accept tonight..
3. Village Hall clock has been picked up by an electrician and will be fitted in the near future.
4. Hooks and baby change unit for Village Hall have been fitted.
5. Clerk is awaiting details of portable goal posts before purchasing as agreed.
6. Proludic have still not made the £1000 refund to us – Clerk to contact the Account Manager. Assets to be added to Insurance and Asset List – carried forward
7. S.106 contribution for village centre work to be claimed – carried forward
8. Application for grant to re-lay Village Hall floor to be completed by Wednesday
9. Streetlight replacement now complete. Two power transfers to be done in next 2 months (not MKC) being 'stump' by SS7 and removal of pole light by triangle. Possible shield to be added to SS7. New design of lamps is because old fluting style corrodes rapidly due to dogs urinating but not the Clerk's.
10. Final report completed for 2018-19 Neighbourhood Plan grant. Refund to be made for unspent portion.
11. Groundsman has completed work as required on wildlife area at Sports Ground. Clerk to contact Luke Stacey to have whole area cut in Autumn ready for next year. Also to remind him about trees overhanging war memorial..
12. CCTV at Sports Ground – clerk to contact suppliers to understand the management overheads. No progress this month
13. Quote from MKC/Ringway to re-surface the parking area alongside Station Road has been accepted.
14. Order has been placed to clean village street signs
15. Cllr Ayles has requested a quote in principle to re-paint the street lamp posts but we now need to survey which should be re-painted. Volunteer required?
16. Fence between Castle Field and properties at North Street and Thrupp Close has been replaced.
17. Councillors met with the Allotments Association (AA) and reached an amicable agreement on payment of rent going forward. Paperwork to be drafted by AA Council. An offer was made to suggest to the other members of the AA that the sports ground be gifted to the village.
18. Two new funds were mentioned at Parishes' Forum - Accessibility Fund (eg dropping kerbs for disabled residents) and Road Safety Fund. No other information available as yet.
19. Cllr Ayles will be reviewing the demand for 'heritage style' street signs with other parishes. MKC said that they would consider sourcing the signs given sufficient demand.
20. The main drain from the Village Hall to the foul sewer blocked up again. Principle reason appears to be wipes again but it was found that several tree and bush roots had grown through. These have all now been cleared.

No progress on outstanding actions:.

- Clerk to purchase Balmoral style bench for south end of North Street.
- Clerk will arrange a meeting with CCLA about potential investment before the one year fixed term bond matures.(carried forward)
- Cllr Ayles & Geary to consider MKC decision not to sell land at the side of 6 The Chestnuts.
- 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 1/7/2019

Appendix A2 Delegated Decisions Meeting 18th June 2019

I attended this meeting to speak on two Decisions being taken.

1. To Consult on a Borough-wide Public Space Protection Order for dog fouling. I made the point that Castlethorpe had two Dog Control Orders under the previous legislation which were extinguished by the new Act and that, following an exchange with Shaun Greig (MKC Environmental Crime Officer) about a year ago, re-making these orders would have to wait until the new Borough-wide Order is made. I just wanted our local order to be registered. (Incidentally, I think the new Order is optimistic because it relies on an officer catching an offender in the act which is very hard to do and hence preferring a complete ban where practical as at the Sports Ground.)

I also questioned whether the PCSOs actually had the fixed penalty tickets in their books because they didn't a few years ago and also whether there was any agreement that they would spend any time on this. Not a satisfactory response to either.

I said we strongly supported the Consultation and the decision was made by Cllr Emily Darlington..

2. To Consult on the expansion of Hanslope School. I was speaking for Andrew as well who had a Deputy Mayoral appointment but had written to the Cabinet Member. I expressed strong support but said that the Decision should have been made a year ago when the planning permissions were granted and, as an aside, said the same applied to the expansion of the surgery.

I expressed concern that prospective parents at Castlethorpe were given the impression that, if they took a Castlethorpe place, they were not guaranteed a place at Hanslope. MK Education (Simon Sims) denied this saying 15 places were 'reserved' for Castlethorpe children in Year 3. Simon also said that currently, there are spaces in all year groups at Hanslope. I have asked if they can publicise this to avoid misunderstanding (as numbers are down in September).

The Decision was made by Cllr Zoe Nolan.

