



# Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held remotely by video conference 4<sup>th</sup> January 2021

**PRESENT: Councillors Ayles, Forgham, Merritt, Sawbridge, Keane, Hinds, Ward Cllrs Geary & Bowyer and the Clerk. One member of the public was present for the public session and there were others viewing the meeting via Facebook and Youtube.**

Public session:

The matter of the recent flooding of Castle Field was raised. There was only one occasion that it had flooded to the recent extent in peoples' memories. That was back in the 1960's. Cllr Geary said that MKC and support services were aware of problems at Tathall End and Stoke Goldington but Castlethorpe had not had any problems. There is now some awareness. One of the property owners affected said that they had now got sandbags to use should the field flood again. It was suggested that there may be some problem beyond Castle Field leading up to Hanslope. Cllr Geary would discuss with landowners. Cllr Bowyer will be talking to MKC flood prevention officers and will discuss the Castlethorpe situation with them.

Cllr Keane gave an update on the Covid vaccination programme:

The Parks Medical Practice (inc. Hanslope) would be using the premises at Grange Park Northampton to administer the vaccines and that the first batch would arrive on 7<sup>th</sup> January. It will be the Pfizer version. A marquee will be erected for waiting before/after the vaccines had been applied. Several people in the village had already received vaccines at MK Hospital and they would return there for their second dose. Cllrs Forgham and Ayles had offered the Village Hall as a potential vaccination centre as the new Pre-School will not now open until March but the decision rests with the Nene CCG. Cllr Ayles raised the issue of elderly villagers having to travel to Grange Park and said that it would make good sense to give vaccinations without the need to travel. Cllr Geary will write to the Northants CCG about the problem of villagers from Hanslope and Castlethorpe having to make the journey.

There being no further matters the meeting proper started at 7.58.

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|----------|--|---------------|
| <b>1</b> | <b>APOLOGIES FOR ABSENCE</b>   | <b>ACTION</b> |
| 1.1      | Cllrs Markham reason work. Accepted.   |               |
| <b>2</b> | <b>DECLARATIONS OF INTEREST</b>  |               |
| 2.1.     | None   |               |
| <b>3</b> | <b>APPROVE MINUTES OF THE LAST MEETING</b>   |               |
| 3.1      | Previous minutes from the meeting of 7 <sup>th</sup> December were proposed by Cllr Forgham seconded by Cllr Sawbridge and agreed unanimously.   |               |
|          | <b>TO RECEIVE REPORTS</b>  |               |
| 4.1.     | <b>Clerks Report &amp; Review of Actions (See Appendix A1)</b> – matters arising:  |               |
| 4.1.1.   | Item 9 – The Clerk will get forms signed and cheques drawn to populate the CCLA bank accounts when he gets this month's cheques signed.<br>Item 12 – MKC have asked Historic England to determine what is inside the boundaries of the 'Ancient Monument' site before planting trees at the Fishponds play area. |               |
| <b>5</b> | <b>TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Councillors)</b>  |               |
| 5.1.     | <b>20/03174/LBC</b> Listed building consent to replace existing windows and doors – (resubmission of 20/02156/LBC) The Samling 2 Lodge Farm Court Castlethorpe<br><b>No objections</b>   |               |
| 5.2.     | <b>20/03218/FUL</b> Garage conversion and single storey side extension 25 Station Road Castlethorpe<br><b>No objections</b>  |               |
| 5.3.     | <b>20/03276/TCA</b> Bramley Apple (B1) 11m high - Reduce crown by 1.2m as tree now overhangs Castlethorpe primary school playground boundary, and also roof of owner's property. Bramley House 13B South Street Castlethorpe.<br><b>No objections.</b>   |               |
| <b>6</b> | <b>TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION – no further comments</b>   |               |
| 6.1.     | <b>20/02628/FUL</b> Change of use from agriculture to B8 (re-submission of 20/00272/FUL)   Bartholomew Farm Wolverton Road Castlethorpe – <b>application permitted</b>   |               |
| 6.2.     | <b>19/02444/REM</b> - 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. <b>Permitted by Inspector</b>   |               |

