



# Castlethorpe Parish Council

Minutes of a Parish Council Ordinary Meeting held on  
Monday 4<sup>th</sup> March 2024 at 7.30 pm in the Village Hall

**PRESENT: Councillors Ayles, Bradbury, Merritt, Sawbridge, Ward Cllr Andrews, the Clerk and six members of the public. The meeting was also streamed via YouTube.**

The meeting commenced at 7.30 pm and Cllr Ayles gave an overview of the meeting content.

<b>1</b>		<b>TO RECEIVE APOLOGIES FOR ABSENCE</b>	
	1.1	Cllr Forgham by reason of illness, Cllr Hinds by reason of holiday and Cllr Markham by reason of work commitments	
<b>2</b>		<b>TO RECEIVE DECLARATIONS OF INTEREST by Councillors in any of the agenda items below</b>	
	2.1	None	
<b>3</b>		<b>TO APPROVE MINUTES OF THE LAST MEETING</b>	
	3.1	Previous minutes from the Ordinary Meeting held on the 5 <sup>th</sup> February were proposed as a true and accurate record by Cllr Ayles seconded by Cllr Merritt and agreed unanimously	
<b>4</b>		<b>TO RECEIVE REPORTS</b>	
	4.1	<b>Clerks Report &amp; Review of Actions</b> – See Appendix A1. Matters arising from Clerks report.	
	4.1.1	Item 12 – Cllr Bradbury advised that some landscaping work has been carried out to the two communal areas at Paddock Close and the gate has been rehung but still work to be done at the bottom end of Carrington Grove.	
	4.1.2	Highways List – Cllr Ayles advised there is a new interim Highways Operations Manager and he will consider sending her our list or invite her to the village to look at the outstanding items.	
	4.2	<b>Ward Councillors Report</b>	
	4.2.1	Ward Councillor Liam Andrews advised that Ward Councillor Chris Wardle was unable to attend due to work commitments but reported that there had been no update from West Northants Council with regard to the road surface past the Navigation.	
	4.2.2	Ward Councillor Andrews had attended a roads maintenance meeting at MKCC and advised that there is a criteria for fixing potholes which isn't just depth dependant as other factors such as the speed of road, road usage etc. were applied when prioritising repairs.	
	4.2.3	Ward Councillor Andrews advised that there is going to be a new trial for MK Connect but it doesn't affect Castlethorpe at this time.	
	4.2.4	Ward Councillor Andrews had attended a New City Plan meeting and asked the Leader of the Council if there would be any further update prior to the draft plan being published in June	
	4.3	<b>Clubhouse Progress</b> – This item was moved to the start of section 4 on the agenda.	
	4.3.1	Cllr Ayles gave an update on the Clubhouse, see Appendix A2, and then adjourned the meeting to allow questions from members of the public. A resident commented that the guidance, as he understood it, determined that the changes to the rear service door and entrance door to be a material change and he would therefore be objecting to the Non Material Amendment (NMA) when it comes onto the Planning Portal. A resident expressed her disappointment that this wasn't picked up earlier and that residents weren't consulted. Cllr Ayles advised that the issue is whether there will be an increased level of noise by moving the entrance door and felt this would be minimal. Cllr Bradbury suggested we wait until MKCC decide whether the application is a NMA or a material change and then discuss options at that point. Cllr Ayles pointed out that if an objection was successful then there would be considerable expense incurred to the village. A resident asked if the change was deemed to be material and £25k was needed for the ramp, would Council Tax be increased as she was led to believe that this wouldn't be the case at the start of the project. Cllr Ayles advised that it was always the intention to fund the PWLB loan from precept. Cllr Bradbury advised that the cost per household is	

