



# Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held on  
Monday 4<sup>th</sup> April 2022 in the Village Hall

on

**PRESENT: Councillors Forgham, Markham, Merritt, Keane, Hinds, Ward Cllrs Bowyer & Wardle, the Clerk and no members of the public. Others were viewing through Facebook & Youtube.**

There were no matters raised in the public session

- |          |   |               |
|----------|---|---------------|
| <b>1</b> | <b>APOLOGIES FOR ABSENCE</b>  | <b>ACTION</b> |
| 1.1      | Cllrs Ayles & Sawbridge – accepted. In the absence of Cllr Ayles Cllr Forgham, as vice chairman, deputised.   |               |
| <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 general meeting of 7 <sup>th</sup> March were proposed by Cllr Forgham seconded by Cllr Hinds 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 1 – It was agreed that a Sports Ground Committee meeting should be called to consider action re. repairs to and servicing of the mower.  |               |
| 4.1.2.   | Item 11 – Clerk to officially thank parishioner for his efforts in cleaning up the graffiti by the River Tove footbridge – done at Annual Parish meeting.   |               |
| 4.1.3.   | Item 16 – Cllr Markham was thanked for fitting the 5 bar gate at the Fishponds. It was agreed that a combination lock should be purchased and fitted. Also that the lock on the gate at the other entrance be replaced with a combination lock with the same code.  |               |
| 4.2.     | <b>Ward Cllrs Report</b><br>There was nothing specific to report this month   |               |
| 4.3.     | <b>Jubilee update</b> <ul style="list-style-type: none"><li>- Thursday evening: Beacon will be lit at 9.40 p.m. accompanied by a bugler from Bradwell Silver Band. There will be a ‘pop up pub’ and food in the Village Hall from 7.30 p.m.</li><li>- Friday: children will create flower beds on the village green</li><li>- Saturday: a hog roast and picnic will take place at the sports ground. Cllr Markham is arranging the hog.</li><li>- A Jubilee mug will be given on application only to all children/youths under the age of 18. Applications to be made by 15<sup>th</sup> April.</li></ul> |               |
| <b>5</b> | <b>TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Councillors)</b>   |               |
| 5.1.     | <b>22/00542/TCA:</b> Fell Ash Tree - Land Adjacent To 2 North Street.<br>It was unanimously agreed to object strongly to the application as the tree is a fine specimen and in good health, supports a wide range of wildlife and neighbours have no problem with the overhanging branches. Should the Case Officer disagree then the application should be referred to DCP.  |               |
| 5.2.     | <b>22/00592/DISCON:</b> Approval of details required by Condition 7 (Cycle Parking) and Condition 8 (Landscape Management Plan) of permission ref. 19/02444/REM Land To The East of Maltings Field<br>There were no comments to make on the cycle parking. With regard to the Landscape Management Plan, it was unanimously agreed that the Parish Council objects to the discharge of Condition 8 (Landscape Management Plan) until details of how the landscaped areas will be managed and by whom in years to come. The document seems very heavy on how to establish the landscape                    |               |

but says very little, in fact nothing, about who will have the responsibility for the management. Should the Case Officer disagree then the application should be referred to DCP.

5.3. **21/03205/FUL** New dwelling including new access and amenity space, new access and drive to existing dwelling 1 Wolverton Road – submission of revised plans

It was unanimously agreed that the Parish Council objects to this revised application:

- 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 frontage is larger and completely different in design and the roofline is higher. In fact the new property is 43.3% larger overall. The frontage line also does not match the host property. Although this was the case with the previous approved application, because the planning application was for a smaller property, it was not noticeable. This is for a larger property and so would need to be in line or, alternatively, rotated through 90 degrees so that it was in line with neighbouring properties on Bullington End Rd. This inconsistency offends Policy D3.
- The location of the new drive onto Bullington End Rd is too close to Wolverton Rd. 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 trees on the site that were conditioned to remain in the Planning Approval. The applicant maintains that he was entitled to do so as he had not implemented the permission. It appears as if the remaining medium quality trees and the poor quality trees are also to be removed.

