



Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held
on Monday 6th December 2021 in the Village Hall

PRESENT: Councillors Ayles, Forgham, Merritt, Keane, Hinds, Ward Cllrs Bowyer & Wardle, the Clerk and one member of the public. The meeting was also broadcast via Youtube.

A member of the public asked the Parish Council to support his objection to the (retrospective) application to erect fencing at 12 Shepperton Close that he considered not to be in keeping with all other fencing in that area. The application had not been included on the agenda for this meeting therefore no decision could be made by the council. It will be decided later whether to call an extraordinary meeting to consider it.

There being no further matters raised the meeting proper commenced at 7.40.

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|-------------|---|---------------|
| 1 | APOLOGIES FOR ABSENCE | ACTION |
| 1.1 | Cllrs Sawbridge & Markham. Accepted. | |
| 2 | DECLARATIONS OF INTEREST | |
| 2.1. | None | |
| 3 | APPROVE MINUTES OF THE LAST MEETING | |
| 3.1 | Previous Minutes from the general meeting of 1 st November were proposed by Cllr Keane 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 8 – Cllr Merritt will be discussing the matter of delivering static homes to Cosgrove Park along Fox Covert Lane and then over a railway bridge with a 5 ton limit with Network Rail enforcement. | Cllr Merritt |
| 4.1.2. | Item 10 – thanks were expressed to Cllr Wardle for the donation of £500 from the Ward Cllrs' budget to the Senior Citizens Xmas dinner. | |
| 4.1.3. | Item 13 – Cllr Hinds now has all of the dog control signs and will put them up in the near future. | |
| 4.2. | Report on Rural Gigabit Scheme
Cllr Ayles said that as Gigaclear are installing the fibre network then there is no point continuing dialogue with OpenReach although he had asked them whether they were intending to do their own installation in 2025 as scheduled and a reply was awaited. He added that there have been a few problems reported during Gigaclear's work that he had passed on to their project manager and he would be following up with a meeting later in the week. He had asked them for an up-to-date work schedule with any intended road closures. | |
| 4.3. | Report on Maltings 2 development
Cllr Ayles had met with MKC senior management about s.106 concerns. MKC had taken legal advice and had been told that now planning permission had been approved there was no opportunity to enforce a maximum number of 'affordable houses', despite the limit laid out in Plan:MK. MKC did say though that the request by Stonewater to 'stand down' the s.106 financial agreement had been rejected and they (Stonewater) will now have to honour the respective commitments. The question of who allocates the social housing was raised. Cllr Ayles responded that 30% of the properties would be passed under the control of MKC. The remaining 70% would be allocated by Stonewater. The Clerk would contact the Housing Association to ask whether the Parish Council can support applications for people with an association to the village. | Clerk |
| 4.4. | MEETING NOTE - Planning meeting with MKC 5th Nov 2021 (see Appendix A2)
Noted with no further comment | |
| 5 | TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Councillors) | |
| | It was agreed that an Extraordinary meeting should be called to consider planning applications 21/02841/FUL and 21/02796/FUL that had not made the agenda. | |
| 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 – no objection. | |

- 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 – **no objection**
South Northants Planning **WNS/2021/1985/SCO**
- 5.3. 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 – **this application just relates to a ‘screening opinion’ therefore no comments to be made at this point. The Clerk had been told that he will be informed when a full application comes in.**

6 TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION – no further comments apart from 6.2.

- 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 – **status ‘registered’**
- 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’ – the application was subsequently approved. Cllr Wardle was thanked for his involvement in achieving the outcome.**
- 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**

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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. Stony Stratford Cricket Club (SSCC) had approached Castlethorpe Cricket Club (CCC) with a request to use the cricket facilities for women’s & youth matches but they would want an all-weather surface for the table. SSCC had expressed a willingness to fund the enhancement but it had been agreed that this would present complications with regard to ownership. CCC were though keen to progress the matter and would look at ways to fund the exercise. For the moment they are just asking for approval from the Parish Council. It was agreed that the Parish Council approve the request but that the land owners, Castlethorpe Allotments Association should also give the go ahead, Cllr Ayles will contact them
- 7.3. The Village Hall drains have on many occasions become blocked, usually due to nappies and baby wipes being flushed down toilets despite many notices asking for this not to happen. At present the drainage is shared with an outbuilding to Castle House and they have been having problems. It was agreed that a quote would be obtained to resolve the problem and if feasible separate out the two drainage systems. Clerk to arrange.