- 6.3. **20/02803/FUL** - New dwelling including new access and amenity space, new access and drive to existing dwelling 1 Wolverton Road Castlethorpe- **application withdrawn**
- 6.4. **20/02822/TCA** - Notification of intention to fell two apple trees (4.5m in height) for excessive shading and low amenity value. Prune/pollard a Eucalyptus tree by 6m from 12m in height due to excessive shading and create a better and lower shape 3 Lodge Farm Court Castlethorpe – **no objections to TCA**
- 6.5. **20/02875/FUL** - Proposed 3m single storey rear extension to form gym/studio and open plan kitchen/snug/dining area. Flat roof dormer extension to loft to form fourth bedroom and ensuite. | 12 Shepperton Close Castlethorpe – **registered**
- 6.6. **20/03125/DISCON** - Details submitted pursuant to discharge conditions attached to planning application 20/02099/LBC 11 School Lane Castlethorpe - **registered**
- 6.7. **20/02660/FUL** - Proposed siting of 40 static holiday caravans in lieu of 70 touring caravans (re-submission of 20/01298/FUL) Cosgrove Park Main Street Cosgrove – **registered. Objection received from Environment Agency on grounds of insufficient flood Risk Assessment**

**7**

**TO CONSIDER RESOLUTIONS**

- 7.1. 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 Forgham and agreed unanimously.
- 7.2. Cllr Ayles said that a debate about the Neighbourhood Plan with MKC is still ongoing. The Steering Group have a conference call with MKC and Ward Cllrs on the 5<sup>th</sup>. It has turned out that the Examiner should have given the parish council the options to withdraw the revised Plan and revert to the currently made version or to proceed with the new Plan to go to Referendum. As the parish council had already made the decision to go to referendum it was unclear why the parish council needed to reconsider their position. Cllr Ayles added that for the sake of expediency the parish council should re-state their position and proposed that they instruct MKC to proceed to Referendum with inclusion of Gobbey's Field as an Open Green Space. This was agreed unanimously.
- 7.3. Two requests had been received to site memorial benches at the cricket ground. The Clerk reported that the cost would be £384 per bench plus fitting. There was already a decision to put a 'Jubilee' bench by the bus stop at North Street. The two requestors had agreed to make a donation to the parish council. It was agreed unanimously that the Clerk purchase the benches at that price (plus fitting), agree location with Cllr Forgham and the CSA and arrange for them to be fitted. Clerk
- 7.4. Cllr Sawbridge said that the dog bin by the cattle grid at Station Road had overflowed on several occasions and proposed that it be replaced with a larger bin. Agreed unanimously at a cost of up to £500.
- 7.5. MKC had issued a version of the Local Cycling and Walking Infrastructure Plan and responses were required by 30<sup>th</sup> January. It was agreed that Cllrs Keane and Merritt plus the Clerk be nominated to respond on behalf of the parish council. Cllrs Keane/  
Merritt/Clerk
- 7.6. Cllrs Ayles had looked through the 'MKC Proposed changes to PD rights and prioritising planning applications relating to public service buildings' paper and had proposed some comments (**see Appendix A2**). It was agreed that the comments be forwarded as is.
- 7.7. It was agreed that the parish council do not comment on the MKC Draft 21/22 Budget.
- 7.8. MKC had yet to provide a quote to plant trees at the Fishponds play area and there is still the matter of what/where is permissible with regard to the boundaries of the Scheduled Ancient Monument. Clerk to carry forward to next agenda. Cllrs Hinds and Sawbridge commented that they would like to see many more trees planted in the parish. It was agreed that they make a proposal for a future meeting. Clerk
- 7.9. The matter of the recent flooding at Castle Field had been resolved in the public session earlier.

