



Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held on
Monday 1st November 2021 in the Village Hall

PRESENT: Councillors Ayles, Forgham, Markham, Merritt, Keane, Sawbridge, Ward Cllr Bowyer, the Clerk and two members of the public. The meeting was also broadcast via Facebook and Youtube.

No matters were raised in the Open Session so the meeting commenced at 7.30.

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|----------|---|---------------|
| 1 | APOLOGIES FOR ABSENCE | ACTION |
| 1.1 | Cllr Hinds, Ward Cllr Wardle. Accepted. | |
| 2 | DECLARATIONS OF INTEREST | |
| 2.1. | None | |
| 3 | APPROVE MINUTES OF THE LAST MEETING | |
| 3.1 | Previous Minutes from the general meeting of 6 th October were proposed by Cllr Ayles seconded by Cllr Merritt and agreed unanimously. | |
| | TO RECEIVE REPORTS | |
| 4.1. | Clerks Report & Review of Actions (See Appendix A1) – matters arising: | |
| 4.1.1. | Item 7 – Cosgrove Park are claiming that the static homes that are being delivered along Fox Covert Lane are not subject to the recent planning application and thence not bound by the associated traffic management plan. The Clerk pointed out that they are still crossing a railway bridge with a 5 ton Total Vehicle Weight limit and that Network Rail have only just erected signs to that effect. Cllr Merritt will raise the problem within Network Rail. | Cllr Merritt |
| 4.2. | Report on Rural Gigabit Scheme
Cllr Ayles had not heard any more from BT Openreach therefore there is no point in continuing any dialogue with them as Gigaclear have now commenced laying the cable infrastructure at Shepperton Close and the Chequers. | |
| 4.3. | Report on Maltings 2 development
Outside of the s.106 obligations there are now 4 issues with regard to planning conditions
<u>Surface Water drainage:</u> the water is to be collected in storage vessels and released down the railway embankment. Cllr Ayles said that the Parish Council had raised concerns about potential flooding of the railway lines but that it is for Network Rail to give final consideration. Cllr Merritt will raise the matter within Network Rail.
<u>Foul drainage:</u> MKC had been in touch with Anglian Water for comment but they had not responded. Again, it is a matter for them to resolve and the Parish Council had done all that it can.
<u>House bricks:</u> the bricks that the developer wanted to use do not match those in Paddock Close. The Clerk had been in regular contact with the Case Officer and he is now working with the developers to source bricks that match that site.
<u>Archaeological survey:</u> the report has now been submitted. | Cllr Merritt |
| 4.4. | Problems experienced during highways work at Bullington End Road and resultant traffic diversion.
Cllr Merritt described the problems that had been experienced when single lane traffic controls had been introduced: bad traffic congestion, horns being repeatedly sounded, residents could not get out of their drives. Noted. | |
| 5 | TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Councillors) | |
| 5.1. | 21/02533/OUTEIS (1) Full application for the change of use of 68.65ha of agricultural land to a linear park and a new access road to the Linford Lakes Study Centre (2) Outline application (matter of access to be considered, with matters of layout, scale, appearance and landscaping reserved) Linford Lakes Nature Reserve Wolverton Road Great Linford
The Parish Council had previously objected to earlier applications to build on this site. This application is nearly twice the size of the previous one. Cllr Ayles proposed that the Parish Council support comprehensive objections already | |

5.2. made by two members of the public (circulated earlier to cllrs and available from the Clerk on request). Agreed unanimously.

21/03205/FUL New dwelling including new access and amenity space, new access and drive to existing dwelling 1 Wolverton Road
After some discussion Cllr Ayles proposed that the Parish Council object to the application on the following grounds:

- The design of the house no longer matches that of the 'host' property at 1 Wolverton Rd as proposed and approved in 21/00129/FUL
- The location of the new drive onto Bullington End Rd is too close to Wolverton Road to be considered safe. It would be safer if it were to be relocated further up Bullington End Rd.

- The Biodiversity SPD, approved in June 2021, requires planning applications to maintain if not improve biodiversity. Since approval of 21/00129/FUL, the applicant has cut down the two high quality and two medium quality trees on the site that were conditioned to remain in the Planning Approval. The trees should be replanted to the previous level of biodiversity and new trees should be maintained for 5 years.

