



Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held
on Monday 2nd March 2020 in the Village Hall

PRESENT: Councillors Merritt, Ayles, Forgham, Sawbridge, Markham, Hinds, the Clerk, Ward Cllr Geary and 6 members of the public.

There was a discussion about the merits of including new development site proposals in the Neighbourhood Plan. Cllr Ayles said that the parish council had previously elected not to include any new sites as they already fulfilled the MKC requirement for number of new homes. Additionally if a requirement was introduced all local landowners would be invited to submit new proposals. The matter was though being discussed at item 7.4. There being no further matters the meeting proper started at 19.53.

- | | | ACTION |
|-----------------|---|-------------------|
| 1 | APOLOGIES FOR ABSENCE | |
| 1.1 | Cllr Keane reason holiday - accepted. | |
| 2 | DECLARATIONS OF INTEREST | |
| 2.1. | Cllr Markham declared a pecuniary interest in item 7.4.. | |
| 3 | APPROVE MINUTES OF THE LAST MEETING | |
| 3.1 | Previous minutes from the meeting of 10 th February were proposed by Cllr Ayles seconded by Cllr Forgham and agreed unanimously. | |
| | TO RECEIVE REPORTS | |
| 4.1. | Clerks Report & Review of Actions (See Appendix A1) – matters arising: | |
| 4.1.1. | Item 26 – the contractor had picked up the WW1 memorial bench and had fitted it next to the war memorial. The old bench has been fitted in the churchyard. | |
| 4.1.2. | Item 22 – Cllr Forgham had put out an appeal for somebody to organise VE Day celebrations but only 2 people had come forward to be involved in a ‘helping’ capacity only and not to organise | |
| h 4.2. | Neighbourhood Plan update | |
| i 4.2.1. | The latest ‘pre-submission’ draft of the Neighbourhood Plan had been produced and circulated. A public Open Day had been held at the Village Hall on 29 th | |
| g | February and was attended by 25 villagers. There were two ‘major’ comments raised: | |
| h | <ul style="list-style-type: none">- There were two submissions requesting that specific sites be included for future development- There was an objection to the designation of Gobbey’s Field as Local Green Space | |
| | These matters apart there were no disagreements to the Plan. Cllr Ayles to compile results within a Consultation Statement to be forwarded to MKC along with the final pre-submission Plan. | 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 | |
| | Cllr Markham advised that a similar application had been made in the 1980’s that was refused as highway access was unsafe and that a new entrance to the site would be required 30 metres closer to Haversham. Given the proposed entrance to the site remaining unaltered highway access would be unsafe. Further concerns were raised over light pollution and increase of LGV traffic through the village. It was unanimously agreed to: | |
| | <ul style="list-style-type: none">- Object as the proposed location of the site entrance is unsafe- Request a condition that current light pollution to the residents of Bullington End Road should not increase beyond current levels- Request a condition that the number of 2 way trips by LGV’s through the village be restricted to a maximum of 5 per day | |

- 5.2. **20/00389/TCA** - T6 - Sycamore - Sectional fell using rigging operations due to proximity of tree to grade 2 listed property effecting foundations/drains and deterioration of thatched roof. The Thatched Barn Hanslope Road Castlethorpe – no objections

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

- 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 –
It was agreed that there are 2 considerations for this application. The parish council will consider in Part 2 how to work with MKC to respond to the appeal on non-determination by the applicant. The appeal had however for the first time put the revised house elevations on the MKC public access system so the parish council could now comment.
Cllr Ayles said that the new designs still do not meet the specific requirements of Policy 2 of the made Neighbourhood Plan, that the built form and materials are not of a similar character to the adjoining Paddock Close development. The new elevations showed that no houses had recessed porches and only one house had a bay window. This is not in accord with the Paddock Close development. The requirement is re-stated in section 4.2.3. of the Neighbourhood Plan that states that the designed scheme at Paddock Close should act as ‘a clear cue for the design of the scheme’. It was agreed that the parish council should object on these grounds.
Additionally the applicants had performed a viability study that had concluded that it is not viable to meet the s.106 commitment that had been agreed by the previous applicant before the land was sold. It was agreed that the parish council do not accept any changes to the s.106 obligation as agreed with the original applicant. Furthermore the Neighbourhood Plan policy for the site requires that the development meets the cost of social and physical infrastructure improvements that are related to the development through the s.106 planning obligation.

- 6.3. **20/00011/TCA** - Sycamore - Sectional fell using rigging operations due to proximity of tree to grade 2 listed property effecting foundations/drains and preventing Thatch roof replacement T2- Sycamore - Sectional fell using rigging operations due to proximity to grade 2 listed building effecting foundations/drains 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 was proposed by Cllr Ayles seconded by Cllr Merritt and agreed unanimously.

