

Emberton Parish Council

Minutes of Meeting – 5th February 2018

Present:

Councillor Vicki McLean (Vice Chairman)
 Councillor Soo Hall
 Councillor Mike Horton
 Councillor Richard Laval
 Councillor Harry White

Ward Councillor Keith McLean (part meeting)

Mr N Mercer – resident (part meeting)

Mrs Karen Goss – Clerk and RFO

Apologies for Absence - Apologies for Absence were received from Councillor Flowers and Gibson and Ward Councillors Peter Geary and David Hosking.

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

1. **MINUTES OF THE MEETING HELD ON MONDAY 8TH JANUARY 2018** -
 The Minutes of the Meeting held on Monday 8th January 2018 were agreed and initialled by the Vice Chairman.

- 4.204 **17/03332/FUL** – Erection of 2 dwellings to enable repair/restoration of listed buildings including works to house, outbuilding and boundary walls (amended access) (resubmission 16/02998/FUL) at land adjacent to Emberton House Farm, Newport Road for Mrs J Mercer. Mr Mercer stated that people had lost sight of the objective of the application which was the essential repair to the boundary wall which the parish council had deemed a “community asset”. Mr Mercer stated that he urged the parish council to reconsider the comments made regarding the application and the request that the application be heard at DCP as this would delay the sale of the land. Mr Mercer went on to state that the traffic study undertaken found the traffic generation from the proposed development to be negligible and the noise impact would only be during the construction phase. Councillor V McLean responded that the parish council needed to look at further evidence referred to by Mr Mercer with regard to this application and requested that the clerk seek this from MKC. The clerk to advise Mr Mercer if the information was received.

Mr Mercer left the meeting at 7.45pm.

2. **MATTERS ARISING FROM THE LAST MEETING**

254 - Dates for Commitment – The dates for meetings were noted.

214 –EPFC/ESSC – Meeting held 15/1/18. Councillor Hall reported that the approval of the maintenance grant had been discussed. The Premises Certificate was discussed and the variation had been accepted with the new plan of the

pavilion.

Update from Ward Councillor

Plan:MK – Ward Councillor McLean reported that this was still on going.

A509 – Councillor K McLean reported that a litter pick was undertaken on the 30th January along the A509. **Post meeting note** – A resident had been in contact with Councillor Martin Gowans (public realm) to ask if there was to be a litter picking session on the A509 from Emberton to Chicheley round about, as the recent road improvements had revealed an inordinate amount of rubbish. A reply was received to confirm that litter picking had taken place on the 30th January with the result that 185 bags of rubbish had been collected.

Service Director (Public Realm) – Councillor K McLean stated that Ward Councillors Peter Geary and David Hosking were meeting with the service director of public realm to finish the walkabout of the rural area.

Head of Highways – Councillor K McLean commented that the Head of Highways had left the position and an interim head would be appointed.

Operation Drover – Councillor K McLean reported that Operation Drover had been undertaken by Thames Valley Police and officers were continuing a visible presence in the rural area.

Ward Councillor's discretionary budget – Ward Councillor K McLean reported that the Ward Councillors had £2,800 to spend across the Ward. It was agreed that smaller parishes might benefit from the grant and that no application from Emberton Parish Council would be made.

2.1 Councillor's Concerns from previous Minutes

- 2.1.13 **Parking around Institute** – The clerk received a telephone call, with a follow up email from Red Line bus company regarding the bus being able to pass through Emberton on a Thursday evening by the Institute due to parked vehicles. The clerk responded that she was happy to meet with Red Line to discuss the situation. The parish council had addressed this issue before (March 2017) and believed that some of the problems lie in the hire of the village hall on a Thursday evening to a Bridge Club. The Bridge Club has previously been asked to be mindful of parking in this area. The parish council also raised parking issues in this area with Milton Keynes Council and the possibility of introducing double yellow lines on the bend opposite the high wall in the High Street and were advised that yellow lines were not suitable. The clerk advised EUC of the dialogue and Warwick Clarke advised that a leaflet would be given to the Bridge Club. The clerk further reported that the inspector of Red Line had travelled the route on Thursday (1st February) travelling through Emberton at 1913 hours and returning at 1955 hours and the bus managed to manoeuvre between the parked cars without having to ask drivers to move vehicles. However, it was not easy especially on the corner by the Pub. The inspector asked that a further effort be made to ask drivers not to park on the bend would help. It was agreed that if there were further incidents, the clerk would ask the PCSO to look at the issue. Councillor Horton suggested that the Bridge Club could be held in The Institute to alleviate the parking issue.

