



Castlethorpe Parish Council

Minutes of a Parish Council General Meeting held on Monday 3rd October 2022 in the Village Hall

PRESENT: Councillors Forgham, Keane, Sawbridge (by video link), Ayles, Markham, Hinds, Ward Cllr Andrews. There were no members of the public. Others were viewing through Facebook & Youtube.

There were no matters raised in the open session

- | | | ACTION |
|-------------|---|----------------------|
| 1 | APOLOGIES FOR ABSENCE | |
| 1.1 | Cllrs Merritt - accepted | |
| 2 | DECLARATIONS OF INTEREST | |
| 2.1. | None | |
| 3 | APPROVE MINUTES OF THE LAST MEETING | |
| 3.1 | Previous Minutes from the general meeting of 5 th September were proposed by Cllr Forgham seconded by Cllr Markham and agreed unanimously. | |
| | TO RECEIVE REPORTS | |
| 4.1. | Clerks Report & Review of Actions (See Appendix A1) – matters arising: | |
| 4.1.1. | Item 5 – Cllr Ayles said that the Manager of the Planning Enforcement team is wrong when she stated that planning policy introduced through Neighbourhood Plans is not comparable with other policy. Clerk and Cllr Ayles will liaise and respond that Enforcement must take some action. | Cllr Ayles/ Clerk |
| 4.1.2. | Item 8 – Cllr Ayles will liaise with the resident that offered the grant to the village to ensure that she is happy to spend it on a mature monkey puzzle tree and will establish with MKC how to get the money made over to them. | Cllr Ayles |
| 4.1.3. | Item 14 – Cllr Ayles said that he would be happy to make a payment from the Chairman's Budget allocation for a leaving gift for Heather Baker at MKC who has been very helpful to and supportive of the Parish Council over many years. All agreed. | Clerk |
| 4.2. | Ward Cllrs Report | |
| | Nothing to report this month | |
| 4.3. | Carrington Close – Cllr Sawbridge has established that there are now 12 further houses ready for occupation by social rent. Cllr Ayles had sent emails to MKC CEO Michael Bracey and Ben Everett MP demanding some action on the s.106 breach. Michael Bracey had delegated the matter to his Head of Planning, Paul Thomas who had responded that the situation was being pursued by the Legal and Planning teams and that he would respond shortly; exactly the same response that we have received for the past several months. Cllr Ayles had invited Paul Thomas or a deputy to attend the meeting or to dial in to let the village know what is happening but the offer was first declined and then ignored. Cllr Ayles will write once again to Michael Bracey and Ben Everett. | Cllr Ayles |
| 4.4. | Progress report on streetlight upgrade project (see Appendix A2) Cllr Ayles further reported that MKC are doing a survey at Station Road w/c 10 October to ensure that they can get power feeds to the new pole mounted lights to replace those currently on wooden telegraph poles. | |
| 5 | TO CONSIDER PLANNING APPLICATIONS (previously viewed online by Councillors) | |
| 5.1 | 22/02427/NOTTEL 28 day notification for the removal of 6no. antenna, the installation of 3no. replacement antenna on to the existing headframe, the installation of 2no. transmission dishes and an internal upgrade within the existing equipment cabin Telecommunications Mast At Lodge Farm Wolverton Road Castlethorpe – no objections | |
| 5.2. | WNS/2022/1741/EIA Application for full planning permission for the erection of 9 x employment units comprising circa 69,744sqm GIA. of floorspace within Class B2 or B8 Uses, with ancillary class E(g)(i) offices and E(g)(ii) research and development, together with country park, ground re-profiling in the country park, new vehicular access from the A508 and associated site infrastructure, including lorry parking. Cllr Forgham had circulated a proposal that the Parish Council should object on the basis that: | |

- The high volume of Heavy Goods Vehicles that will use the site will cause significant congestion on the A508, A5 and A422, as well as the impact on the Old Stratford roundabout

- buildings of the size suggested will add a risk of flooding, possible contamination of the brook and increased demand on all utilities that adjacent villages rely on

- the A508 is the primary diversion route whenever the M1 is shut between J14 and J15 because of accidents or roadworks, which happens several times a year, causing massive congestion at the Old Stratford roundabout, which will be made even worse by the traffic to and from this development

It was agreed unanimously that an objection should be submitted on these grounds.