		<p>minimal and thought it to be about £12 per year to provide a facility for the village and future generations where there is currently no alternative.</p> <p>A resident asked if alternative quotes had been received for the expensive ramping. Cllr Ayles advised that they had not as it would not be possible to introduce new builders at this stage and time didn't allow.</p> <p>Cllr Ayles understood the frustration of the residents and advised that we wouldn't have made these changes if there was any other way in which we could have progressed.</p> <p>A resident asked how they could get a guarantee that the Clubhouse wouldn't become a venue for parties at a future date. Cllr Ayles advised that there is a lease between the Parish Council and Castlethorpe Community Space Community Interest Company (CCS CIC) which would give the Parish Council control of the usage and the plan is not to cannibalise the village hall usage. The Clubhouse will have mainly fixed furniture so there will be limited space. The process for the CCS CIC is that the members will appoint directors and they will decide on how the clubhouse is run and if there is anything outside of the lease agreement they will have to come back to the Parish Council.</p> <p>Cllr Ayles resumed the Parish Council meeting at 20.10</p>	
	4.4 4.4.1	<p><b>Village Green Application for Gobbey's Field</b></p> <p>Cllr Sawbridge advised that 143 forms have been returned, of which 90 are from residents with over 20 years usage. These have been passed to our solicitor who will start the application with MKCC. Cllr Sawbridge was congratulated and thanked for her work on this so far.</p>	
<b>5</b>		<b>TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)</b>	
	5.1  5.2 5.3  5.4	<p><b>24/00275/HOU</b> – 3 Lodge Farm Court, Castlethorpe - listed building consent for the replacement of existing timber framed french door set with aluminium bifold door set, remove current casement window on front elevation and stone work below casement opening and replace with casement window and fixed pane below, replacement of a pair of internal doors with two fully glazed aluminium framed doors, extend first floor and move existing stud work wall on 1st floor to improve space and usability of existing bedroom and bathroom – no comments</p> <p><b>24/00312/TPO</b> – 49 Shepperton Close, Castlethorpe - the removal of Scots Pine (T0168) protected by Milton Keynes Council Tree Preservation Order no. PS/540/15/21 -no comments</p> <p><b>24/00110/DISCON</b> – Cosgrove Park, Main Street, Cosgrove - approval of details required by condition 3 (Surface water drainage), condition 10 (Floor levels), condition 11 (Cycle parking) and condition 12 (EV charging) of permission ref. 21/03346/FUL – no comments</p> <p><b>24/00470/TCA</b> – 33 North Street, Castlethorpe - complete removal of Western Red Cedar tree (T1) and Elderberry tree (T2) – it was recommended to reply asking for the MK Arborologist to look into this case as the trees are healthy.</p>	
<b>6</b>		<b>TO RECEIVE REPORT BACK ON PREVIOUS PLANNING APPLICATION</b>	
	6.1 6.2 6.3 6.4  6.5	<p><b>WNS/2022/1741/EIA</b> 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 – status pending</p> <p><b>23/02523/FUL</b> – 6A The Chestnuts, Castlethorpe – erection of a single storey front extension to the existing village store and alteration of fenestration - <b>Approved</b></p> <p><b>23/02435/HOU</b> – 17 Lodge Farm Court, Castlethorpe - erection of a two-storey rear extension and insertion of first floor window (resubmission of 22/03159/HOU - <b>Approved</b></p> <p><b>22/03045/FUL</b> – Appeal against refusal for change of use from agriculture to mixed use agriculture, dog training / walking / exercise area with planting of trees with associated external works (Part Retrospective) at Leamington Farm, Bullington End, Hanslope, Milton Keynes, MK19 7ET</p> <p><b>24/00062/TPO</b>- Castle Field North Street Castlethorpe Milton Keynes MK19 7EW - The reduction by 3m on the leaning side and by approximately 2m to the height of Beech Tree (Fagus Sylvatica) (T20) protected by TPO no. PS/540/15/79 in order to reduce the risk of the tree falling – <b>Approved</b></p>	
<b>7</b>		<b>TO CONSIDER RESOLUTIONS (all supporting documentation to be circulated prior to meeting)</b>	
	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	