- 7.2. Cllr Ayles had drafted and circulated a letter to go to local MP’s regarding Unitary Authorities’ 5 year Housing Land Supply and impacts on Neighbourhood Plans (**see Appendix A2**) and asked that the parish council support it. Agreed unanimously..

- 7.3. A request from local traders to position a street food van outside the Village Hall on one evening a week (**see Appendix A3**) was considered. It was agreed that this would interfere with the activities of regular users and that the traders would be better to ask MKC whether they could use the lay by opposite the Chestnuts. Clerk to communicate the outcome to the traders.

Clerk

- 7.4. Cllr Markham withdrew from meeting
Comments received to date on the pre-submission consultations on the Neighbourhood Plan were considered. It was agreed unanimously that the parish council does not wish to make any further allocations of land for development. An objection to the inclusion of Gobbey’s Field was then considered and it was agreed unanimously that the parish council will oppose that objection. It was further agreed that the more minor considerations resulting from the consultation be delegated to the Neighbourhood Plan Steering Group. Should any significant ‘major’ comments be received by the end of the consultation period the Chair will call an Extraordinary meeting.

- Cllr Markham returned to the meeting

- 7.5. It was agreed that a new 5 bar gate be fitted at the Chequers entrance to the Fishponds play area at a maximum cost of £500. Clerk to arrange.

Clerk

8 FINANCIAL MATTERS

- 8.1. The payment schedule was proposed by Cllr Ayles seconded Cllr Forgham and was approved unanimously.

Payee	Description	Invoice	Amount
S Bradbury	Salary February 2020	per pay slip	£624.62
Stacey Blease	VH Cleaning February - adjusted payment	per attached invoice	£70.00
R Wontner	VH Manintenance	per attached invoice 86 & 87	£50.00
R Wontner	Disassemble/re-assemble bowls club cupboard	per attached invoice 86 & 87	£150.00
R Wontner	Put up shelves VH	per attached invoice 86 & 87	£80.00
R Wontner	Fix spring to gate Fishponds	per attached invoice 86 & 87	£10.00
Fineprint	Metal signs for cute maps	attached invoice 139096	£260.00
Broxap	Keys for litter bins	attached invoice 260985	£14.00
QC Flooring	Re-lay floor Village Hall	attached invoice 6105	£8,995.00
RCOH Ltd	Neighbourhood Plan consultancy	attached invoice 828	£1,925.00
NBR Printing	print Booklets	attached invoice 1667	£340.00
NBR Printing	Print newsletter	attached invoice 1666	£215.00
TOTAL			£12,733.62

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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 - **noted**

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ANY OTHER BUSINESS (for noting, or for inclusion on a future agenda)

- 10.1. Cllr Markham reported that Hanslope Park are doing a lot of development work and that construction lorries are running along Bullington End Road all day every day and that they are not sticking to the speed limit. Cllr Ayles said that the Speed Indication Device (SID) will be placed at the road to record the position.

- 10.2. The Clerk reported that RTM will commence cutting the grass verges w/c 4th April but he had approached MKC to see if they were going to do a first cut of the season beforehand. He had not got a meaningful reply from MKC but suspected they will not. Cllr Geary will pursue.

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TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS

- 11.1 The next General Parish Council meeting will be on 6th April 2020 in the Village Hall to follow the Annual Village meeting that will start at 7.00 p.m..

PART 2

12

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

- 12.1. None

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TO RECEIVE CONFIDENTIAL REPORTS

- 13.1. The small claims court hearing to hear the case against the Village Hall hirer that had damaged the Hall will now be held on 23rd April.

The meeting closed at 9.35pm.