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

6.1. **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 ermitted for signs 1 - 40 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 significant updates**

6.2. **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 - **status 'registered' no updates this month**

6.3. **22/01156/FUL** - Erection of Cafe building (Class E(b)) with ancillary shower facilities and cycle stands, in an area of existing an unused hardstanding. Lodge Farm Business Centre Wolverton Road Castlethorpe – **status 'registered' no updates this month**

6.4. **22/01306/FUL** Change of Use of part of agricultural field to enclosed dog walking field with fencing field enclosure and gates and the formation of hard standing for vehicle parking and turning Land Off Fox Covert Lane Castlethorpe **status awaiting decision**

6.5. **22/01950/TCA** Reduction in height from 15m by approximately 4 metres of Pine (T2) Carolwood 27 South Street Castlethorpe. **No Objections to TCA**

6.6. **22/02047/NMA** Non-material amendment seeking the relocation of a window, door and air source heat pump relating to permission ref. 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 Castlethorpe **Application Permitted**

6.7. **22/02067/NMA** Non-material amendment seeking to update the position of the neighbours garage relating to permission ref. 21/01637/FUL Single storey rear extension and rear terrace roof canopy 38 Shepperton Close Castlethorpe **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. Cllr Forgham had prepared prepare a draft "Welcome to Castlethorpe" brochure to be given to new residents, that he distributed at the meeting. Cllrs were asked to comment. . **All Cllrs**

7.3. It was agreed that flyers provided by charity organisation would be put up on social media. **Cllr Forgham**

7.4. Cllr Ayles proposed the usual donations of £30 each for the New Bradwell Silver Band and the British Legion for bugler & wreath at Remembrance Day. Seconded by Cllr Hinds and agreed unanimously.

7.5. The External Auditor's Report on conclusion of 2021-22 audit had been circulated. No matters arising.

8

8.1. FINANCIAL MATTERS

The payment schedule was proposed by Cllr Keane seconded Cllr Ayles and was approved unanimously.

| Payee | Description | Invoice | Amount |
|-------------------------|--|---|------------------|
| S Bradbury | Salary Aug 2022 | per pay slip | £673.40 |
| S Bradbury | Postage stamps | per receipt | £39.12 |
| RTM | Landscaping Sept + wildlife area | invoice 3669 | £469.00 |
| T. Ladyman | Clear village litter bins Sept | attached invoice | £50.00 |
| Viking Payments | VH consumables | 8385254 | £82.40 |
| Viking Payments | VH consumables | 7954440 | £79.37 |
| Barnard Westwood | Condolence folder & sheets | invoice 35653 | £348.09 |
| Propertycare | Replace lights Village Hall | invoice 1105 | £180.00 |
| PKF Littlejohn | External Audit fee | invoice SB20222089 | £200.00 |
| SportsCourts | 75% remainder relay tennis court | attached invoice SC/22/7059 | £3,996.25 |
| Wicksteed | Replacement seats + fixings for Whirlybird at Fishponds | attached quotation WLLQ4438 - Clerk's delegated authority | £391.47 |
| M j Lever | Replace post re-hang gate & make good fence Castle Field | attached invoice | £260.00 |
| British Legion | Wreath for Remembrance Day | annual subscription | £30.00 |
| New Bradwell Siver Band | Bugler for Remembrance Day | annual subscription | £30.00 |
| | | | |
| TOTAL | | | £6,829.10 |

| Direct Debits | | | |
|---------------|---------------------------|-------------------------|----------------|
| IdNet | Domain name + web hosting | attached invoice 800576 | £135.00 |
| Talktalk | 01560036/882 | | 30.54 |
| Everflow | B220925A | | 57.18 |
| Google Cloud | 26107096G05ASYDKH7 | | £36.80 |
| XLN | 4976199 16674975 | | £37.99 |
| EON | 089208742670A | | £112.00 |
| EDF | 671070653836.00 | | £114.00 |

| | | | |
|-----------------|--|--|----------------|
| DD Total | | | £523.51 |
|-----------------|--|--|----------------|