Agreed unanimously

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

6.1. **21/02170/LBC** - Listed Building Consent for adding lime plaster to part of internal wall: 11 School Lane Castlethorpe

21/02261/LBC - Listed building consent for the replacement of the front first floor window: 11 School Lane Castlethorpe

21/02619/LBC - Listed building consent for internal works to the living room floor and hearth: 11 School Lane Castlethorpe

All permitted

6.2. **21/02217/DISCON** - Approval of details required by condition 2 (External Materials), 3 (Pumping station and boundary), 4 (Hard and soft landscaping), 5 (Boundary Treatment) & 6 (Ground levels, earthworks and excavations) of permission ref 19/02444/REM. Land To The East of Maltings Field Castlethorpe

– status 'registered'

6.3. **21/02358/FUL** - Change of use from light industry (Class E) to swim school for children with special needs (Class F2) Lodge Farm Business Centre Wolverton Road Castlethorpe status – **'awaiting decision'**

6.4. **21/02590/FUL** - Erection of a single storey timber conservatory to the rear of the property Castle House 5 North Street Castlethorpe - - **status 'registered'**

6.5. **21//02497/FUL** - Erection of single storey rear extension with flat roof and roof lanterns; new pitched roof above each bay window at front 36 Shepperton Close Castlethorpe – **status 'registered'**

6.6. **21/02619/LBC** - Listed building consent for internal works to the living room floor and hearth 11 School Lane **application permitted**

6.7. **21/02655/FUL** - To convert existing garage into habitable room and remove existing up & over garage door, brick up opening leaving apertures for two no. windows 7 The Chestnuts **status registered**

6.8. **21/02767/FUL** - Loft conversion with two front dormers and three rear roof lights - 21 Lodge Farm Court **status registered**

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 Keane and agreed unanimously.

7.2. Cllr Forgham reported that the West Northamptonshire Strategic Plan Spatial Options Consultation was proposing significant development from Furtho down to Pottersbury and the A5. Cllr Ayles raised concern about the junction from the A508 onto Yardley Road Cosgrove. There had been attempts in the past to get Northants CC to widen the road which they had refused. He proposed that we should comment that if there is to be significant development in the area the A508 should be widened at that junction with preferably a roundabout to be situated there.

7.3. Cllr Markham said that the trees on the verges at Bullington End Road and Station Road are in a poor state. Cllr Ayles responded that if remedial work cannot be done from the ground then it would be the responsibility of MKC. Cllr Markham further responded that maintenance work could be done from the ground. It was agreed that the Clerk will contact our landscape contractors and arrange an inspection. Cllr Markham also to attend.

Clerk

Clerk

- 7.4. The Clerk reported that a new 90 litre litter bin would cost £182, concrete bases £29.99 and carriage £56. It was agreed that a bin be purchased for the sports ground + base, a base be purchased to replace the damaged one by the shop and a spare base be purchased to be held by Cllr Markham.

8

FINANCIAL MATTERS

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

Payee	Description	Invoice	Amount
S Bradbury	Salary September 2021	per pay slip	£624.62
S Bradbury	Refund purchase postage stamps	per attached receipt	£23.76
Stacey Blease	VH Cleaning	per attached invoice	£0.00
R Wontner			£0.00
RTM	Landscaping October	invoice 3086	£391.67
Thomas Ladyman	Clear village bins October	attached invoice	£40.00
Tove Landscapes	Ground maintenance SG	attached invoice 12744	£150.00
Tove Landscapes	Ground maintenance SG	attached invoice 12745	£270.00
Pannone Corporate LLP	PRS/PPL payments	attached invoice SIN1537529	£262.55
Hartwell Safety Services	Fire equipment test VH	attached invoice 01695	£50.00
Simon Bates	Weedspray #3 of 3	attached invoice #199	£400.00
Senior Citizens' Xmas lunch	Donation by Ward Cllrs	n/a	£500.00
TOTAL			£2,712.60
Direct Debits			
Talktalk	01560036/882		32.34
Everflow	B220925A		34.47
Google Cloud	26107096G05ASYDKH7		£34.96
XLN	4976199 16674975		£35.14
EON	089208742670A		£112.00
EDF	671070653836.00		£76.00

DD Total			£324.91
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- 8.2. Cllr Ayles asked that cllrs let the Clerk know of any projects that they would like to propose for the next financial year. The Clerk will prepare a draft budget and arrange a videoconference with any interested cllrs to be discussed/reviewed before next meeting.

Clerk

9

CORRESPONDENCE RECEIVED (email circulated prior to meeting)

- 9.1. An email has been received reporting the poor state of the stile at the start of the footpath on Station Road, immediately south of the railway bridge. The matter has been referred to the MKC Rights of Way team who are taking it forward with the landowner.
- 9.2. A communication has been received from a resident complaining about dogs being left off lead in Castle Field and claiming the Law states that they should be kept on leads on 'Open Access' land. Cllr Ayles and the Clerk had both looked into the matter and it had been established with MKC Rights of Way team that Castle Field is not 'Open Access' and it is up to the Parish Council, as landowners, to establish any restrictions. Cllr Ayles reminded that it is now an offence not to pick up from your dog in public spaces. He proposed signs for Castle Field to 'keep dogs on leads near livestock' and to 'pick up after your dog'. Agreed unanimously. The matter of dogs being off lead at the Fishponds was raised and it was agreed to put up some 'keep your dog on a lead' signs there. Cllrs Ayles, Forgham and the Clerk will take forward also involving Cllr Hinds.

Clerk/ Cllr Ayles/ Cllr Forgham

10

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

10.1.

The Clerk reported that the damaged street name plate (SNP) at Paddock Close was on the MKC 'repair list'. Cllr Ayles had contacted MKC and pointed out that as there is significant construction in progress the sign might easily get damaged again and asked that they repair the Maltings Field SNP instead. A reply is awaited.

