

Emberton Parish Council

Minutes of Meeting – Tuesday 5th November 2019

Present:

Councillor Victoria McLean (Chairman)
 Councillor Stephen Gibson (Vice Chairman)
 Councillor Paul Flowers
 Councillor Soo Hall
 Councillor Richard Logsdail
 Councillor Harry White

Ward Councillor Peter Geary (part meeting)

Mrs Karen Goss – Clerk and RFO

Apologies for Absence - Apologies for Absence were received from Cllr Horton and Ward Cllrs David Hosking and Keith McLean.

Declarations of Interest in items on the Agenda – There were no Declarations of Interest.

1. **MINUTES OF THE MEETING** held on 1st October 2019. These were confirmed and signed by the Chairman.
- 1.2 **Public questions, comments or representations** – No members of the public were present.
- 1.3 **Dates for Commitment** – These were noted.
- 1.4 **Risk – to identify and action where necessary** – Traveller's in layby of A509 (Emberton). Cllr McLean commented that, to the best of her knowledge, both incidents were managed well by Milton Keynes Council but the access to the layby was not blocked up before the second visit. It was noted that work to the layby had now been undertaken with the installation of concrete blocks. In terms of risk to the village, the parish council (the clerk or Cllr McLean) need to take on the responsibility of notifying the Police and Milton Keynes Council environmental team. Ward Cllrs Geary and McLean got in touch with MKC and the environmental team came out and served a Section 77 notice. Cllr Logsdail stated that it might put Emberton on the map and it was important to make sure that other areas in the village were as secure as possible. Cllr Geary commented that the travellers lifted the gates in the layby off the hinges and the second time, they did exactly the same again. MKC needed to understand how they could protect the site going forward and the future of the layby. Cllr White commented that at one time there was talk of incorporating the layby into the park. Cllr Geary responded that cars would not park there as there would be crime incidents as had happened in the past. Cllr McLean suggested that the PLUG representatives take this back to the next meeting. **Action: PF/HW** Cllr Geary commented that the travellers would be looking at this site in the future and a more permanent solution was required. The other site was the verge to the south of the layby. Cllr McLean asked who was leading on this. Cllr Geary responded that he was leading on this with Stuart Proffitt and Nicholas Hannon and there was a budget to do hard enforcement. Cllr Logsdail asked about the security of the school playing field. Cllr Geary responded that it was well fenced and the gate had been replaced. Cllr McLean reported that the hirers of the pavilion were notified to keep the gate closed when the pavilion was in use.

2. TO RECEIVE REPORTS AND AGREE ANY DECISIONS/ACTIONS

Ward Councillors – Cllr V McLean reported that the delegated decision for the school would be heard on the 12th November and the parish council had registered its feelings about it. The parish council's problem had been with the process rather than the facts. There was only one parent attending the last parish council meeting. Cllr Geary suggested the parish council attend the meeting. He stated that he understood why the school was closing but the way it had been done was not good. This was not the final stage; there might be another stage to go through. Cllr McLean stated that she would attend the meeting. Cllr Geary commented that if the decision was called in, a meeting would have to be convened. The clerk to circulate the report when it became available. **Action: KG**

Greenest city in the world vision – Cllr Geary commented that any strategy put forward would never be fully realised and it would be something to be worked towards. How were MKC going to fund the investment required for the park; a seven figure sum needs to be spent in the park over the next decade?

MK East – Cllr Geary commented that everyone was waiting to see what happened with this; the bid was still live but there would not be an update until the New Year.

Clerk's Report

- 2.1.94 **Dog bin (West Lane)** – Awaiting replacement by Marcus Young Landscapes.
- 2.1.95 **Milestone (A509 north)** – Awaiting painting of lettering.
- 2.1.103 **WW1 commemorative bench** – New bench has now arrived. The clerk to arrange for removal of existing bench and re-site in playing field and for new bench to be installed.
- 2.1.105 **Newport Road (speed limit)** – Awaiting new speed limit order.
- 2.1.106 **Westpits parking bays** – The clerk reported the damaged fencing around the parking bay opposite 15 Westpits to MKC on 17th October. Cllr Hall commented that two of the parking bays did not have fences. Therefore, the damaged fence could be removed rather than replaced.
- 2.1.107 **Westpits highways** – The clerk reported the surface of the highway (dropping along the allotment side) to MKC on the 17th October. Email from MKC on 18/10/19 advised that it does not meet the criteria for repair.
- 3.6.15 **Rat running and restricted access** – Nothing to report.
- 3.6.28 **Parking restrictions (Olney Road)** – Nothing to report. The clerk to chase this.
- 3.6.68 **Well at Petsoe End** – The clerk contacted Fred Markland who has agreed to inspect the well.
- 3.6.106 **Farm traffic sign for junction of Petsoe End** – Nothing to report.
- 3.6.107 **Street lighting – Prospect Place (column 1)** – nothing to report.
- 3.6.108 **Damaged gate at end of Prospect Place** – The gate post was replaced at the beginning of October and it was agreed to remove this item from the agenda.