2.1.17 **Footpath, Petsoe End** – As there was no further update, it was agreed to remove the item from the agenda and that should there be any further information, it would be Minuted under the same reference number.

2.1.24 **Weeds** – The clerk met with Marcus Young Landscapes on the 10th January to discuss the weed spraying programme. Marcus Young confirmed that his company would be able to undertake weed spraying in the parish at the current discounted cost of £150.00 per day (plus vat). Weeds to be sprayed at the end of April/beginning of May over the course of one day, followed by debris removal (cost to be agreed). A further spray would be undertaken late September. Note - £350 allocated for weed spraying remaining in 2017/2018 budget and £500 allocated for 2018/2019 budget. It was agreed that the clerk would monitor the spraying and that this item could be removed from the agenda.

KG

2.1.63 **Village name signs** – The revised design from MKC had been received and councillors agreed that this was not quite right. Councillor Hall suggested that she visit MKC along with Andy McGrandle to look at the design and make suggestions. This was agreed.

SH

2.1.101 **Bus stop, triangle at Petsoe End** – The clerk advised the resident raising the concern that no further action was being taken by the parish council due to no suitable proposal coming forward and budget constraints. The clerk also advised MKC of this course of action. Response received from MKC that whether this issue could be tied in with a capital project (footways) remained to be seen and Richard Woodcock would be more than happy to explore this in the interim. RW stated that he was happy that the parish council were not spending money unnecessarily on signs that wouldn't solve the issue. Richard Woodcock stated that hopefully in the future, the opportunity and funding would be there to improve the infrastructure in the area and eliminate the issue. It was agreed not to pursue the footways capital project and this this item could be removed from the agenda.

3. SPECIFIC AGENDA ITEMS

3.1 **Emberton Park** – Nothing to report.

3.6 **Parish related**

3.6.15 **Rat running and restricted access** – Nothing to report.

3.6.16 **Clock tower damage** – The clerk contacted Zurich regarding the possibility of making a claim for the damage to the clock tower and received a claim form. The clerk contacted Boden & Ward stonemasons who inspected and tower and advised that the tower had a render applied to the lower level at some point. The cracks were only hairline and filling them might make more mess. Boden & Ward advised that a permit might be required from MKC for works on the highway and issues such as signage, health and safety and welfare (use of a toilet) would have to be addressed. An estimate had been received in the sum of £950 excluding costs and any signage/road permits that may be required.

It was agreed that the clerk to submit a claim form to Zurich.

KG

3.6.80 **Defibrillator** – Update information only; the pads and battery in the defibrillator have been replaced under the 7 year extended warranty. The pads have a life expectancy of 2.5 to 3 years and the battery 4-5 years. The pads expire in September 2020; the clerk to note this and take the necessary action to include this in the budget for 2020/2021. It was agreed to remove this item from the agenda.

KG

3.6.104 **12 The Forge** – The clerk advised Emberton School of the response from MKC and no comments have been received. The clerk also forwarded the letter from MKC to the resident making the complaint regarding rats and received an email response. The clerk asked if the resident if the parish council could forward the contents of the email to MKC, no response received. An email had been received from Mrs Brown, 12 The Forge. The clerk responded that the parish council had no part to play in the allocation and management of council properties. It was noted that the garden of 12 The Forge was a shared garden with 14 The Forge.

3.74 **Emberton Neighbourhood Plan** – Councillor Laval reported that the questionnaire was being finalised and Jake Green was going to get three estimates for printing. Councillor Laval to send a reminder regarding the estimates.

RL

4. PLANNING APPLICATIONS & ENFORCEMENT ISSUES

4.2 **Wind Farm Community Benefit Fund** – Nothing to report; next meeting in March.

