



Castlethorpe Parish Council

A Meeting of Castlethorpe Parish Council to be held on Monday 6th December at 7.30 pm

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)

People attending are asked to observe the following precautions to avoid any spread of Covid-19

- Seating will be laid out to observe social distancing
- Face masks are to be worn except when speaking including Members of the Public attending.
- Use the hand sanitiser provided on entry.
- The hall will be ventilated as best as possible.
- **Do not attend if you are ill or have any Covid symptoms!**

Residents may ask questions in the Open Forum or by giving them to the Clerk or any Councillor by noon on the day of the meeting

Proceedings may be viewed on the Castlethorpe Facebook page and on the YouTube Channel 'Castlethorpe Parish Council' both as a live stream and as a recording which will be retained for at least a month.

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 previous general meeting of the 1st November 2021 as a true record.
- 4 TO RECEIVE REPORTS (to be circulated prior to meeting)**
 - 4.1. Clerks Report & Review of Actions
 - 4.2. Community Fibre Broadband (oral update by Cllr Ayles)
 - 4.3. Maltings 2 development (Cllr Ayles)
 - 4.4. MEETING NOTE - Planning meeting with MKC 5th Nov 2021 (see Appendix A2)
- 5 TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)**
 - 5.1 **21/03201/FUL** - Construction of new outbuilding for small cafe and shower cubicles & new outbuilding for site maintenance store Lodge Farm Business Centre Wolverton Road – **expiry date for comments 7th December**
 - 5.2 **21/03263/DISCON** Approval of details required by condition 5 (Implementation of WSI for Archaeological Mitigation) of permission ref. 17/01536/OUT- Land To The East of Maltings Field Castlethorpe
 - 5.3. South Northants Planning **WNS/2021/1985/SCO**
Land at the former Furtho Pit Old Stratford/Cosgrove
Scoping Opinion for the proposed development comprising of 9 no. employment units comprising circa 71,386 sq.m/768,385 sq. ft (GIA) of floorspace... together with a Country Park, ground re- profiling in the Country Park, new vehicular access from the A508 and associated site infrastructure including lorry parking.
<http://snc.planning-register.co.uk/plandisp.aspx?recno=112384&cuuid=90A7F4F7-1F28-49BB-B1938C3201C20E05>
- 6 TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION**
 - 6.1. **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'**
21/02213/DISCON Approval of details required by conditions 4 (Levels), 6 (Ground assessment), 7 (Foul and surface water drainage scheme) & 8 (Estate Road Details) of permission ref. 17/01536/OUT.

- 6.2. **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'**
- 6.3. **21/02590/FUL** - Erection of a single storey timber conservatory to the rear of the property Castle House 5 North Street Castlethorpe – **application permitted**
- 6.4. **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 – **application permitted**
- 6.5. **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 – **application permitted**
- 6.6. **21/02767/FUL** - Loft conversion with two front dormers and three rear roof lights - 21 Lodge Farm Court **status 'awaiting decision'**
- 6.7. **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 – **status registered**
- 6.8. **21/03205/FUL** New dwelling including new access and amenity space, new access and drive to existing dwelling 1 Wolverton Road – **status registered**
- 7 **TO CONSIDER RESOLUTIONS (all supporting documentation to be circulated prior to meeting)**
- 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 an application for an all-weather cricket pitch at the SG and to consider whether any contribution can be made to its costs (Cllr Ayles)
- 7.3. To consider the state of the Village Hall drains and ways to rectify the problem (Cllr Forgham – see also 'correspondence item 9.1)
To consider the condition of entrance doors at the Village Hall and agree any actions to improve (Cllr Forgham)
- 7.4. To provide concrete base for kissing gate between South Street and railway foot bridge (Cllr Ayles)
- 7.5. To procure litter bin for Shepperton Close (Cllr Forgham)
- 7.6. To note current status of Sustrans feasibility study to provide cycle path to Hanslope (Cllr Forgham)
- 7.7. To propose street name for development at Maltings 2
- 8 **TO CONSIDER FINANCIAL MATTERS (circulated prior to meeting)**
- 8.1. To agree the RFO payments schedule.
- 8.2. To consider draft 2022/23 Budget
- 9 **CORRESPONDENCE RECEIVED (email circulated prior to meeting)**
- 9.1. An email has been received from the residents of Castle House raising issues about blockages to the drains shared with the Village Hall
- 9.2. An email has been received from a resident bringing attention to the poor state of the fence between the football pitch and the public footpath running alongside Lodge Farm Court back gardens..
- 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 meeting will be held at 7.30 on Monday January 10th in the Village Hall unless Covid conditions and/or Government guidance suggest reverting to a meeting of Parish Councillors by videoconference.