10.2. It was reported that the gate between Lodge Farm Court and the sports ground is defective. Clerk will get handyman to have a look. **Clerk**

10.3. Cllrs Ayles, Forgham and Ward Cllr Bowyer will be talking to MKC senior management about apparent disregard of the Neighbourhood Plan by planning officers.

11 TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS

11.1. Next parish council meeting will be held at 7.30 on Monday 6th December. It will be held physically at the Village Hall if Covid circumstances at the time allow. It is hoped that the meeting will be available in the same way via live recording.

There being no further business part 1 of the meeting finished at 9.06

PART 2

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

12.1. None

13 TO CONSIDER RESOLUTIONS

13.1. The Clerk had received one quote to replace the 5 bar gate between the Chequers and the Fishponds. Cllr Markham responded that a wooden gate could be purchased and fitted far cheaper. It was agreed that Cllr Markham and the Clerk arrange for the purchase and fitting of the gate up to the sum of £300 – to include locks. Agreed unanimously. **Cllr Markham/
Clerk**

Part 2 of the meeting closed at 9.15

Appendix A - Schedule of Reports & File Notes

APPENDIX A1 – CLERK’S REPORT 1/11/2021

1. Sports Ground matters:
 - Clerk has contacted Reids Playgrounds and accepted quotes to repair the stepper and to service other outdoor gym equipment. They have no matching mulch at the moment but will order some in and do the work soon after delivery
 - Clerk has requested dates from Atlas Facilities to perform fire and safety checks for pavilions. Other work will be commissioned when checks are completed:
 - o Doors at football pavilion need fixing/replacing
 - o Roof tiles at football pavilion need repair
 - CSA will get 3 quotes for regular servicing of mower and for already identified replacement of cylinders
 - Cllr Ayles has met with the Allotments Association and requested their agreement to hire out the cricket field to Stony Stratford cricket club and to install an all surface wicket
2. The Clerk has again requested an update on the MKC Local Cycling and Walking Improvement Plan was not produced in August. He had also been in touch with Sustrans to find out what is happening with the feasibility study on a cycle route from Castlethorpe to Hanslope. They have responded that they will be arranging a meeting with Hanslope PC and ourselves in the near future.
3. The Clerk has written to MKC Rights of Way to ensure that the hedgerow on either side of Sustrans cycle track to Haversham is on a regular maintenance schedule.
4. The base of the litter bin outside the shop has crumbled and is no longer fit for purpose. Broxap had provided other bins for the village and are to give a quote for an additional bin at the sports ground plus concrete base(s) plus carriage
5. The bases of the newly installed kissing gates at the Fishponds play area will be laid in the next couple of weeks
6. All faded public footpath fingerposts that were reported to MKC have now been replaced with new signs.
7. Static homes for Cosgrove caravan park are still being delivered along Fox Covert Lane and the rail bridge with a 5 ton total vehicle weight limit. The Clerk had raised an issue with MKC Planning Enforcement in September 181134 / 21/00527/ENF and despite chasing on more than one occasion nothing has been heard. Further email sent cc'ed to Jon Palmer
8. Meeting held with dog bin contractor and locations agreed for additional bins in Castle Field and at the end of Fox Covert Lane. Order placed for the two bins.
9. Cllr Wardle has kindly offered a grant of £500 for the Senior Citizens' Xmas lunch from the Ward Cllrs budget. Item on Payment Schedule accordingly.
10. Following correspondence with MKC it has been agreed that as the CSA have said that they do not have a current problem with dog fouling at the sports ground that the Parish Council will not be asking MKC to pursue an order for exclusion of dogs (for the sports ground) unless the problem resurfaces.

No progress/unknown status on outstanding actions:

- Neither MKC nor the Canal & River Trust have any responsibility for removing the graffiti by the river Tove. The Clerk has talked to Luke Stacey who farms the adjacent land (owned by Lord Carrington) on the Castlethorpe side of the river and he said that he would have a look and consider what options are available. The Clerk was unable to contact him for an update as he is not available at present..The Cosgrove side of the river is farmed by a Mervin Alderman.
- Floodlight on side of cricket pavilion now repaired and working but light now operating is 'dawn to dusk' and not triggered by motion sensor. Neighbour has reported that light is shining into one of his bedrooms. Electrician has been unable to investigate due to ill health. New contractor to be contacted..
- Cllr Merritt and Clerk to survey area by water tower for potential leisure purposes and report back.
- Cllr Merritt to agree public sessions for defibrillator awareness with village First Responder for when date for end of lockdown confirmed.
- No pipes in loft are lagged in cricket pavilion. SGC to consider remedial action for future.
- SGC to agree model for sharing cost of cutting sports ground with CSA.
- Review of draft plans for possible development of club house at sports ground
- 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
- Matter to consider village events to mark the Queen's Platinum Jubilee to be carried forward

Steve Bradbury
1/11/21