7.2	<p>paragraphs 1 of Part 1 of Schedule 12A to the Act – proposed by Cllr Ayles, seconded by Cllr Bradbury and agreed unanimously</p> <p>Cllr Ayles advised that MKCC needs to find land for 33,000 homes for their new local plan that extends to 2050. They are currently in the process of sifting through the land that has been put forward and the results of the second round of sifting were due in March. This has now been delayed which has raised concerns that we won't get a chance to comment before a draft is published for public consultation in June at which point it is very difficult for changes to be made. There is a plan to develop an area called Milton Keynes North which would cover all of Haversham, some of Hanslope and up to the boundary of Castlethorpe at the dips. Development here is thought to be very unlikely due to expense of crossing the River Ouse but there is another group of housing targets that have been categorised 'Rural – non strategic expansion of villages'. Three sites have been put forward in Castlethorpe under this category to provide 115-190 houses. The Parish Council don't know where these sites are at the moment and won't get a say on which sites would be preferred. Cllr Bradbury asked Ward Councillor Liam Andrews if there were any other villages in Milton Keynes other than Hanslope and Castlethorpe where land had been put forward and had passed the MKCC initial assessment, under the rural allocation category. Ward Cllr Andrews didn't know the answer but will ask on Cllr Bradbury's behalf.</p>	Ward Cllr Andrew
7.3	<p>It was agreed unanimously to update the delegated authority to Cllrs Ayles, Bradbury and Merritt on clubhouse project expenditure of up to £7500.</p>	
7.4	<p>It was agreed that the Clerk would contact Finding Fitness to ask about the funding for a 'Monkey Challenge' piece of play equipment for the Fishponds to find out if it is fully funded.</p>	Clerk
7.5	<p>It was agreed to defer the decision about implementing a 20 mph village wide speed limit until a later meeting</p>	
7.6	<p>The problem with excess water around the village following heavy rain was discussed. Cllr Ayles raised this with Nicolina of Highways who has found that a lot of the issues she has been made aware of are due to ditches not being cleared by landowners and has asked for all flooding issues to be reported via the ReportIt portal.</p>	Clerk
7.7	<p>The flooding in Castle field was also mentioned and there is a broken land drain in evidence there which will be repaired. However, Cllrs were unaware of the route of the underground drainage system so this item will be carried forward to the next meeting</p> <p>MK Play Association have circulated details of their holiday programmes which appear quite expensive. The Clerk will liaise with Hanslope and Haversham to see if they are running any sessions and if there is a possibility of joining forces. If not, we could consider funding a couple of sessions with the support of the Ward Councillors budget.</p>	
<b>8</b>	<b>TO CONSIDER FINANCIAL MATTERS (circulated prior to meeting)</b>	
8.1	<p>The RFO payment schedule was proposed by Cllr Ayles, seconded by Cllr Bradbury and agreed unanimously.</p>	
<b>9</b>	<b>CORRESPONDENCE RECEIVED (circulated prior to meeting)</b>	
9.1	<p>The item was brought forward on the agenda to take place before Section 7 and the Chair adjourned the meeting at 20.34 to allow a representative from Furtho Development Opposition Group (FDOG) to speak about supporting their 'Stop 3000 Trucks' campaign. The Council was thanked on behalf of the FDOG for the financial support given to date and advised that representatives from FDOG were attending all local Parish Council meetings to see if there is anything else that could be done to help either financially or by raising awareness of their campaign in newsletters, on websites, via facebook etc. A crowdfunding page exists and if residents would like to contribute, details can be found at <a href="http://www.stop3000trucks.org">www.stop3000trucks.org</a>. A monthly update is produced every month by FDOG which could be included in the Castlethorpe News, although it is too late for the current issue, and on our website. A FDOG representative is also welcome to attend the Annual Village Meeting on the 15<sup>th</sup> April.</p> <p>The Chair then resumed the meeting at 20.44</p>	
9.2	<p>It was agreed unanimously to provide a letter of support to Sustran for their application through Rural Transport Accelerator for funding to enable drainage works to take place on the cycle track</p>	Clerk
<b>10</b>	<b>ANY OTHER BUSINESS (for noting or for inclusion on a future agenda)</b>	
<b>11</b>	<b>TO AGREE DATE AND ATTENDANCE FOR FUTURE MEETINGS/EVENTS</b>	
11.1	<p>The Annual Parish Meeting will be held at 7.30 on Monday 15<sup>th</sup> April in the village hall</p>	
11.2	<p>The Local Community Police Forum will be held at 7.00 pm on Wednesday 27<sup>th</sup> March at the Hanslope Community Hall</p>	