- 3.1 **Emberton Park** – The vision put forward by MKC was discussed and it was questioned where the funding would come from. Cllrs Flowers and White to take forward the issue of travellers in the lay by to the next PLUG meeting. **Action: PF/HW**
- 3.23 **Bell & Bear Public House** – Cllr Logsdail reported that the group were in the process of registering a legal entity. A meeting has been called for the 28th November and the group were intending to ascertain proper pledges in terms of investment. The group have joined the Plunkett Foundation that gives advice, support and money for community purchases. Cllr Logsdail stated that he was in the middle of applying for a bursary and had also met with a representative of the Wellington Pub Company. The Wellington Pub Company was part of the Reubens franchise and they contracted out management work to Criterion Asset Management. Cllr Logsdail met with Criterion and got access to the pub and he pointed out the condition that the pub was in. However, Criterion stated that the client had no idea what they wanted to do with the pub and had no current plans. It was agreed that the community group could get a building value and a building surveyor and Criterion would allow access. A valuation needs to be obtained and an offer put in. Cllr Geary commented that the six months was a bit of red herring as if the Wellington Pub Company wanted to sell it as anything else, they would have to get planning permission which would be difficult to get if people still wanted to use it as a pub. A discussion took place regarding the parish council investing in the pub and reference was made to a public works loan. The clerk to look into this for the next meeting. **Action KG**
- 3.74 **Emberton Neighbourhood Plan** – Cllr McLean reported that she was 98% certain that additional funding had been secured to enable to group to complete a housing needs assessment and would give the steering group the ability to assess the sites that had been submitted for planning opportunities. This work should be done by Christmas; a meeting would take place on the 4th December. It was noted that MKC no longer had a 5 year land supply.
- 3.85 **Emberton School** – Reported on previously under Ward Councillors' Report.
- 3.97 **Emberton Playing Field Committee** – Cllr Hall reported that the Deed of Surrender was signed on the 18th October and the playing field had therefore been transferred to the parish council. Cllr McLean reported that the charity account was closed on the 24th October and it was waiting to be finalised as there was quite a long waiting list. The transfer of the money was awaited and this could take some time but in the meantime, there had been funds ring fenced in the parish council account (payment from cricket pitch hire £510.00 and unpaid maintenance grant £750.00) to cover expenditure for the playing field. Cllr McLean and George Proud would transfer the funds to the parish council account. Cllr McLean, Cllr Hall and the clerk to look at the Standing Orders and the Terms of Reference and report back to the parish council. **Action: VMc/SH/KG** The clerk commented that Andy Letts had sent through an estimate for repairing the roller. It was agreed to carry this forward to the new committee.

3. SPECIFIC AGENDA ITEMS

- 3.2 **Community Infrastructure Fund** – The clerk to respond that the fund should be kept at £5,000 per application. **Action: KG**

4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

- 4.1 **Wind Farm Community Benefit Fund** – The clerk commented that Cllr Horton had submitted a report stating that there was just over £19,000 in the fund and that applications were sought.
- 4.2 **Solar Farm Community Benefit Fund** – Cllr Hall reported that there were no outstanding applications.
- 4.3 **Local Validation List** – This consultation dealt with the way in which MKC validated their planning applications and intend to adopt a local validation list which will go some way to address the recent issues in the planning department. It was agreed to respond that the parish council were in agreement with this.
- 4.4 **Regeneration Strategy Consultation** – No response.