In accordance with the Biodiversity SPD and Policy NE3, the application should be conditioned to return the site to the *status quo ante* which is to say to plant two high quality mature trees (and ensure they survive or are replaced for a period of at least 5 years), to retain the medium quality trees and to replace any other poor quality foliage with planting equivalent or greater in biodiversity terms. We would welcome the advice of MKC Arborologists in selection or approval of appropriate specimens and locations.

Should the deciding Case Officer be minded to approve this application then the Parish Council requires that it be decided by DCP at which they will speak.

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' no further updates this month**

**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 'awaiting decision' no objection from MKC Landscape Architect but Network Rail have requested opportunity to comment. Anglian Water have no objection to proposed foul water discharge**

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.** MKC Highways have objected.

6.4. **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**

6.5. **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 **decided – condition discharged**

6.6. **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 **new plans submitted CPC have informed Case Officer that they are now happy**

6.7. 22/00437/FUL: Single storey rear and side & two storey rear extensions, including air source heat pump and solar panels to original rear roof slope Wren House 4 Maltings Court status 'registered'

## **7 TO CONSIDER RESOLUTIONS**

7.1. It was decided not to comment on Request for Information from NALC asking parishes to raise issues causing concern in small councils

7.2. Cllr Forgham proposed an addition to the 'cutting' landscaping schedule to trim back of the area of shrubs and weeds at Station Road car park. Agreed unanimously.

7.3. It was decided by a unanimous decision to keep the rugby posts at the sports ground

7.4. Cllr Hinds proposed the purchase of a brazier and fittings to be lit as part of the Queen's Platinum Jubilee celebrations. It was unanimously agreed to approve an amount up to £200.

7.5. Cllr Forgham proposed a donation of £30 to Bradwell Silver Band who will provide a bugler for the celebrations. Agreed unanimously.

7.6. The Clerk will talk to Cllr Sawbridge to identify where are all of the stiles on public footpaths throughout the parish and will then write to landowners to inform them that MKC are prepared to gift kissing gates for their replacement free of charge. **Clerk**

7.7. Cllr Forgham proposed that a quote of £275 to perform a tree condition survey of all trees in Castle Field be accepted. Seconded Cllr Hinds and agreed unanimously.

7.8. Cllrs Forgham and Hinds will mow the Village Hall back garden now that the handyman has resigned.

7.9. It was agreed that the Clerk will arrange for the removal of the dead conifers on the village triangle under his delegated financial authority. **Clerk**

7.10. It was agreed that the Clerk write to the owners of Gobbys Field to ask permission to plant trees alongside the fence adjacent to the railway line. **Clerk**

7.11. It was agreed that the preferred artwork from the designs proposed by Stonewater to be sited at Carrington Close is the triptych.

**FINANCIAL MATTERS**

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

Payee	Description	Invoice	Amount
S Bradbury	Salary March 2022	per pay slip	£673.40
S Bradbury	Refund postage stamps	attached invoice	£23.76
S Bradbury	Refund purchase memorial plaque	attached invoice	£121.82
RTM	Landscaping March	invoice 3319	£391.67
T. Ladyman	Clear village litter bins Mar	attached invoice	£50.00
Binzy Building Services	Repair lights Village Hall	invoice 52013	£60.00
R Wontner	Village repairs	attached invoice	£60.00
Drain Surgeon Northants	Village Hall 100mm pipe patch 5 places	invoice 1014	£2,000.00
Marcus Young	Clear village dog bins 1/4/21 to 31/3/22	invoice 3277	£1,338.80
BMKALC	Planning Demystified training	invoice 3534	£65.00
BMKALC	S.106 & CIL training	invoice 3557	£45.00
MJ Lever	Remove fallen Beech Tree	attached invoice	£1,440.00
<b>TOTAL</b>			<b>£6,269.45</b>

Direct Debits			
Talktalk	01560036/882		27.54
Everflow	B220925A		48.31
Google Cloud	26107096G05ASYDKH7		£36.80
XLN	4976199 16674975		£35.14
EON	089208742670A		£112.00
EDF	671070653836.00		£114.00

<b>DD Total</b>			<b>£373.79</b>
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- 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 held at the Village Hall at 7.30 on Monday 9<sup>th</sup> May.

