



Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held
on Monday 7th March 2022 in the Village Hall

PRESENT: Councillors Ayles, Forgham, Sawbridge, Markham, Merritt, Keane, Hinds, Ward Cllrs Bowyer & Wardle, the Clerk and six members of the public. Others were viewing through Facebook and YouTube.

The owner of the Carrington Arms and Station Yard, Simon Hill, presented his plans for development of his sites in Castlethorpe.

After a long period since planning permission was given he has now started to develop the 9 houses in Station Yard. He was asked whether the development will have 'heritage style' streetlights, to which he replied that he would find out and let the Parish Council know.

He further reported that now the site had been prepared for development it seems that there is space for a further 4 houses and that he intended to apply for planning permission to build these. He had arranged for the land that is now taken up as back gardens to The Chestnuts to be hired back to MKC so the residents would not lose any ground. He was asked whether he could make available some land at the back of the shop. He said that he will try and 'design something in'.

He had purchased a bungalow in South Street and is looking to develop a property in part of the garden to be accessed from the gap at the back of the pub in North Street. He already has planning permission to develop what was the buff room at the back of the pub and intends to do that too.

Finally, he said that he had bought the Carrington Arms in 2007 to turn it into a gastro pub and fish restaurant which would have been run by his wife. However, they have now lost interest in this project and he intends to sell it. He asked if the village would be interested in acquiring the pub but that he would want 'market value'. There were several comments along the lines that the building would cost a huge amount to renovate, not helped that it is Grade 2 listed, that it can only be re-opened as a pub or something equivalent without an application for change of use that may be difficult, that there is no parking space for that type of business or even for domestic property and questioning whether it had much 'market value' at all. Cllr Ayles said that the Parish Council would consult the village with regard to potential purchase and come back to him.

A resident spoke on the planning application at 5.1: when the planning permission was allowed for the previous application the Inspector applied conditions that the windows and doors will match the existing property. As this is a new application there is a danger that these conditions will be removed. He urged the Parish Council to request that these conditions are maintained. Cllr Ayles thanked him and said that his comments would be considered at 5.1.

Another resident spoke on item 7.2. He advised that if MKC say that they cannot defend the stipulation in the s106 agreement that there should be 30% affordable housing (no more, no less) then the Parish Council should seek legal advice. It is a very important for the future of the village. Cllr Ayles responded that the resolution at 7.2. did allow the Parish Council to make that decision if agreed. He went on to thank the resident for his input in bringing to attention the need to question earlier advice from MKC, that the intended 100% affordable housing allocation sought by the housing association could not be challenged, as it conflicts with the s106 agreement that stipulates clearly the 30% threshold.

There being no further matters the meeting proper commenced at 8.08.

1	APOLOGIES FOR ABSENCE	ACTION
1.1	None.	
2	DECLARATIONS OF INTEREST	
2.1.	None	
3	APPROVE MINUTES OF THE LAST MEETING	
3.1	Previous Minutes from the general meeting of 7 th February were proposed by Cllr Forgham seconded by Cllr Keane and agreed unanimously.	

TO RECEIVE REPORTS

- 4 4.1. **Clerks Report & Review of Actions (See Appendix A1)** – matters arising:
- 4.1.1. Item 8 – Cllr Markham thought that MKC had agreed to replace the dead tree in the Chequers with a new holly as part of their Jubilee planting programme. Cllr Ayles will write to MKC to check. If this is the case it was agreed unanimously that the Clerk purchase a Veterans' Jubilee Memorial Plaque at £144.99.
- 4.1.2. Item 9 – The new battery has been fitted to the SID and it has now been running for 8 days

Cllr Ayles
Clerk

- 4.2. **Ward Cllrs Report**
There was nothing specific to report this month

5 TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Councillors)

- 5.1. **22/00270/FUL** - The erection of a single storey rear extensions to main dwelling and garage, and garage conversion (resubmission of 21/00016/FUL) 12 Shepperton Close – there had been letters written by neighbours on each side and the representation made earlier in the public session to consider. It was unanimously agreed that the Parish Council should not object to the application but that they should require the retention of the two previous planning conditions:
- The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building
 - In the interests of the character and appearance of the area, a condition is also necessary requiring the external materials of the proposed extensions, including the windows and doors, to match the existing dwellinghouse
- Hence to conform to conform with Policy CAS3 in the Castlethorpe Neighbourhood Plan. Should the Case Officer be minded to disagree the parish council require the application to be referred to DCC.