Philip Ayles

Appendix A3 Maltings 2 - Issues raised during Stonewater presentation and Draft Parish Council Position July 2019

Non-contentious

1. **Parking.** The Neighbourhood Plan requires a 'minimum of two off-street spaces per dwelling.' The plan provides exactly two. We need to ensure compliance with MKC standards which Andrew seemed to suggest was greater than 2 for 3 or more bedroom houses. Additionally, Paddock Close residents appear to have a restriction on street parking for extended periods and it would be helpful and considerate to have the same restriction here.
2. **Design.** Design should echo the design in Paddock Close including the entrance door arches and the building materials
3. **Maintenance of Open Spaces.** If MKC will not take these on, they should be considered by the parish council with an endowment from Stonewater. This doesn't include the swale which is beyond parish council abilities to maintain.
4. **Traffic calming.** Preferably speed cushions in Fox Covert Lane. Andrew will contact Highways to ensure no objection.
5. **Construction Traffic Management Scheme.** All traffic to enter and leave the site from Haversham direction (not through village centre).

Big Issues (all arising from 100% affordability proposal)

1. **Local Residents Priority Rental.** There are persons with a strong connection to the village who want to access social housing but who may not qualify through MKC. Suggestion is that the 30% (=9 houses) required by MKC are managed by MKC. Presumably this will be 8 social rent and 1 shared ownership. The letting rights of the remainder would be retained by Stonewater which would take advice from the parish council.
2. Will not allow **downsizing or smaller open market homes** as specified in Neighbourhood Plan. The NP explicitly wanted provision for older residents to be able to downsize whilst remaining in the village. As these are mostly current home owners and not necessarily in difficult financial circumstances, social housing would not solve this issue. A supply of smaller open market homes was also required in the NP.
3. There needs to be a **large proportion (50-50?) of owned homes** as well as rental to ensure the ongoing quality of the estate.

4. The **new SPD** explicitly says that social housing should be ‘pepper-potted’ throughout the site and that affordable housing clusters should not exceed 12 dwellings.
5. **S106 Renegotiation.** Need to look at the contract again but reluctant to renegotiate. The school and surgery need financial provision. The bus may or may not require its funding but probably will - to alleviate council funding. The parish wants a social infrastructure contribution so that the new houses will make their contribution to the improvements around the village.

100% affordability is incompatible with 2-5 above in contradiction to both the NP and the new SPD. The parish council are therefore bound to object. One solution might be to offer 50% affordable housing with the remainder for open market which would resolve or at least mitigate the big issues above.

Philip Ayles

APPENDIX A4 RESPONSE TO S106 CONSULTATION

1. Castlethorpe Parish Council notes the responses by Wolverton & Greenleys Town Council and by Newport Pagnell Town Council and supports their responses.

In particular, it is indefensible that, where a Neighbourhood Plan exists which has created a new housing area on the basis of certain Planning Obligations and this Neighbourhood Plan has been adopted by MKC as Planning Policy, that the parish Planning Obligations are set aside in favour of other claimants.

2. We further note the draft S106 Protocol (attached) resolved at Cabijnet but never incorporated into Planning Development Policy which describes engagement between MKC and parishes on Planning Obligations.
3. We note that other CCGs as well as MK CCG may need to be consulted on planning applications where Primary Care is provided by a different CCG. This is certainly the case for our own GP practice which falls under Nene Valley CCG. There may also be an issue in the south of MK with a Beds CCG.
4. We particularly note that the total of MKC, CCG and other non-parish S106 targets already exceed the £20k total S106 target which is arithmetically incoherent. When MKC adopts CIL, up to 25% of CIL funding will go directly to parish councils and this should be the target for S106 funds to be allocated to, or expenditure agreed with, parish councils.

Philip Ayles
1st July 2019

APPENDIX A5 Suggested response to LCTRS Consultation

Castlethorpe Parish Council has a trivial benefit from LCTRS and so is a disinterested party. It is for those most affected to decide on which distribution method is most suitable.

However, the reduced size of the LCTRS pot seems to be taken as a given. This is extremely disappointing. LCTRS helps those parishes with a low tax base compared to their elector numbers which arises when there are a large number of households in receipt of benefits and a large proportion of households paying Band A Council Tax which is itself a general indicator of being less well off.

As MKC continues to reduce the services it can afford to provide, the local councils have to decide whether to augment the services. If the LCTRS pot is reduced, whatever the distribution method, it will mean that those parishes with the less well off and deprived households will be even less able to provide the services previously offered by MKC and widening the gap of services provided between the better off parishes and those less well off.

We would therefore urge the Administration to look again and increase the LCTRS pot.

Philip Ayles
1st July 2019

DRAFT