previous applications status

- 4.206 **17/03386/FUL** – public airsoft events scheduled for once every two weeks throughout the year (with a break in Winter of variable length according to weather conditions). Occasional private bookings (retrospective) at Hollington Wood, Newport Road for Mr C Williams – **appeal dismissed.**
- 4.210 **18/00643/FUL** – conversion and extension of an existing stone barn to a two bedroom residential property at barn set back from West Farm Way – nothing to report.
- 4.225 Airsoft site at West Farm Way, Mr Carlos Williams – This was now with enforcement.
- 4.244 **19/01960/FUL** – Remove pair of timber gate posts (gates previously removed due to poor condition) and install a pair of galvanised metal churchyard entrance gates at the top of Church Lane, Emberton (secondary entrance to churchyard). The new gates will be painted matt black with a curved top, dropping in the centre at All Saints Church, Church Lane – **permitted**
- 4.245 **19/02132/FUL** – Single storey conservatory to the rear of the property at Ekeney House, Wood Farm, Newport Road - **permitted**
- 4.246 **19/02242/TCA** – Notification of intention to reduce limbs back to regrowth, thin out any crossing branches on 1 x Apple tree – Reduce & crown lift 1 x Western Red Cedar (Thuja) to 4-5m removing secondary branches only at High Trees, West Lane – **no objections**
- 4.247 **19/02302/TPO** – 1 x mature oak to the front of the property adjacent to the primary school. Cut back to clear building and house by approximately 1.5m, lift the low branches over the driveway to 3m above ground level at 16 Olney Road – **approved**
- 4.248 **19/02482/TCA** – Notification of intention to reduce & reshape the Walnut tree in the back garden by 40% targeting heavy limbs to reduce risk of branch loss. Remove the deadwood and lowest limb reduce back by 50% at Dower House, 19 Olney Road – **pending**
- 4.249 **19/02565/TCA** – Notification of intention to reduce Sycamore tree by 5m in height & 3m from sides. Tree is overhanging from pub garden onto neighbouring flats at The Bell & Bear, 12 High Street – **pending**

new applications

- 4.250 **19/02512/TCA** – Tree - Thuja Plicata – remove to ground level. Cherry – crown lift to 3m to allow light under the crown, any branches growing over the boundary are to be appropriately pruned back to prevent it from sprawling in that direction. T7 – cypress – remove to ground level at 3 Battle Close for Mr Adams. The parish council would be in agreement with the recommendations made by MKC’s tree officer in regard to this application.
- 4.251 **19/02589/LBC** – Listed building consent for single storey oak framed garden room extension to rear at Long Barn, 1 Honey Hill for Mrs K Pickwick. There were no objections to this application.
- 4.252 **19/02618/FUL** – Single storey oak framed garden room extension to rear at Long Barn, 1 Honey Hill for Mrs K Pickwick. There were no objections to this application.
- 4.253 **19/02824/FUL** – Partial removal of wall to re-instate previous vehicular access to front garden and proposed pedestrian gate at 2 Gravel Walk. It was noted that this application had been **withdrawn**.

5. ACCOUNTS

- 5.1 **To receive the RFO’s Report for the 5th November 2019 and approve payments.** The RFO’s Report was received. It was proposed by Cllr Gibson and seconded by Cllr White that the payments be approved as per the RFO’s Report. The clerk reported that the card readers to allow councillors access to internet banking had been received. Card readers and log in details were passed to Cllrs McLean, Gibson, Hall and White to activate. **Action: VMc/SG/SH/HW**
- 5.2 **Co-operative account – change of signatories.** This form was completed. The clerk to obtain Cllr Horton’s signature. **Action: KG**
- 5.3 **Grant applications from community groups**
All Saints’ Church – An application had been received to purchase a notice board but specifics had not been given on the exact cost. The clerk to ascertain this from Warwick Clarke – **Action: KG**

Well & Towers – It was proposed by Cllr Hall, seconded by Cllr Flowers and unanimously agreed that the grant be approved in the sum of £650.00. It was suggested that the magazine was archived on the parish council website.

Senior Citizens Christmas Party – It was proposed by Cllr Gibson, seconded by Cllr Logsdail and unanimously agreed that the grant be approved in the sum of £650.00.

History Society – It was proposed by Cllr Gibson, seconded by Cllr Hall and unanimously agreed that the grant be approved in the sum of £550.00.

Emberton Playing Field – It was proposed by Cllr Gibson, seconded by Cllr Logsdail and unanimously agreed that the grant be approved in the sum of £4360.

6. CORRESPONDENCE – Confidential item

7. PARISH RELATED MATTERS

7.1 **Village publicity** – approved grants. **Action: KG**

7.2 **Councillors' concerns**

Cllr McLean stated that the Emberton Connect & Protect What's App group had shown a clear statement as to what the group was set up for in relation to the information relayed regarding the travellers. The parish council needed to have a look at how it could be more proactive in communicating with residents.

8. **DATE OF NEXT MEETING** – confirmed as Tuesday 3rd December 2019

The meeting closed at 9.30pm.

Emberton Parish Council
Minutes of Meeting – Tuesday 5th November 2019

6. **Housing in Westpits** – An email had been received from Louise O’Dell at 1 Westpits regarding her mother’s property (7 Westpits) which had become vacant as she had passed away. Ms O’Dell explained that her son, Connor (20) who had been born at 7 Westpits (a four bedroomed property) and had lived with his grandmother for the past two years, would become homeless as notice had been given to vacate the property within one month. Ms O’Dell also highlighted the fact that a two parent family with two children were living at 8 Westpits in a one bedroomed property and suggested that the ideal situation would be for the two to do a house swap. Cllr White to email Cllr Hosking to take forward this issue to MKC. **Action: HW**