Appendix A - Schedule of Reports & File Notes

APPENDIX A1 – CLERK’S REPORT 2/3/2020

1. All ready to commence landscaping contract with RTM – contract signed. I have a schedule that can go on the web site that reflects cuts every 3 weeks from w/c 6th April to w/c 12th October. Hedge cutting is scheduled for 1st week September but Cllr Geary has advised that this will be better done in November. Clerk to contact RTM to discuss. MKC have not committed as to whether they will do a cut before 6th April and the Clerk is pursuing them to get it done for Castlethorpe and Hanslope.
2. The first weed kill will be performed as soon as weather allows. The operative has not been able to get out and do it for any of his customers yet this year.
3. Clerk has ordered keys for litter bins from Broxap but received nothing as yet. Reminder sent today and he was told that keys would be sent in the next few days.
4. Tradesman has been asked to build post and plank enclosure at Village Hall to contain cleared bags of litter from village centre litter bins
5. Final version of cute maps of the village produced and delivered to all residents along with Casthethorpe News and Historic Castlethorpe information booklet.
6. Village Hall floor re-laid successfully. Bowls cupboard was disassembled then re-assembled. Strategy on keeping floor in best condition to be developed..
7. All signatures now obtained for CCLA fund application. Application to now be endorsed by an accountant. Will be done and sent off this week. Bank of Ireland mandate to be signed by all signatories at meeting then endorsed by accountant and sent. New Lloyds mandate to be arranged.
8. Check with Ward Cllrs about grants for free little library and senior citizens’ dinner.
9. 20 mph speed limit on North and South Street is now on MKC’s programme of work.
10. Trees by war memorial have been cut back to the boundary of the wall. Parish Council to decide whether the memorial should be cleaned this year?
11. Weather has prohibited cut to wildlife area. Will be done as soon as ground allows. Mower to be serviced and cylinders replaced – included in budget. Date to be arranged (next financial year).
12. Tradesman has been commissioned to fix the fencing at the sports ground along the path from the Thrupp Close entrance to Castle Field. Doors at football pavilion assessed by Clerk, Cllr Markham and contractor and it was agreed that they do not need to be replaced but need to be adjusted and planed. It was also agreed that the trees being donated by a local resident be either wild cherry or hazel and there should be no more than three planted otherwise they will grow into each other. Clerk to purchase trees from nursery at Emberton and contractor will then plant.
13. Pointing beneath the bell tower at the Village Hall and movement of clock still to be done.
14. New plinth at the village green has been completed.
15. Error made in VAT return where Insurance Premium Tax was claimed back as VAT. Cheque and letter to be sent to HMRC.
16. It has been established that repair/replacement of the 5 bar gate between the Chequers and Fishponds play area is the responsibility of the parish council.
17. Cllr Merritt and Clerk met with MK Foundation Partnership and we can be very confident that they will award a grant for the defibrillators. They have asked for more information that has been provided by Cllr Merritt and as soon as they make their decision Cllr Merritt and Clerk will engage with suppliers.
18. A project manager (Chros Hayles) has been appointed by MKC to look at replacement of street lamps with LED lights. Cllr Ayles and Clerk are meeting him on Wednesday to see if there will be any opportunity to replace more lights with heritage style versions in the village
19. Cllr Ayles and Clerk had met with Richard Woodcock at MKC about replacing street signs with traditional name plates. Several questions were asked which Richard undertook to respond to. His reply is awaited.
20. Clerk has tried to contact new Planning Obligations Officer at MKC who is called Sarah Evans (01908 253326) about re-claim of s.106 but she is on annual leave until 9th March.
21. Meeting to be held with Hanslope Surgery 5th March regarding possible expansion (Chairs of Hanslope and Castlethorpe with surgery managers)
22. Cllr Forgham to attempt to get volunteers to run VE Day celebrations – outcome unknown.
23. The Clerk has confirmed that the Parish Council has no power to support Pre-School by issuing grants or underwriting obligations as this is the responsibility of the Unitary Authority.
24. MKC to provide Cllrs Keane/Merritt with the list of agreed responsibilities for the SUSTRANS cycle network..
25. It was agreed last year that in March Cllr Sawbridge would set up working group to improve overall appearance of village in time for Best Kept Village in June.
26. The World War 1 commemorative bench has been delivered to Cllr Markham’s yard and a tradesman has been asked to fit it in by the war memorial. A request has been made by the church to have the old bench moved to the churchyard. Exact details to be provided.

No progress/unknown status on outstanding actions:.

- Clerk is still awaiting details of portable goal posts for football ground despite several reminders.
- Clerk to identify which heritage style streetlamps need repainting.
- S.106 contribution for village centre work to be claimed along with re-surfacing of Station Road car parking area.
- Clerk to purchase Balmoral style bench for south end of North Street.
- Cllr Ayles & Geary to consider MKC decision not to sell land at the side of 6 The Chestnuts.

- Clerk has contacted the Account Manager but Proludic have still not made the £1000 refund to us –. Assets to be added to Insurance and Asset List – carried forward
 - CCTV at Sports Ground – clerk to contact suppliers to understand the management overheads. No progress this month
 - 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
 - Cllr Ayles has had no response on PSPO Dogs but was not expecting one yet as MKC have not made Order. Previous decision was just to consult.
- Steve Bradbury 2/3/2020**

Appendix A2 Proposed 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 Sedgefield 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,

Appendix A3 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 xxxxxxx, 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 xxxx 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,

DRAFT