

Emberton Parish Council

Minutes of Annual Meeting – Tuesday 14th May 2019

Present:

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

Ward Councillor Peter Geary (part meeting)

Mrs Karen Goss – Clerk and RFO

Election of Chairman - It was proposed by Cllr Gibson and seconded by Cllr Hall that Cllr McLean be elected Chairman. Cllr McLean accepted the nomination and accordingly signed the Acceptance of Office. Cllr Logsdail was welcomed to the meeting.

Election of Vice Chairman - It was proposed by Cllr McLean and seconded by Cllr Hall that Cllr Gibson be elected Vice Chairman. Cllr Gibson accepted the Nomination and signed the Acceptance of Office.

Signing of Register of Members' Interests – Cllr Logsdail signed the Register of Members' Interests.

Election of Parish Council representative to the Playing Field Committee – Cllr Hall was nominated as a parish council representative to the Playing Field Committee.

Election of one Parish Council representative to the Wind Farm Community Benefit Fund Committee – Cllr Horton was nominated as a parish council representative to the Wind Farm Community Benefit Fund Committee.

Election of three Parish Council representatives to the Solar Farm Community Benefit Fund Committee – Cllrs Hall, Logsdail and White were nominated as parish council representatives to the Solar Farm Community Benefit Fund Committee.

Election of one Parish Council representative to the Emberton Park Liaison User's Group – Cllrs Flowers and White were nominated as parish council representatives to the PLUG.

Nominate Parish Council representatives to attend Parishes Forum (2 representatives) - The clerk commented that it was normally the Chair and Vice Chair that attended this meeting. Cllrs McLean and Gibson to attend this meeting.

Nominate Parish Council representatives to attend the Olney Ward Forum – Cllr McLean was nominated as the parish council representative for the Olney Ward Forum.

Nominate Parish Council representative to attend Olney Ward Community Forum – The clerk was nominated as the parish council representative for the Olney Ward Community Forum.

Apologies for Absence - Apologies for Absence were received from 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 the 2nd April 2019 were signed as a true record by the Chairman.

Dates for Commitment – The dates for commitment were noted.

- 1.2 **Public questions, comments or representations**
No members of the public were present.

- 2.3 **Update from Ward Councillors**

Ward Council Elections – Cllr Geary reported that David Hosking was returning as the Councillor for the Olney Ward following elections. The make up of the council had changed a little bit but would continue to run as it had done so for a number of years; still a labour administration with Lib Dem support with no overall control. Cllr McLean commented that the results of the Emberton elections were not published until the Tuesday. Cllr Geary stated that the official date for taking over as councillor was the Tuesday.

Emberton School – Cllr Geary commented that there were grumblings regarding the consultation on Emberton School and the way it had happened. Cllr Geary had directed the complainants back to MKC. A delegated decision would be made on the future of the school shortly. Cllr McLean stated that the decision was regarding the school as an educational institution rather than the building. Cllr Geary confirmed that the building would have to be decided in the future; he was unaware of the covenants but understood that the land hadn't always been owned by the local authority. Cllr Horton responded that the village bought the land and more information was being sought about the covenants. The school received a grant from the proceeds of the School House but the funds were for the pupils of Emberton. Cllr McLean responded that there was a reason for this as the school was under threat of closure. Cllr Geary stated that care needed to be taken that MKC did not syphon off the funds and that things could be done for the children of Emberton. Cllr Horton commented that the income from the school fund was only supposed to be spent but money had been spent totally against the objectives of the charity trust set up for funds. Cllr Hall commented that Heidi Gallagher had a tree planted in the school field for Charlie and asked that once a decision was made, that Heidi be kept up to date. Cllr Logsdail made reference to the lack of consultation regarding the proposed school closure.

Highways issues – Cllr Geary referred to the traffic works near the Whirly Pits roundabout and commented that Cllr Hosking had attended site to solve the problems. It was unlikely that the traffic lights would be returning. Cllr Horton commented that the traffic would only get worse and made reference to the pollution monitoring in Olney. Cllr Geary commented that figures were available and he would try to track these down. Traffic numbers had fallen but they had risen again and traffic was increasing. In Cllr Geary's opinion, there was unlikely to be a bypass in the near future as MKC would want to see what happens with the Cambridge to Oxford new road.