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

- 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' MKC Senior Architect recommends conditions should not be discharged as yet**

- 6.2. **21/02767/FUL** - Loft conversion with two front dormers and three rear roof lights - 21 Lodge Farm Court **status 'awaiting decision' – no updates this month.**

- 6.3. **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. No further updates this month**

- 6.4. **21/03205/FUL** New dwelling including new access and amenity space, new access and drive to existing dwelling 1 Wolverton Road – **status registered – no significant updates this month**

- 6.5. **21/03346/FUL** Proposed siting of 25 static holiday caravans (to remain on pitch all year round) in lieu of 40 touring caravans on the eastern section of Cosgrove Park Main Street Cosgrove – Clerk had written to MKC saying that delivery should not be through Castlethorpe as was agreed for the previous application. Cllr Merritt had raised the matter of caravans being transported over the railway bridge with a Gross Vehicle Weight of 5 tons with the appropriate team in Network Rail. He will keep the council advised.

Cllr Merritt

- 6.6. **21/03701/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 status 'awaiting decision'

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. The main issue with the Carrington Close and as raised in the public session is that the s106 agreement for the development clearly states that the proportion of affordable houses should be 30% and that the housing company seems intent on 100%. MKC had earlier said that the 30% allocation could not be enforced but the Parish Council have since questioned this opinion and have asked them to

reconsider. Should there be any changes to the s106 agreement the applicant would need to get written agreement to the changes from MKC as instructed by a decision at the Development Control Committee. Cllr Ayles had written to Jon Palmer at MKC and is awaiting a response. He proposed that should MKC maintain that the s106 stipulation is not defensible, the Parish Council should contact the lawyers that have recently been retained by NALC and take advice on:

- whether the s106 agreement is legally enforceable
- if it is enforceable what can MKC do to ensure it is enforced

Clerk

15 minutes free advice had been negotiated as part of the NALC agreement. Should the response be favourable he proposed that the Parish Council seek legal advice up to the amount of £2,000. Seconded by Cllr Forgham and agreed unanimously.

- 7.3.** The Parish Council had been presented with a list of items to provide memorabilia for the forthcoming Queen's Platinum Jubilee: mugs, teddy bears, medals, water bottles. Cllr Forgham said that a decision is still needed on who should receive them and how many were required. Cllr Ayles proposed 2 options; one to present one item to every house in the village or two to present to every child. It was agreed by a majority that mugs should be presented to every child in the village below the age of 18. There is a further meeting of the Jubilee group the following Wednesday at which the logistics will be determined but the Clerk will make the order when he is informed of the number required.

Clerk

- 7.4.** Cllr Hinds agreed to make all arrangements for the lighting of a free-standing beacon as part of the Jubilee Celebrations.

- 7.5.** Cllr Forgham reported that a video inspection of the Village Hall drains had revealed firstly an existing blockage caused by wet wipes and other such items that was cleared at the time. The inspection went on to reveal that there were 5 instances of fractured and broken drainage pipes between the Village Hall and the main sewer and that they were all under the site's footprint, hence the Parish Council's responsibility. A quote for £2,000 had been received to insert sleeves along the broken areas which had been determined as the best means to make the repair. Cllr Forgham proposed that the quote be accepted as:

- the quote seemed reasonable,
- that acceptance of a single quote for work not exceeding that amount was permissible under Standing Orders and
- that any further quotes would entail the operator quoting having to do their own survey at a cost of c. £200

Seconded by Cllr Ayles and agreed unanimously

- 7.6.** Gigaclear had notified Cllr Ayles that there is only one major piece of disruptive work to do on the laying of cables for the ultra-fast broadband service, that would cause Bullington End Road to be closed for 'a few days' between 15th March and 21st April. The service should be available for purchase in the second quarter of the year. Cllr Ayles had planned a 'walk round' on completion of their work to assess any remaining defects. Cllrs Keane and Merritt will join him. Gigaclear through their 'Community Hub' initiative are offering to provide one property with high speed access free for 12 months. In exchange they would want an option to use the facility up to 4 times in that period. PA proposed that this be offered to the school. Agreed unanimously. Cllr Ayles will contact them. It was further agreed that Cllr Ayles will approach Gigaclear to see if they will fund an opening event in the Village Hall.