PART 2

- 12 **RECEIVE DECLARATIONS OF INTEREST** by Councillors in any of the agenda items below
- 13 **13.1. TO CONSIDER RESOLUTIONS**
To consider the contract for the Village Hall cleaner/caretaker going into the new year (Cllr Forgham).
- 13.2. To consider quote for repair of fence between football pitch and public footpath (Cllr Markham – see also correspondence item 9.2.)
- 13.3. To approve the renewal of the appointment of one existing Trustee of the Castlethorpe Parish for the Poor as requested by the other trustees (Cllr Ayles)
- 13.4. To consider request from Ducklings Pre School to temporarily reduce hire fees due to current shortfall of children (Cllr Forgham)

Appendix A – Schedule of Reports & File Notes

1. Clerk's Report (item 4.1)

To be circulated prior to meeting

2. MEETING NOTE - Planning 5th Nov 2021

Present:

Jon Palmer, Head of Planning

Chris Nash, Development Manager

Chris Wardle, Ward Cllr

Russell Forgham, Parish Cllr

Phil Ayles, Parish Cllr

The meeting was requested after a series of planning applications where the Case Officer recommendation was not in accord with our interpretation of the Neighbourhood Plan. This had led us to conclude either that officers were not giving due weight to the NP or that the NP was incorrect.

Matters had been brought to a head with 23 Thrupp Close. Essentially, they responded that the Case Officer had started with the conflict with the NP Plan but it was a material consideration that adjacent houses had flat dormers and a refusal was unlikely to be sustained at Appeal. However, this did not mean that approval of flat dormer applications would be permitted beyond this particular terrace.

Specifically, Jon Palmer said that he felt that the NP was very detailed and no further work was necessary. Indeed, it could become too prescriptive and not pass examination.

My 'take' on this is that, of course, Planning would not admit any error and there could be legal repercussions if they did. Hopefully, this meeting will have reemphasised the importance of our NP in officer recommendations. We will see.

Two subsidiary issues were raised.

1. That residents sometimes request the parish council to represent their objection and, if the council does so, it should not detract from the weight given to the objection (as it did in 23 Thrupp Close). This was agreed. Not sure how the Case Officer would represent it but we should certainly make it clear in our written objection where we represent a resident.
2. Use of photographs between the officer's report and DCP. They will discuss with Legal. The key principle is that the applicant should not be 'ambushed' by a photo being presented which he has not had the opportunity to see beforehand.

Maltings 2

Jon Palmer reiterated that MKC had declined to stand down the S106 Agreement. However, MKC cannot force a particular type of sale. The 30% affordable housing has to be handed to MKC to administer but the remaining 70% could be sold to anyone including another social housing provider. Jon said that there were some houses which had been bought by overseas wealth funds and had never been occupied and the authority is powerless to force occupation. The NP is used to determine the contents of the S1096 Agreement but, once planning permission is granted, it is the conditions of the permission and the S106 Agreement which determine the obligations of the developer. There is a clause in the S106 which talks about open market and they will discuss with Legal to see if it has any legal teeth.

The planning obligation payments are still payable according to the S106 and the only option Stonewater has is to go to court.

Philip Ayles

Chairman, Castlethorpe Parish Council