4.100 **13/02312/FUL** – Demolition of redundant outbuildings and the erection of a code 6 Eco dwelling in garden land (resubmission 13/01584/FUL) at 6 Prospect Place, Newport Road for Mr B Soul. Councillors requested that this item be returned to the agenda to query the materials used in this application. The clerk raised this issue with MKC who responded that a DISCON application was submitted in 2016 and approved under reference 16/01744/DISCON setting out material choices. These were a traditional palette in order to be sympathetic to the rural setting, however this would not necessarily have affected the Code Level 6 elements as many of these are more to do with the building methods and internal functionality. It was agreed that a sufficient response had been received for the query and that this item could be removed from the agenda.

4.109 **Solar Farm & Community Benefit Fund** – Nothing to report.

4.167 **15/02832/FUL and 15/02832/LBC** – Listed Building Consent and partial removal of wall and new gates to create new vehicular access to front garden at 2 Gravel Walk for Mr & Mrs Pauley (refused permission). Enforcement query regarding removal of stone wall. Nothing to report.

4.178 **16/02988/FUL & 16/02999/LBC** – Emberton House Farm- **permitted (awaiting Unilateral Undertaking)**. The clerk queried the status of the Unilateral Undertaking with MKC. Response received that the Unilateral Undertaking had been provided but it only came into force once the development commenced. It was agreed to remove this item from the agenda.

4.202 17/03195/FUL – Variation of condition 6 (water course crossing) attached to planning permission 14/01497/FUL, to amend approved culvert pipe to a smaller diameter at Chaff Barn, 2 Manor Court for Mr & Mrs Geary – **pending decision**

4.203 17/03303/TVA – Notification of intention to T1 – Apple – Dismantle to ground level, T2 – Pear – Dismantle to ground level. Both trees have significant cavities and issues with their health, structure and aesthetics at Manor House, 9 Olney Road for Mr & Mrs Handford – **no objection to tree works in conservation area**

4.204 17/03332/FUL – Erection of 2 dwellings to enable repair/restoration of listed buildings including works to house, outbuilding and boundary walls (amended access) (resubmission 16/02998/FUL) at land adjacent to Emberton House Farm, Newport Road for Mrs Mercer. It was agreed to ask MKC for the traffic data referred to by Mr Mercer to ascertain whether the parish council needed to reconsider its response to the application. It was agreed that if the councillors needed to rescind the decision made at the last meeting that this could be done via email.

KG

4.205 17/03356/FUL – Proposed single storey rear extension at 16 Westpits for Ms H Benzie - **permitted**

Councillor K McLean left the meeting at 8.34pm

5. ACCOUNTS – to agree payments and items, as listed below

5.1 RFO's Report – The RFO's Report for the 5th February 2018 was accepted.

5.2 Co-operative Bank – change of signatories – The clerk reported that Councillor Laval was not a signatory. It was agreed to add Councillor Laval as a signatory and Councillors completed the Change of Signatory form.

5.3 Schedule of Payments – to approve the Schedule of Payments.

A H Contracts – emptying dog waste bins for February	£96.84
Smith of Derby – clock tower maintenance	£265.20
EUC- Hire of Institute and electric for defibrillator	£56.50
Mr Ray Brown – Neighbourhood Plan online survey	£210.00
Mrs K Goss – clerk's January salary	£543.85
Mrs K Goss – clerk's January comp/telephone expenses	£21.00

Payments proposed by Councillor Horton, seconded by Councillor Hall and unanimously agreed by all those present. The clerk to make the payments by BACS transfer.

KG

6. CORRESPONDENCE – All correspondence previously circulated via email.

7. PARISH RELATED MATTERS

7.1 Village publicity – The clerk to draft.

KG

7.2 Councillors' Concerns

Councillor V McLean reported that the road in Petsoe Road had become very muddy following building works at Clay Farm. The clerk commented that she

had emailed the resident concerned and hope the situation would improve.

8. DATE OF NEXT MEETING

The date of the next meeting is confirmed at Monday 5th March 2018 at 7.30pm in the Meeting Room of the Institute. **All**

The meeting closed at 8.42pm