Cllr Ayles

- 7.7.** Cllr Sawbridge described the position that the Youth Club find themselves in following their Covid enforced break: the club had been very well patronised and in a good financial position before the outbreak. In the meantime though there had been no fees paid to provide income and now that they are ready to recommence there is a need to get helpers trained up in first aid and to have DBS checks for which the Club has not got the funds. She proposed that the Parish Council grant the money to pay for these necessities. Following further discussion it was agreed unanimously following a proposal by Cllr Sawbridge that the Parish Council would order and pay for the First Aid courses and would make a 'one off' grant of £180 to the Youth Club to pay for the DBS checks. Clerk to liaise with the Youth Club.

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 2022	per pay slip	£673.40
S Bradbury	Back pay Apr 21 to Jan 22		£487.80
RTM	Landscaping February	invoice 3274	£391.67
T. Ladyman	Clear village litter bins Feb	attached invoice	£40.00
Drain Surgeon Northants	Clear drain blockage and CCTV scan VH drains	invoice 1009	£200.00
Drain Surgeon Northants	Village Hall 100mm pipe patch 5 places	estimate 1002 subject to item 7.5	£2,000.00
Castlethorpe Youth Club	DBS checks x 12 @ £15	subject to item 7.7.	£150.00
TBC	First Aid training for new Youth Leaders X 10 @ £99	subject to item 7.7. invoices to be supplied when approved	£990.00
Wellerslawgroup	Fees for preparation of Deed to transfer sports ground - includes £50 for any disbursements	subject to item 13.2. invoices to be supplied when approved	£900.00
Stacey Blease	VH Cleaning Dec to Feb	attached invoice	£700.00
TOTAL			£6,532.87

Direct Debits			
Talktalk	01560036/882		32.34
Everflow	B220925A		44.62
Google Cloud	26107096G05ASYDKH7		£36.80
XLN	4976199 16674975		£35.14
EON	089208742670A		£112.00
EDF	671070653836.00		£114.00

DD Total			£374.90
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- 9 **CORRESPONDENCE RECEIVED (email circulated prior to meeting)**
- 9.1. A letter that was received from a parishioner raising objections about the planning application for 12 Shepperton Close was considered earlier
- 9.2. The Church had received a communication from the War Graves Commission informing that there is a war grave in the cemetery. A plaque will be put up. Noted.
- 10 **ANY OTHER BUSINESS (for noting, or for inclusion on a future agenda)**
- 10.1. Cllr Wardle said that he would contribute £500 towards the Youth Club costs from the Ward Cllr budget. This was much appreciated.
- 10.2. There was discussion about the 'Dog Walking Field' at the bottom of Wolverton Road. Cllr Ayles believed that they would need to get a 'change of use' permission. It was agreed to await the application.
- 11 **TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS**
- 11.1. Next parish council meeting will be held at the Village Hall at 7.30 on Monday 4th April. Cllr Ayles apologised in advance that he will be absent, Cllr Forgham will Chair.
- 11.2. The Annual Parish Meeting will be held at the Village Hall at 7.00 on Monday 11th April. The Clerk apologised in advance that he would be absent.

There being no further business part 1 of the meeting finished at 21.22

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. Two applications had been received from small companies to fulfil the services formerly provided by the outgoing village handyman. No personal applications had been received. On the two applications it was agreed that both were equally impressive and that the Clerk be delegated to make the decision based on any further information he could obtain.
- 13.2. A quote had been received from Wellerslawgroup to prepare a draft Deed of Transfer for the sports ground for the price of £850 plus disbursements that was proposed by Cllr Ayles. Seconded by Cllr Forgham and agreed unanimously.