<b>PART 2</b>			
<b>12</b>		<b>RECEIVE DECLARATIONS OF INTEREST by Councillors in any of the agenda items below</b>	
	12.1	None	
<b>13</b>		<b>TO RECEIVE REPORTS</b>	
	13.1	None	
<b>14</b>		<b>TO CONSIDER RESOLUTIONS (all supporting documentation circulated prior to meeting)</b>	
	14.1	The contract for electricity supply at the village hall expires in September 2024 and renewal prices had been obtained. It was agreed to wait until nearer the renewal date to decide on a new supplier.	
	14.2	The following was agreed unanimously:- The location for a new dog waste bin in Shepperton Close on the green area. Replace the dog waste bin on the gate by the village hall with a new one and relocate it to the gate in Castle field at the Lodge Farm Court exit. Move the litter bin from the top end of Station Road, by the railway bridge, to Shepperton Close. Consideration is still being given to moving the dog waste bin at the Thrupp Close entrance to the Sports Ground entrance and Cllr Bradbury will speak with residents in the area	Clerk Cllr Bradbury
	14.3	It was unanimously agreed to accept a quote of £185 to replace 4 damaged posts supporting the decorative chain link on North Street	Clerk
	14.4	It was unanimously agreed to accept a quote of £280 to repair the bench at North Street bus stop and the bench outside the football pavilion at the Sports Ground	Clerk
	14.5	It was unanimously agreed to accept a quote of £210 to repair the land drain that has been exposed in Castle field. The Clerk will firstly obtain the necessary consent from Historic England	Clerk
	14.6	Matters concerning the clerk's Employment Contract were approved unanimously	

There being no further business the meeting closed at 9.40 pm

## APPENDIX A1 – CLERK’S REPORT AND OPEN ACTIONS

1	Follow up flooding problem on Station Road in relation to the ditch and cattle grid with Luke Stacey – Luke has responded to say the problem is the blocked drain on Station Road which backs up to the drain in front of the cattle grid.	For info
2	Email sent to Simon Peart asking for an update on action taken regarding condition of the Carrington Arms – Inspection took place on the 23/1 and it is on the Heritage at Risk register and being monitored on a bi-monthly basis	For info
3	We interviewed 4 very capable people for the Groundsman position at the sports ground and decided to offer C N Gardening Services the contract. They will start late March/early April.	For info
4	PWLB loan application submitted and acknowledged on 15 <sup>th</sup> February	For info
5	We will take loan of a child bollard to place at the bottom of School Lane on the 14 <sup>th</sup> June	For info
6	The SID on Hanslope Road has been moved and is now working properly.	For info
7	Cllrs Ayles and Forgham are set up with authority for online banking and electronic payments were made successfully. Clerk to now arrange for other Councillors to be set up – in progress	Clerk
8	Cllr Merritt to arrange for supplier to come out and assess defibrillators and advise what maintenance is required	Cllr Merritt Outstanding
9	Cllr Ayles has re-opened discussions with MKCC about potential transfer of land to the side of 6 The Chestnuts as the resident has withdrawn his former objections. Cllr Ayles meeting met surveyor on site on the 6/11/23 and surveyor (Karmil Bader) and MKCC Asset Manager (Paul Freeman) to obtain approval from Housing for transfer. Housing seem positive. Expecting Heads of Terms in February. Planning permission has been granted.	Cllr Ayles Ongoing
10	Cllr Bradbury will contact Lee Turnham at Community Speedwatch UK to register and arrange training for the 7 volunteers – <b>contact being made with original volunteers and training will be arranged during October</b>	Cllr Bradbury Outstanding
11	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	Cllr Markham Outstanding
12	Stonewater Neighbourhood team had told Cllr Bradbury that they were unaware of any ongoing responsibility for maintaining the two communal areas at the end of Paddock Close, despite his having previously received an email from the company saying that they would put the areas on a maintenance schedule. He has sent them the email plus photos of the overgrown areas and has raised concerns about their failure to lay and maintain the grass areas as per their submitted landscape plan and about the culvert that has been blocked for many months – <b>Complaint now raised with Planning Enforcement awaiting response. The swale has been cleared but other areas outstanding, Cllr Bradbury will pursue with Planning Enforcement</b>	Cllr Bradbury Ongoing
13	The Clerk has contacted Hanslope and Haversham Clerks for their view on approaching Hanslope Park for an exgratia grant. <b>They are happy to proceed but have no historic data to refer back to. Cllr Merritt will forward speak to a colleague in the Estates Dept at Hanslope Park</b>	Clerk/Cllr Merritt Outstanding
14	There is an issue with one of the floodlights which has become unstable, quote for repair has been received. <b>Cllr Markham has met with Michael Lever to discuss options, awaiting suggestions and quote.</b>	Clerk Outstanding
15	Decide on a location for the Morris Cup and also for the Sword when it arrives in March	All Outstanding
16	We have been allocated 3 silver birch type trees from MKCC, they have asked for suggested locations which are by the new bench in The Chequers and/or corner of Bullington End Road/Wolverton Road and Castle field – MKCC looking at in February and the clerk will start the process to gain permission from Historic England for the Castle field one – no update	Clerk
	<b>Items to be carried forward</b>	
17	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	Cllr Bradbury
18	Awaiting Land Registry to process request to turn lease for sports ground into full title – Weller Hedley have advised this is still with Land Registry who are currently experiencing a big backlog.	Clerk
19	Arrange for brambles near the footbridge and going into Fishponds to be weedkilled next Spring	Clerk