- 9 CORRESPONDENCE RECEIVED (email circulated prior to meeting)**
- 9.1.** A resident has written to say that the parking area at the Chequers is overgrown. Clerk will provide full details to Cllr Hands who will have a look but the area is the responsibility of MKC Housing **Clerk/ Cllr Hands**
- 9.2.** A resident has asked why a streetlight in New Road has been removed from outside of his house and asks for it to be reinstated. Cllr Ayles had contacted MKC who had told him that the light had originally been fitted on the public highway and that was no longer permissible. They will be fitting the LED lights in the next few weeks and will then review whether there is sufficient light without the streetlight being replaced. Cllr Ayles had informed the resident.
- 9.3.** A resident has reported that large holiday homes are being transported along Station Road causing significant traffic disruption. It was not clear in which direction the homes are being transported. Clerk will find out. To be reviewed next meeting. **Clerk**
- 10 ANY OTHER BUSINESS (for noting, or for inclusion on a future agenda)**
- 10.1.** Cllr Forgham said that a resident had offered to take over the editor role for Castlethorpe News but when he had demonstrated the technology to be used she was not confident and withdrew the offer. Cllr Forgham to approach her again to try and find a simpler means of production. **Cllr Forgham**
- 10.2.** Cllr Hinds said that he had been approached to provide a further bench at the Chequers. Cllr Markham said that the fencing in that area needs attention. Cllrs Hinds & Markham to produce proposal for next meeting. **Cllrs Hinds/Markham**
- 10.3.** The surface of North Street outside the shop running down to the Village Hall is subsiding and the removed speed hump is yet to be replaced. Cllr Ayles/Clerk will write to Mark McDonald at MKC. **Cllr Ayles/ Clerk**

- 10.4. Clerk to establish what happened to the application to use the field at the end of Wolverton Road just before the 'Dips' as a dog activity site. Clerk
- 10.5. A new resident had said that she had nearly fallen over on the path going from the railway footbridge from South Street down to the Fishponds play area where there is a step that does not stand out. Cllr Markham will mark the path with yellow paint. Cllr Markham
- 10.6. Ducklings Pre-School have given notice to terminate their hire contract for the Village Hall as they cannot find enough children to make the business viable. As the matter was too late to include on the agenda no decisions can be made at this meeting. Cllr Ayles therefore called for an Extraordinary meeting on 10 October at 7.30 to fully consider the matter.
- 11 **TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS**
- 11.1. Next meeting will be held at 7.30 on Monday November 7th in the Village Hall.

Part 1 of the meeting closed at 8.40

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 quotes had been received from preferred supplier M.J. Lever: one for repairs to fencing along the sides of the football pitch and the other to repair the gates between Lodge Farm Court and the sports ground and also the fences between Lodge Farm Court and Castle Field and that running along the side of the wildlife area. They were proposed by Cllr Markham seconded by Cllr Hinds and approved unanimously.
- 13.2. There were no further matters to consider with regard to breaches of the s.106 agreement at Carrington Close.

There being no further business the meeting closed at 8.55

APPENDIX A1 – CLERK'S REPORT 3/10/2022

1. Tennis courts have now been re-surfaced and look good. Payment to be made tonight. MKCC are to attend at 1.30 Tuesday 4th to take some publicity photos. Carl Sabon will try and get a couple of tennis players there.
2. Duke of Edinburgh Award work completed – need to arrange for the two participants to demonstrate end results..
3. Alex Riley of Wellers Law Group has said that he should have the Deed of Transfer ready to go to Land Registry this week.
4. Nick Carr of Roscon Group, working for the owners of Gobbey's Field, has drafted a response about the planting of trees in the field and that is currently with the owners. A reply will be received very soon.
5. Planning Enforcement have now responded on 41 Shepperton Close: garage converted to extra room, where the applicants have replaced a garage door with a casement window making it on-conformant with the surrounding area. They have told us that 'the impact that it has on the wider street scene and the reading of the house with its neighbouring houses means that it would not be expedient, or proportionate and in the public interest to take formal enforcement action'.
6. RTM have completed the hedge cutting for the village.
7. Paul Van Geete at MKCC has still not responded to repeated questions about whether we can spend remaining c. £1500 s.106 monies on mower repair or on play equipment. Cllr Ayles and the Clerk met with Sovereign Playgrounds at the Fishponds and Thrupp Close play areas and they will be sending a quote for an additional springer and an embedded trampoline for the latter.
8. MKCCC have responded to our request to plant a tree at the triangle and have advised that a Monkey Puzzle is the best option. They will accept the offered £1,000 grant to the Parish Council as part payment in order to get a more established tree. Cllr Ayles has asked them how to pay them the money. Cllr Ayles has also reported that the remaining Horse Chestnut has a lot of visible fungus growing on it.
9. At a meeting of the Rural West Neighbourhood Action Group on 29th September, PCSO Dave Huckle said that they were now encouraging 'Community Forums' to be held three times a year with the location cycling between Hanslope, Haversham and Castlethorpe. The Forums would be an opportunity for all residents, not just those from the host parish, to meet the police and raise any issues with them. The police would advertise the meetings though would welcome support from parish social media. The first Forum is likely to be held on a Wednesday at 7pm in Hanslope in November. The date is now being arranged. Cllr Ayles suspects that the Forums, if successful, will replace the current NAG meetings.