Cllr Ayles

Clerk

It was further agreed that there have been ongoing problems with the front and rear Village Hall entrance doors and that quote(s) should be obtained to replace them. Cllr Forgham to arrange.

Cllr Forgham

- 7.4. The ground beneath the kissing gate between South Street and the railway footbridge gets very muddy after any rainfall. It was agreed that the Clerk will discuss with a contractor and if affordable within his delegated financial powers arrange for the work to provide a hard surface. Clerk
- 7.5. It was agreed to purchase a litter bin and base for Shepperton Close subject to MKC agreeing to add the bin to scheduled clearances in the village. The Clerk had held back from ordering previously approved bins and bases until this matter is approved. Clerk
- 7.6. A meeting had been held between Castlethorpe & Hanslope Parish Councils and Sustrans about the feasibility of providing a cycle track between the two villages. The matter is still at the feasibility stage and under Sustrans control. Noted.
- 7.7. It was agreed to defer the matter of suggesting a name for the Maltings 2 development until the Extraordinary meeting that was agreed earlier. In the meantime Cllr Forgham will ask for suggestions on Facebook. Cllr Forgham

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FINANCIAL MATTERS

- 8.1. The payment schedule was proposed by Cllr Keane seconded Cllr Forgham and was approved unanimously with the addition of a payment of £680 for Stacey Blease for Village Hall upkeep.

Payee	Description	Invoice	Amount
S Bradbury	Salary November 2021	per pay slip	£624.62
Stacey Blease	VH Cleaning	per attached invoice	£0.00
R Wontner	VH repairs	per attached invoice 10	£64.43
R Wontner	Village maintenance	per attached invoice 10	£45.00
RTM	Landscaping November	invoice 3144	£391.67
Thomas Ladyman	Clear village bins November	attached invoice	£40.00
Gallagher	Insurance - formerly Came & Co		£2,272.71
Tove Landscapes	Ground maintenance SG	VAT missed last month	£0.00
Atlas Facilities Ltd	Fire safety check SG pavillions	attached invoice 1342	£287.50
SLCC	Annual membership	n/a	£130.00
Reids Playground Maintenance	Repair & service gym equipment	attached invoice 4667	£625.00
Glenmore Farm	Purchase of gate + fittings	attached invoice 683	£154.00
Glenmore Farm	Supply of red diesel	attached invoice 684	£224.00
TOTAL			£4,858.93
Direct Debits			
Talktalk	01560036/882		32.34
Everflow	B220925A		79.46
Google Cloud	26107096G05ASYDKH7		£36.80
XLN	4976199 16674975		£35.14
EON	089208742670A		£112.00
EDF	671070653836.00		£114.00
DD Total			£409.74

- 8.2. The Clerk had prepared and circulated an outline budget but had not had time to produce a final version. It was agreed that a separate video meeting between the Clerk and any available cllrs would review the circulated copy and agree a final draft to be put to next meeting. Clerk

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CORRESPONDENCE RECEIVED (email circulated prior to meeting)

- 9.1. An email has been received from the residents of Castle House about issues with the shared drains with the Village Hall. The matter was considered at item 7.3.
- 9.2. A communication has been received raising the matter of the poor state of the post and gate fencing between Lodge Farm Court and the sports ground/wildlife area. The matter will be considered in Part 2 under item 13.2.

9.3. A suggestion had been received to plant a flower bed on the village green to commemorate the Queen's platinum Jubilee. The suggestion will be raised with Parish Council support at a meeting arranged for Wednesday to consider events for the Jubilee.

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 held at 7.30 on Monday 10th January. 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 9.05

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 Village Hall cleaner/caretaker had indicated that she may no longer wish to continue the role into the New Year Clerk to discuss with her to clarify the position.