	<b>Items outstanding with MKCC Highways Department to be raised when monthly meetings resume</b>	
1	MKCC have asked their contractor to see if they can source the 'golden resin' required to replace black tarmac following street repairs. If positive, they will inform Anglian Water and work out a way forward to relay the surface with their Streetworks team.	
2	Email and photo sent to Highways customer services asking if it is possible to reverse the priority coming through the build out in front of the terraced houses in Station Road to give priority to vehicles coming into the village. Highways will carry out a traffic survey	
3	An enquiry with the Adoptions Team to establish current progress with Carrington Grove has been opened	
4	Street name sign for Carrington Grove is outstanding – Carrington Grove is not yet adopted.	<b>Update given 26/2/24</b>
5	Potholes and poor surface of Bullington End Road have been reported to MKCC by numerous residents, Cllr Ayles has written separately to Highways asking for an emergency repair. <b>An emergency repair has been done but residents who reported it have now had their cases closed even though all the other repairs, and finalising the temporary repair, have not been done.</b>	
6	Damaged kerbstones on North St especially corner by No 22 and by No 14. These have been previously reported.	
7	Repair of build out on BE Rd and improved lighting on all build outs- costs recoverable from Bill's coaches for BE Rd damage – repair is being planned once permit has been approved. No lighting will installed though	<b>Update given 26/2/24</b>
8	Resurface parking area by Castlethorpe First School – an inspector will visit to assess	<b>Update given 26/2/24</b>
9	Pothole at edge of recently resurfaced section by 'The Chestnuts' / village shop	<b>Reported 22/1</b>
10	Repair to verge damage Fox Covert (Cosgrove Park deliveries) – an inspector will visit to assess damage although grass verges tend to recover well. Enforcement officer is also aware if the issue persists	<b>Update given 26/2/24</b>
11	Leaning 30mph sign at Station Rd village entrance	<b>FS586527848</b>
12	Protective marking at entrance to School Lane (parked vehicles block residents' Access – Child bollards being trialled 14 <sup>th</sup> June for 1 month	
13	Designating the whole village as a 20mph area. Support of village required before submitting an application for this before the 31 <sup>st</sup> August, a decision will be made January 2025	
14	40mph buffer zone from Glenmore Farm to 30mph zone on BE Rd – on hold until a decision is made on the whole village becoming a 20mph zone	<b>Requested 22/1</b> FS579693690
15	No delimit signs for the new 40mph construction traffic signs at Hanslope Park	<b>FS586534290</b>
16	The animal crossing sign on Bullington End Road has been knocked over and needs reinstalling	<b>FS586532283</b>
17	Conversion of conservation area streetlights to LED (awaiting funding)	
18	Missing cross bars from conservation area streetlights (reported)	

## **APPENDIX 2**

### **Clubhouse Report**

#### **Phase 1 - Construction**

Construction of the clubhouse is proceeding very well. The interior of the existing cricket pavilion has been remodelled to enlarge the cricket changing rooms, provide toilets for the clubhouse and a small parish office. There is a high degree of confidence that the pavilion will be available for the start of the cricket season in April.

The clubhouse extension is under construction and should be constructed by April/May. The 'slab' has been poured and inspected by Building Control. The walls are now being built.

There has been one major issue. We were aware that some form of ramping would be required to accommodate the fall in ground level away from the pavilion. However, we wanted to see what the finished ground levels would be - for example, hard core has been laid at the base as part of construction - and I had spoken to a farmer about providing some topsoil to bank up. Consequently, it was not included in the original Hickfords contract.