There being no further business the meeting finished at 20.50

# Appendix A - Schedule of Reports & File Notes

## APPENDIX A1 – CLERK’S REPORT 4/4/2022

1. Sports Ground/Playground matters:
  - Report on fire inspection now received. Clerk still to produce table of required activity – no time this month
  - Doors at football pavilion need fixing/replacing – to be included with quote for VH doors. Cllrs Forgham & Clerk to pursue
  - Roof tiles at football pavilion need repair – will arrange on site meeting with new handyman
  - One quote has been received to fit new cylinders and service the mower for £2,187. The same contractor estimated current value of mower as £2,500. Given the amount of money involved, the residual worth of the device, the difficulty experienced in getting quotes and the prospect of s.106 monies towards new/reconditioned machine before next mowing season, councillors need to decide whether they want to sanction the repair and if so arrange a Sports Ground Committee meeting.
  - The artificial cricket pitch is being installed today and tomorrow. The contractor has been asked to remove the spoil.
2. A quote has been received to repair the coping that had fallen off at the front of the Village Hall. It was received too late to put on the agenda but given the need to get the repairs done urgently the Clerk could approve under his delegated financial powers if councillors agree.
3. Carrington Close: MKC have now agreed that the s.106 Agreement clearly stipulates that there should be a threshold of 30% ‘affordable’ houses and have passed the matter to Enforcement to ensure that the S106 Agreement is observed.
4. It is now anticipated that the streetlight replacement will take place April/May..
5. The two new dog bins at Castle Field and Fox Covert Lane/Paddock Close were not installed as promised. Voice mail left for contractor.
6. MKC have told us that it is not feasible to increase the car parking area at Station Road in either way that we identified. They have though provided a quote for additional parking spaces by reducing the width of the parking lines o/s Acorn Nursery. This was received too late for tonight’s meeting but will be on the next agenda.
7. Commenced working with Hanslope PC on new tender to provide outsourced landscaping services from 2023. MKC have provided maps that are not fit for purpose. Have asked whether we can get improved versions. Roland Simpkins Hanslope Parish Councillor also trying to produce improved versions with his mapping software.
8. Clerk to rearrange appointment with Wayne at RTM to look at distressed trees with Cllr Markham on his return from holiday.
9. Maintained the 100% success record on grant applications: We have been successful with our application to resurface the tennis courts. Three final estimates to be produced for selection of supplier at May meeting.
10. Duke of Edinburgh Award work has been interrupted by the Clerk having Covid. A plot has been devised to scan planning documents and store them on Google Drive directories but none have yet been actioned.
11. A parishioner has successfully removed both sets of graffiti either side of the footbridge over the river Tove – many thanks to Tony. The graffiti across the river from the area known as ‘Castlethorpe Beach’ is still there though.
12. CSA have been provided with respective landscaping costs at sports ground and will make payment.
13. The large beech tree has been cleared from the back garden of Castle House at the Parish Council’s expense – the insurers informed us that we were not covered for our ‘property’ doing damage to a third party’s.
14. Sleeves have now been inserted and the damaged drains between the village hall and main sewage system is fully repaired. Contractor will provide new drain from back of village hall next month.
15. The Clerk has finally contacted representatives of Stonewater and has asked them for information on how social houses will be allocated at Carrington Close and to report that the swale at the end of Paddock Close is not draining.
16. Cllr Markham has fitted a new 5 bar gate at the entrance to the Fishponds from the Chequers. He will purchase a chain and combination lock then provide combination to the landscapers and to nearby neighbours.
17. Our attempts to prepare a draft Deed of Transfer for the sports ground have run into problems whereby the land was never registered to the Allotments Association and a subsequent application has been made to register the land to Carrington Estates. Videoconference to be set up with Wellerslawgroup next week.

No progress/unknown status on outstanding actions:

- 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).
- No updates received on the feasibility study of a cycleway link to Hanslope.
- 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 45<sup>th</sup> 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>

- 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
- 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.
- Cllr Merritt to agree public sessions for defibrillator awareness with village First Responder for when date for end of lockdown confirmed.
- Cllr Merritt to liaise with Network Rail department re. carrying of excess loads over weight restricted railway bridge
- 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

4/4/2022