



Castlethorpe Parish Council

Parish Council General Meeting to be held
on Monday 2nd March 2020 at 7:30 p.m.

AGENDA

Dear Parishioners

A General Meeting of Castlethorpe Parish Council will 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

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 10th February as a true record.
- 4 TO RECEIVE REPORTS.**
 - 4.1. Clerks Report & Review of Actions. *(to be circulated prior to meeting)*
 - 4.2. Neighbourhood Plan update *(to be given verbally at meeting by Cllr Ayles)*
- 5 TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)**
 - 5.1. **20/00272/FUL** - Change of use from agriculture to B8 Bartholomew Farm Wolverton Road Castlethorpe
 - 5.2. **20/00389/TCA** - T6 - Sycamore - Sectional fell using rigging operations due to proximity of tree to grade 2 listed property effecting foundations/drainage and deterioration of thatched roof. The Thatched Barn Hanslope Road Castlethorpe
- 6 TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION**
 - 6.1. **19/03050/OUT** Hybrid planning application for the construction of 377 dwellings comprising an Outline planning application with all matters reserved, apart from access for 296 dwellings and associated development, with a vehicular access junction at Little Linford Lane; and, a Full planning application for 81 dwellings with estate roads, surface water drainage attenuation, landscaping, phase one of a noise attenuation bund, and other associated development. Land to The West of M1 Off Little Linford Lane Little Linford – **application refused**
 - 6.2. **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 – **to be discussed in Part 2.**
 - 6.3. **20/00011/TCA** - Sycamore - Sectional fell using rigging operations due to proximity of tree to grade 2 listed property effecting foundations/drainage and preventing Thatch roof replacement T2- Sycamore - Sectional fell using rigging operations due to proximity to grade 2 listed building effecting foundations/drainage and preventing replacement of thatch roof | The Thatched Barn 1 Lodge Farm Court Castlethorpe - **permission granted**
- 7 TO CONSIDER RESOLUTIONS**
 - 7.1. To consider & agree to a public excluded part 2 of the meeting to discuss matters in 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
 - 7.2. To support letter to MPs regarding 5 Year Housing Land Supplies and impacts on Neighbourhood Plans **(Cllr Ayles) (see Appendix A2)**
 - 7.3. To consider request from Bandit Street Foods to set up outside of Village Hall **(Cllr Forgham) (see Appendix A3)**
 - 7.4. To consider an offer to include a parcel of land in the forthcoming modification of the Neighbourhood Plan and to confirm delegation to Steering Committee to assess proposals for minor amendments received during the Neighbourhood Plan consultation period and to submit the Neighbourhood Plan to MKC. **(Cllr Ayles)**
 - 7.5. To consider repair/replacement of 5 bar gate between Fishponds and The Chequers.
- 8 TO CONSIDER FINANCIAL MATTERS (circulated prior to meeting)**
 - 8.1. To approve the RFO payments schedule.
 - 8.2. To receive financial report from Clerk
- 9 CORRESPONDENCE RECEIVED (Circulated prior to meeting)**
 - 9.1. Organisers of the Milton Keynes International Festival are looking for 10 'amazing Milton Keynes community groups' to take part in the Grand Opening Parade.

- 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 Monday 6th April 2020 to follow the Annual Village Meeting starting at 7.15pm.
- 11.2. Neighbourhood Planning event at civic offices on 4th March. Chair and Clerk will attend. MK 2050 Futures Meeting 7.30pm 19th March Village Hall
- 11.3.
- PART 2**
- 12 **RECEIVE DECLARATIONS OF INTEREST** by Councillors in any of the agenda items below
- 13 **TO RECEIVE CONFIDENTIAL REPORTS**
- 13.1. Update on legal claim against Village Hall hirer *(to be given by Cllr Forgham at meeting)*
- 14 **TO CONSIDER RESOLUTIONS**
- 14.1. To agree what action to take with regard to applicant's appeal on grounds of non-determination for application 19/02444/REM (Maltings 2 reserved matters)
- 14.2. To request MKC Planning Enforcement to have the occupier restore an unauthorised change to the front of a house in Shepperton Close to its former state

Appendix A – Schedule of Reports & File Notes

1. Clerk's Report (item 4.1)

To be circulated prior to meeting

2. Letter to local MPs regarding 5 Year Housing Land Supplies and impacts on Neighbourhood Plans

Messrs Iain Stewart MP and Ben Everitt MP
 House of Commons
 London
 SW1A 0AA

Dear Iain and Ben,

Deficiencies in Neighbourhood Planning

I am writing to ask your help to persuade the Secretary of State for the Ministry of Housing, Communities and Local Government to amend the National Planning Policy Framework (NPPF) with regard to two matters; the calculation of, and responsibility for, an Authority's Five Year Housing Land Supply (5YHLS) and the period of validity of a 'made' Neighbourhood Plan.