Unfortunately, when discussing the setting out for the bricklayers, Hickfords pointed out the elaborate ramping that would be required to comply with Building Regulations and quoted £25k for ramps for the rear kitchen service door and the front door. We don't have £25k. The only way to mitigate this was to relocate the rear service door and to re-orient the entrance door to face outwards. This was urgent as the bricklayers were starting work so councillors gave their support by a majority of 5 in favour, one abstention and one no response to allow the Clerk to use her delegated authority to instruct the contractor. Our architect is applying for a NMA to Planning. A simple ramp and a footpath between the front door and the existing footpath has been quoted at £2.6k and approved by Cllrs Ayles, Bradbury and Merritt under their delegated authority. Hickfords will agree to deferring the £2.6k invoice to July in order to help us manage our cash flow.

The rear service door in its new location may need some hopefully minor banking up and some paving slabs but we have agreed to wait until we can see the finished ground levels.

The orientation of the front door away from Thrupp Close had been an agreement with the residents and so I wrote an apologetic letter to them explaining what had happened. I have had, to date, two emails of complaint to which I have replied.

Phase 1 includes leaving the clubhouse in a state where cricket can serve their teas during the 2024 season. This will involve providing a hand wash basin, sink, prep table and shelf (Ian Horne has offered to fit these for free) and Ventaxia fans. Other Ph 1 Change Orders are for bike rack, front ramp and corridor heating. Total Ph 1 Change Orders come to £6,645, as in the cash forecast, and are all we currently believe we will have for Ph 1. While not necessary until the building is used in the dark, the footpath light has become unreliable and it might be worth upgrading it while Hickfords are around. Authority has already been given for Change Orders up to £5k and Agenda Item 7.3 requests Council to give delegated authority of £7.5k which would include the streetlight.

The seating area of the clubhouse will have temporary flooring on the left hand side for cricket (the right hand side will not be used) and be equipped with the old cricket pavilion furniture for cricket teas.

#### **Phase 2 – Fitout**

We intend to develop Phase 2 in two stages. The first stage is to provide a café and the second to provide a bar.

We have a grant application into MK Community Foundation for £10k to create a community space with a café offering hot and cold drinks and simple snacks. We hope to offer a free WiFi service to permit café-style 'home' working. A decision on our application is due in April.

We have a grant application into the National Lottery but, as we refine the specification for the bar, we will probably amend (and lower) the amount requested to improve our chances.

Note that, after deducting Phase 1 costs (basic build and Change Orders), we will have about £30k available from the PWLB loan. This won't be sufficient by itself and some of the costs, particularly of the servery/bar front and rear counters and decoration, still await quotes but, with modest grant awards, the project should be viable.

We currently have the BIFFA grant application on hold and are investigating an ECB grant.

There is also an 'extended café' option with more equipment which would allow a greater menu range. This would depend on demand and could follow either the basic café installation or the bar.

Although we started last year, the grant processes are very long and won't complete until late summer and we also have to recognise that, these days, grants are very competitive. If we are successful with MK CF, we might be able to open the café in the summer but the earliest opening a successful National Lottery grant would allow is in the Autumn.

Invitations to join a Public Art Advisory Group for art work at both the clubhouse and on the village shop extension have been published on Facebook and are included in the latest edition of Castlethorpe News with response due by the end of March. Louise Izod, the MKCC Public Art officer, will come to the kick-off meeting on 22nd April to ensure our submission is compliant.

### **Phase 3 – Operation**

The clubhouse will be operated by a Community Interest Company, 'Castlethorpe Community Space CIC', in the same way as the village shop rather than directly by the Parish Council. Its name reflects its use as a space for the community and not just a bar. The initial Directors are (alphabetically) Phil Ayles, Steve Bradbury, Lawrence Chapman, Russell Forgham, Ian Horne and Luke Jefferies.

However, once the clubhouse has been fitted out and is ready for general use, residents will be invited to become members of the club and elect new Directors to run the club as members wish.

A decision is to be made, but not until Phase 1 is complete and we know, at a minimum, if we can fund the café option, whether CCS CIC will operate the clubhouse directly or seek tenants.

### **Credits**

The project team, consisting of the above Directors plus Bridgit Richards, Stewart Tate, Jacquie Ladyman and Darren Merritt, is putting an absolutely incredible amount of work into this project including managing the build, specifying the fit-out, obtaining the quotes, making the grant applications and preparing the business plans. The village owes them a huge vote of thanks.