**FINANCIAL MATTERS**

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

<b>Payee</b>	<b>Description</b>	<b>Invoice</b>	<b>Amount</b>
S Bradbury	Salary December 2020	per pay slip	£624.62
S Bradbury	Additional Google storage	per attached receipt	£15.99
Stacey Blease	VH Cleaning December	invoice awaited	£0.00
RTM	Landscaping December	invoice 2582	£391.67
R Wontner	Empty village bins	attached invoice 99	£130.00
B P Shayler	Installation floodlights football pavillion	attached invoice 112	£172.00
B P Shayler	Install defibrillators SG & VH	attached invoice 113	£558.00
CCLA	Transfer funds to ccla Property Fund	Transfer to CCLA Property Fund	£50,000.00
<b>TOTAL</b>			<b>£51,892.28</b>
<b>Direct Debits</b>			
Google Ireland	26107096G05ASYDKH7		£32.10
XLN	4976199 16674975		£33.17
EON	089208742670A		£112.00
EDF	671070653836.00		£76.00

- 8.2. Cllr Ayles said that following the decision to keep the Precept Band D rate the same at the last meeting that he had noticed that MKC had estimated that the amount of Council Tax that they collect this year will decrease by 1%. He was not sure whether this has been factored into the Tax Base or whether there will be a separate surcharge. The Clerk had left messages for MKC officers requesting clarification but had not had a response. It is unlikely that there will be a separate charge but if this is the case and that causes an increase in the % Precept for next year (which was agreed as 0%) then he will call an Extraordinary Meeting.

9 **CORRESPONDENCE RECEIVED (email circulated prior to meeting)**

- 9.1. None.

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

- 10.1. None

11 **TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS**

- 11.1. Next Parish Council meeting will be a General Meeting on Monday 1<sup>st</sup> February 2021 and will be conducted by video conference.

There being no more business part 1 of the meeting closed at 21.47

**PART 2**

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

- 12.1. None

13 **TO CONSIDER REPORTS**

- 13.1. A discussion about the Maltings 2 planning appeal ensued.

There being no more business part 2 of the meeting closed at 21.11

# Appendix A - Schedule of Reports & File Notes

## APPENDIX A1 – CLERK’S REPORT 4/1/2021

1. A meeting has been arranged tomorrow between the NP Steering Group, MKC and Ward Cllrs to discuss the way forward with the Neighbourhood Plan. There is a resolution tonight to re-confirm the parish council's decision to request that the Plan go forward to referendum with inclusion of Gobbey's Field as an 'Open Green Space'.
2. The Inspector has determined that designs submitted by Messrs. Stonewater for the Maltings 2 development are acceptable and they have been approved. The applicants have submitted a request for A 'Deed of Variation' to MKC to change aspects of the originally approved application including significant reduction/removal of s.106 obligations and proportion of 'affordable' housing. Cllr Ayles to provide a report in Part 2 of tonight's meeting.
3. MKC Planning Enforcement have written to the resident in Shepperton Close where a porch way has been built without the required planning approval asking for it to be removed and the design reverted to be consistent with the rest of the area.
4. Defibrillators have been fitted at the Village Hall and Cricket Pavilion and this has been publicised. Training sessions and 'opening event' to be arranged when Covid-19 rules allow.
5. LED security lights have been installed at the football pavilion.
6. Work still to be arranged at the sports ground as an obligation of the landlord:

### Football

- Double doors for entry need repairing as letting in rain and not very secure
- Decorating

### Cricket

- Motion sensitive lighting is not working
- Paving slab broken to be repaired
- Downpipe broken – front of pavilion
- Side door does not open

### Tennis

- Combination lock on the toilet
- Transfer of power for the floodlights into the tennis court

Basketball back board has been repaired

7. £34,033.16 has been paid into our bank account being the s.106 monies for costs met in making village improvements. £1559.68 for 'leisure' and £1473.25 for 'allotments' remain unallocated from the overall agreement.
8. Cllr Ayles is still chasing MKC for a quote to get remaining old street lights upgraded when MKC convert village streetlights to LED .
9. CCLA Deposit and Property Fund accounts have been opened. Further forms to be completed and cheque deposits to be made out.
10. Seeds have been scattered at the wildlife area and behind the bench on the village green.
11. Pricing for revision to contract with RTM is as follows:  
Original Contract (14 cuts) £6,450  
Reduction to 10 cuts 2020 £5,050  
Removal of part Station Road hedge £4,700 (amount of contract 2020)  
Increase in 2021 to 12 grass cuts £5,400  
Inclusion of further shrubs at Bullington End Road and North Street £160  
Agreement to renew to be made at next meeting..
12. MKC have approached Serco to obtain quote for planting trees as per minutes from December 2020. Response awaited.
13. The Xmas craft bags were picked up from MK Play Association by someone from the school. Despite school having to close they were able to get the packs to the school and Acorn Nursery children and they were very well received.
14. One application has been received to provide groundsman services to the CSA and the parish council. A meeting with Cllr Markham, Clerk and CSA was to be arranged at the sports ground but the applicant subsequently communicated that he was unwell.
15. Cllr Keane to communicate CPC's agreed views on potential cycle track between Castlethorpe & Hanslope and to try and get some traction on improving the route from Castlethorpe to the railway arch at Lodge Farm Business Park.