10. MKCCC have reported that there is little progress on relaying the golden tarmac in the village centre following work by Anglian Water. Despite some significant chasing, there are circa 60 outstanding defects. MKCCC are meeting them this week and expect them to present an improvement plan otherwise they will be threatened with stopping the granting of permits. This defect will be prioritised but Castlethorpe will have to hold tight for the moment.
11. The Clerk and Cllr Markham met with a contractor to assess all of the work that needs doing on the defective gate posts and fencing at Lodge Farm Court and alongside the footpath running round the football pitch. Quotes to be considered in Part 2 tonight.
12. In response to a resident's request, Cllr Ayles had asked MKCCC to advise of the possibility of parking permits for the Station Rd parking area. The response was that Parking Permit Schemes are typically led by a resident and would need the support of the majority of households affected. This information was passed to the person who raised the issue but he didn't feel there would be support and therefore the issue has been shelved.
13. Cllr Merritt to liaise with Network Rail department re. carrying of excess loads over weight restricted railway bridge. Clerk has established a new contact at Network Rail, Natasha Phelan and he has sent her an email.
14. Heather Baker is retiring from MKCCC in the near future. She has helped us out on numerous occasions.

No progress/unknown status on outstanding actions

1. MKCC have said that there will be a delay in placing contracts for landscaping until sometime after September 2023. MKCC have instructed the already-devolved parishes to extend contracts with current providers for another 6 months. Hanslope PC who are co-ordinating our combined re-bid along with Haversham will be discussing the matter at their September meeting but it is unlikely that we will be holding fire until next year.
2. Listing of water tower: The Clerk had written to Newport Pagnell TC asking for advice as they have recently made application for their Police Station to be listed by English Heritage. The Newport Pagnell TC Clerk informed that they had employed a consultant to make the application. The resultant copy has been circulated.
3. Sports Ground
 - Clerk still to produce table of required activity from fire inspection – will make time before next meeting
 - 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 to add to work required as per recommendations from the fire inspection report
 - Quote received for repairs to mower significantly more than that given last year. Decision to be made when 106 monies are available. Choice to be made: repairs vs. part exchange of mower for newer model.
4. No progress on resolving with Stonewater the issue that the Paddock Close swale is not draining and that the fencing is not stable
5. Actions from Internal Auditor's report to be resolved:
 - parish council to produce a Finance Strategy
 - CCLA investment to be included on Asset Register
 - improved financial information to be produced for web site
6. Cllr Markham to purchase a chain and combination lock then provide combination to the landscapers and to nearby neighbours. It was agreed that a combination lock should also be put on the other entrance gate to the Fishponds using the same combination.
7. 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.
8. No progress on the feasibility study of a cycleway link to Hanslope.
9. Litter bins + bases to be ordered as agreed: one + spare base for outside shop & one for Shepperton Close. No progress following MKCC's advice not to place a litter bin at the site suggested in Shepperton.
10. Awaiting response from BP Pulse/Energy Savings Trust on the request to install Electric Vehicle charging points in South Street. Anticipated this Autumn
11. Cllr Merritt to agree public sessions for defibrillator awareness with village First Responder for when date for end of lockdown confirmed.
12. No pipes in loft are lagged in cricket pavilion. SGC to consider remedial action for future.
13. Review of draft plans for possible development of club house at sports ground
14. Cllr Ayles & Geary to consider MKCC decision not to sell land at the side of 6 The Chestnuts
15. CCTV at Sports Ground – clerk to contact suppliers to understand the management overheads. No progress this month

Steve Bradbury
3/10/2022

Appendix A2 - Progress report on streetlight upgrade project:

Just as a quick update all the standard access conversions have been completed, the two units in Thrupp CI which have now had the landscape cleared need to be programmed. The Raise & lower columns have not been delivered yet, which are for the units in Bullington End Road & the units on the path over the Railway. Once these are in they will be programmed for installation & service transferred. Also the pole Bracket/Columns on Station Road are going to be surveyed next week. Once all works are completed the columns will be painted.

Regards

Chris Hales

Street Lighting Engineer