Clerk

There being no further business the meeting closed at 21.40

Appendix A - Schedule of Reports & File Notes

APPENDIX A1 – CLERK’S REPORT 6/3/2022

1. Sports Ground/Playground matters:
 - Report on fire inspection now received. Clerk to produce table of required activity to put to next meeting.
 - Doors at football pavilion need fixing/replacing – to be included with quote for VH doors
 - Roof tiles at football pavilion need repair – awaiting possible appointment of new handyman.
 - Contractor failed to attend meeting with Neil Humphrey of CSA to provide quotes for regular servicing of mower and replacement of cylinders. Depending on amount of quotation others may also be sought.
 - Contract for provision of artificial cricket wicket awarded to Exclusive Leisure Ltd. Unsuccessful bidders contacted. David Spinelli now dealing from an operational perspective.
2. All heritage streetlight replacements now ordered. Clerk has asked property owners to clear space around lamp columns where hedges have overgrown, either by visiting the properties or where there was no answer by letter. Still awaiting date for work from MKC – Cllr Ayles has left a message with Chris Hayles MKC asking for update.
3. The contractor has confirmed that the two new dog bins at Castle Field and Fox Covert Lane/Paddock Close will be installed on Thursday
4. MKC Highways (Jonjo McBride) have asked Stonewater to provide heritage style streetlights at the Carrington Close development. They are awaiting the site design from Stonewater (still at 6/3/22).
5. Clerk & Cllr Ayles met with MKC Highways to discuss parking spaces outside Acorn Nursery and Station Road parking. A second site visit was performed by MKC but we are still awaiting a response.
6. All reported missing blue recycling boxes have now been delivered. 5 spare boxes have now been left with the Clerk from which 2 have been allocated to villagers.
7. Rosalind Baker, Sustrans Project Manager, has asked for help in identifying who owns land between Castlethorpe & Hanslope in order to progress the feasibility study into a cycle track between the villages. A copy of the map provided has been given to Cllr Markham who said that he would complete it by tonight’s meeting.
8. Queen’s Jubilee –
Some items have been identified by Cllrs Sawbridge & Forgham and have been entered into a table to be considered at item 7.3 tonight.
Royal British Legion are inviting parish councils to get involved in ‘The Queen’s Green Canopy’ project, asking that a tree be planted and marked with a plaque made by veterans at a cost of £100
<https://rbli.shop/products/queens-green-canopy-plaque>
A resident has offered to mark potential places to plant trees on a map provided by the Clerk.
9. New battery fitted to Speed Indication Device (SID) and it is working fine. The SID will now be kept by the Parish Council – MKC are looking at how to transfer ownership.
10. Clerk has contacted Wayne at RTM to look at distressed trees with Cllr Markham. He is on holiday at the moment but will come out when he returns.
11. A decision was expected by now on the Community Infrastructure Fund grant application to resurface the tennis courts but this has been further delayed. Cliff Nash at MKC has said that a decision is expected 22nd March
12. Two young people have started work on assisting the Parish Council as part of their work towards the Duke of Edinburgh Award. They are currently investigating how to scan, store and index the paper back copies of planning applications/decisions.

13. MKC have finally produced a draft of the MKC Local Cycling and Walking Improvement Plan having asked for parish council comments in January 2021. The cycleway between Castlethorpe and Haversham has been ranked 45th with the weighting used very obviously favouring urban candidates. It has now been out for public consultation which is quite ridiculous as the 61 page document is far too complex and unwieldy for people to see wood through trees. Public consultation link: <https://www.milton-keynes.gov.uk/consultations/676>
14. The Clerk had been told that a parishioner had attempted to remove the graffiti down at the river Tove but it is too wet at the moment to check for success.
15. CSA have been provided with respective landscaping costs at sports ground and will make payment.
16. New cutting schedule has been sent to RTM based on 12 cuts again. RTM have increased their rates by 5% as allowed by the contract and cutting paths in the wildlife area and the cut and removal of cuttings from the area have been rolled into the contract's scope. This is the final year of the contract and a new evaluation will have to happen this year.
17. A large tree has blown over into the back garden of Castle House. Luke Stacey will review the situation. Clerk investigating insurance implications.

No progress/unknown status on outstanding actions:

- Litter bins + bases to be ordered as agreed: one + spare base for outside shop & one for Shepperton Close. No progress following MKC's advice not to place a litter bin at the site suggested in Shepperton.
- Awaiting response from BP Pulse/Energy Savings Trust on the request to install Electric Vehicle charging points in South Street. Anticipated this Autumn
- Clerk did not receive a call back from Olivia Roche at Stonewater to discuss how social housing will be allocated at the Carrington Close site. In the absence of any alternative contact he has asked the Snowdon site manager to try and get the information from Stonewater – also to pass on that the swale is still not draining properly.
- Cllr Markham still to confirm number of posts & rails required to fix fence between sports ground and Lodge Farm Court
- Cllr Markham has purchased a gate at the Chequers entrance to the Fishponds play area. He hoped to have it installed last month.
- Clerk has still to contact a gas fitter to replace a radiator valve in the Village Hall. .
- 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.
- 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
6/3/2022