No progress/unknown status on outstanding actions:

- Clerk to engage tradesman to repair fence and gate at west South Street entrance to Castle Field
- Review of draft plans for possible development of club house at sports ground
- Reach agreement with Allotments Association on transfer of land at sports ground to the parish council
- Quotes for both turfing and laying of artificial grass for the Village Hall garden to be commissioned.
- Clerk will put resolution to have war memorial cleaned on an agenda for early Spring 2021
- Clerk to get further quotes for maintenance of playground and outdoor aerobic equipment. No time this month.

- MKC have said that they will consider replacing the fading public footpath signs. Clerk has not had time to make the request this month.
- MKC have reported that they are not currently working on the exercise to identify new designs for rural street name plates.
- Cllr Keane to raise matter of Sustrans track at Transport Forum
- 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
- CCTV at Sports Ground – clerk to contact suppliers to understand the management overheads. No progress this month
- 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  
4/1/2021

## APPENDIX A2 – Draft response to MKC Proposed changes to PD rights and prioritising planning applications relating to public service buildings

### 7.6

*I have extracted what seemed to me to be the relevant passages on which CPC might wish to comment but I am not an expert!*

It is proposed that the right would allow for the change of use from any use, or mix of uses, within the Commercial, Business and Service use class (Class E – see paragraph 12 above) to residential use (C3). The right would replace the current rights for the change of use from office to residential (Part 3, Class O of Schedule 2 to the General Permitted Development Order), and from retail etc to residential (Part 3, Class M of the General Permitted Development Order) which remain in force until 31 July 2021. (See also Part 3 of this consultation document in respect of consequential changes.) It will go significantly beyond existing rights, allowing for restaurants, indoor sports, and creches etc to benefit from the change use to residential under permitted development rights for the first time. **The protections in respect of pubs, including those with an expanded food offer, theatres, and live music venues, all of which are outside of this use class, continue to apply and a full planning application is always required for the change of use to or from such uses.**

Q2.2 Do you agree that the right should apply in conservation areas? **No**  
Please give your reasons. **Damage could be done to heritage assets. Should remain subject to planning permission.**

Q2.3 Do you agree that, in conservation areas only, the right should allow for prior approval of the impact of the loss of ground floor use to residential? **Yes**  
Please give your reasons. Would prefer right was not given but, for the same reasons as Q2.2, **Damage could be done to heritage assets. Should remain subject to planning permission.**

### Providing further flexibilities for public service infrastructure through permitted development rights

Q7.1 Do you agree that the right for schools, colleges and universities, and hospitals be amended to allow for development which is not greater than 25% of the footprint, or up to 250 square metres of the current buildings on the site at the time the legislation is brought into force, whichever is the greater?  
Please give your reasons.

Q8. Do you have any other comments about the permitted development rights for schools, colleges, universities, hospitals and prisons?  
Please specify.

64. Where the authority is required to consult a statutory consultee (such as a local highway authority) they currently have 21 days to provide a substantive response<sup>[footnote 6]</sup>. We propose to reduce this period to 14 days and statutory consultees would be expected to prioritise their consultation responses for these cases. By limiting the scope of these applications to those of the greatest importance we expect these applications to form a very small proportion of a local planning authority's caseload.

Q14. Do you agree the minimum consultation/publicity period should be reduced to 14 days? **No**  
Please give your reasons. **14 days is extremely burdensome given normal workloads and, in the case of Local Councils, allows insufficient time to consider at a council meeting which is subject to statutory period of Notice.**

Philip Ayles