As you know, Milton Keynes has a Local Plan, Plan:MK, but, last year, a Planning Inspector ruled on appeal that MKC did not have a (5YHLS) and therefore allowed two planning applications in Hanslope which had been refused by the Development Control Committee and were vigorously opposed by the parish council and residents. (To rub salt into the wound, the Inspector published his decision on the day of the Hanslope Neighbourhood Plan referendum which would have prevented the development.). I am sure Ward Councillors will have made you aware of this.

Five Year Housing Land Supply Calculation

Not having a 5YHLS engages paragraph 11 d) of the NPPF and designates the protecting policies of Plan:MK as 'out of date' and removes them from consideration allowing planning applications except in the most extreme circumstances. In particular, planning policies setting the boundaries of settlements are set aside.

Firstly, if a method, whether Sedgfield or Liverpool or some other – and this really ought to be standardised – calculates that Milton Keynes, with all its expansion and approved planning applications, doesn't have a 5YHLS, then the method is wrong. Secondly, housing deliveries are not within the power of the Planning Authority but lie with the developer.

Indeed, it results in a macabre game; the developer applies for a development permission and gets it (perhaps on appeal). He then says that, for various reasons, he can't develop the application within five years and so the development cannot be counted in the 5YHLS so he applies for another inappropriate development which he gets on appeal and so on until he is gorged with planning permissions. This cannot be right. The onus must be placed on those with unbuilt permissions and some kind of sanction applied such as the permission lapsing if it not built and occupied within five years unless formally agreed by the Planning Authority.

Neighbourhood Plan Period of Validity

Protection on non-strategic matters (such as the Hanslope sites) is given under NPPF paragraph 14 a) for a period of two years from the date a Neighbourhood Plan (NP) is 'made' and became part of the Local Plan providing certain conditions are met including that it contains policies and allocations to meet its identified housing requirement.

Two years is a ridiculously short period of time. It takes far longer than that to produce an NP or even to produce a Modification (update). This is grossly unfair on the resources of local (parish) councils and residents as an NP or a Modification requires a huge amount of effort, nearly all voluntary. It can and does detract from all the other areas on which a local council should be concentrating to improve life for its residents.

Furthermore, the most common way of making a Modification that would be regarded as a 'major modification' - to keep the protection of the NP updated - is to allocate new land for housing. It is not sustainable for a community to make a new land allocation every two years simply to protect it against inappropriate development and defeats the purpose of an NP to define a local spatial planning policy.

My suggestion would be that the period of validity would be for the period of the Neighbourhood Plan (typically 10 years) or the period of the overarching Local Plan, whichever is the earlier, and providing that the identified housing requirement continues to be met.

This is a really important issue in your constituencies and especially in the rural parishes, though it is a national problem, and we really would appreciate your help.

Yours sincerely,

3. Request from Bandit Street Foods to set up outside of Village Hall

Dear Parish Council

I spoke to xxxxxxx late last year about the possibility of using the carpark outside the village hall to serve food from one of our vintage street food vans. We have done so before as part of the very popular Pop Up Pub run by Sandeep Dwatt, at which we received a very positive response and people asking if we could do a regular spot to bring the village some variety of local take out food. My last communication with Sarah was to contact the Parish Council with the proposal. Are you the right person to send this to?

We serve gourmet Street Food and specialise in mouth-watering beef brisket, beautifully subtle pulled pork, tasty southern chicken and our unique Katsu chicken burger. We also offer vegetarian options including a deliciously filling vegetarian and vegan three bean and sweet potato chilli wrap and a panko fried Halloumi burger. We can offer and gluten-free options so everyone is catered for. We can also offer a range of side dishes including our Bandit Fired Fries, American loaded Nachos, classic Mac and Cheese, Moroccan Couscous and salads depending on demand.

To run a service we have a couple of options with regard to the operation of the truck. Ideally, we would like to use a 13 amp plug in the hall as we did before. Or we could run our own generator to power the truck, the only downside is that it is quite noisy and may upset some neighbours. We are open to discussions as to how this would work in terms of a fee for hiring the carpark and power.

If the Parish Council are agreement, Initially, we would like to run a weekday evening service once a week, possibly on a Thursday to get an idea of demand. We have a strong social media following and marketing presence to get the word out and may put some flyers in the hall and the village shop if Udi and Dina agree.

I have attached a sample copy of our current menu for you to take a look at.

Please let me know your thoughts and if you have any questions.

Many thanks,