Clerk

13.2. An estimate had been received to replace 40 posts and 10 rails to make good the fence between the sports ground and Lodge Farm Court. The Clerk had discussed the amount of work with the contractor who had agreed to reduce the quote 'pro rata' depending on how many posts/rails we thought were needed. Cllr Markham has been asked to give an opinion.

Cllr Markham

13.3. It was agreed that the requested re-appointment of Melissa King as a Trustee to the Castlethorpe Charity for the Poor be approved,

13.4. After discussions had previously been held with Ducklings Pre-School and following subsequent conversation, it was agreed that in order to assist the Pre-School in making the business a viable proposition, the Village Hall rent would be reduced to the local regular users' rate for the remainder of the school year.

Cllr Forgham

Cllr Forgham will contact the organisation to arrange a video conference to consider how more children can be attracted.

Part 2 of the meeting closed at 9.35

Appendix A - Schedule of Reports & File Notes

APPENDIX A1 – CLERK’S REPORT 6/12/2021

1. Sports Ground matters:
 - Playground equipment – stepper has been repaired and all other outdoor gym equipment serviced
 - Fire check completed – no major problems. Report awaited.
 - o Doors at football pavilion need fixing/replacing
 - o Roof tiles at football pavilion need repair
 - CSA still to get 3 quotes for regular servicing of mower and for already identified replacement of cylinders
 - Cllr Ayles has still not had a response from the Allotments Association to his request for their agreement to hire out the cricket field to Stony Stratford cricket club and to install an all surface wicket
2. Cllr Ayles and Clerk will meet with Chris Hales of MKC at 1 pm on 8th December to confirm work on replacement of village street lights to heritage style replacements
3. Cllrs Ayles & Forgham will be in video conference with Dave McLuckie MKC to review position with fitting Electric Vehicle charging points in the village
4. Viktorija Versova at MKC is still going through the various schemes to complete the MKC Local Cycling and Walking Improvement Plan. She has reported that the track has been afforded a ‘high’ priority for improvement but there are higher schemes (mainly because of population density served by the other routes and complete absence of a route rather than improving existing ones). The route has though been accepted for improvements and funding is now being sought
5. A video conference has also been held between Sustrans and Hanslope & Castlethorpe PC’s where the former gave a presentation on the feasibility study they are performing on a proposal for a cycle route between Castlethorpe and Hanslope.
6. Litter bin bases not ordered as approved at last meeting as there is a resolution tonight for a further bin at Shepperton Close.
7. All faded public footpath fingerposts that were reported to MKC have now been replaced with new signs.
8. Troy Healy at MKC has confirmed that the static homes being delivered to Cosgrove Park are not part of the recent application that had a traffic management plan attached to deliver through Cosgrove. The applicants are fully aware that those units must be delivered by that route. The problem remains that the deliveries are being carried over a railway bridge with a Network Rail imposed 5 ton gross vehicle weight limit. Cllr Merritt agreed to take up with Network Rail.
9. No delivery date given as yet for the two new dog bins at Castle Field and Fox Covert Lane/Paddock Close.
10. Cheque for £500 given to Village Show Committee to help with the Senior Citizens’ Xmas lunch. Cllr Wardle kindly offered to meet this cost from Ward Cllr budget Payment Schedule accordingly.
11. Clerk has not had time to arrange site visit to look at distressed trees with landscape contractor and Cllr Markham as agreed at last meeting
12. Cllr Markham has purchased a gate at the Chequers entrance to the Fishponds play area. He hopes to have it installed in the next couple of weeks.
13. Cllr Hinds has received the various dog control signs and is to fit them soon.
14. Clerk has made a couple of attempts to contact an electrician and gas fitter to repair defibrillator at Sports Ground, to replace security light at side of cricket pavilion with a sensor controlled unit and to replace a radiator valve in the Village Hall but no call backs.
15. There is to be a ‘kick off’ meeting at the Village Hall on Wednesday 8th to agree activities for celebrating Queen’s Platinum Jubilee next year.

No progress/unknown status on outstanding actions:

- Awaiting notification for Cosgrove PC whether they have any thoughts on removing graffiti along the sides of the river Tove .
- 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

Steve Bradbury
6/12/21

APPENDIX A2 – 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