PG

MK East Local Stakeholder Group – HIF bid was submitted on the 22nd March in the sum of £95m for a bridge across the M1 and other associated infrastructure for 5000 to 8000 homes east of the M1. If the bid was successful, the stakeholder group will have a lot of work to do over the summer or 5 years if it didn't get the go ahead.

Community right to bid (Bell & Bear) – Cllr Geary commented that this was not as good as some people thought; all it did was put a six month delay if it was put up for sale. Cllr Geary suggested that the process be started for conversation with the owner. It was noted that the Community right to bid ended in November 2019. Cllr Geary commented that there was no right to buy, the parish council would be able to stop them selling so the community could raise the money themselves. There would be some planning issues for change of use but it would be difficult to obtain permission to turn it into a house if people wanted a pub. Cllr Geary suggested that the parish council spoke to John Kent at Clifton Reynes. Cllr Geary commented that the parish council should be a facilitating group and that the parish council might have access to legal advice through NALC.

Cllr Geary left the meeting at 8.15pm

2. **To receive reports and agree any decision/actions**

Cllr McLean commented she would like councillors to take on responsibility for issues relating to the village.

Bell & Bear – Cllr Logsdail to act as a facilitator for information.

Emberton School – Cllr Horton.

Emberton Park – Cllrs Flowers and White.

EPFC and ESSC – Cllr McLean reported that she was tasked to look at the structure and management of both of these committees and had started a piece of work that would need partnership with the parish council as it moved forward. Cllr McLean commented that being the Chair of ESSC made it a difficult position for her. Cllr McLean stated that Cllr Hall had been elected parish council representative for EPFC and would also like Cllr Hall to take on the ESSC element.

Neighbourhood Plan – Cllr McLean commented that Richard Laval would continue as Chairman.

Speeding and rat running – The clerk to continue with this.

Communication – Cllr McLean.

2.1 **Clerk's Report**

2.1.24 **Weed spraying** – No response had been received from Serco to the enquiry. Wolverton now have the equipment in place (road sweeper and foam machine) to be able to loan these out on a service agreement and have provided details of an operative who had undertaken the training and would be able to provide smaller parish councils with the same service. The clerk met with Simon Bates who had

been trained on the equipment and a discussion took place regarding the scope of the foam machine. Estimate provided by Simon Bates to provide a spray (herbicide) of the hard surfaces in the village at a cost of £250.00. It was proposed by Cllr Gibson, seconded by Cllr Horton that the weed spraying go ahead on this basis.

- 2.1.103 **WW1 Commemorative bench** - Decision of grant application expected end May. Cllr McLean commented that should the grant not be forthcoming that costings needed to be looked at.
- 2.1.104 **WW1 Commemorative bin** – An order was placed on the bin on the 23rd April with a 6-10 week delivery period.
- 3.6.15 **Rat running and restricted access** – The clerk reported that she had been in contact with David Frost at MKC regarding use of the SpeedWatch equipment.
- 3.6.16 **Clock tower damage** – Repair undertaken on 9th May.
- 3.6.28 **Parking restrictions (Olney Road)** – The clerk met with Paul Harrison (MKC highways) to look at the parking restrictions on Olney Road and issues with rat running. Paul suggested that removing part of the single yellow lines to allow limited parking in Olney Road (Hulton Drive end) would help with the rat running. Cllr Logsdail commented that there were also problems around the clock tower and the bus had problems in the past negotiating through the village. He also commented that the pinch point in Olney at the Swan and trucks parking outside One Stop for deliveries contributed to the queues on the A509 at peak times. Cllr McLean stated that she would like the parish council to progress the proposal put forward by MKC regarding the yellow lines. This was agreed.
- 3.6.68 **Well at Petsoe End** – The clerk met with an estimator at Boden and Ward regarding damage to the well at Petsoe End. The estimator stated that the damage was being caused by two trees displacing the roof of the well and cracking other parts of the structure. He recommended that the two trees be removed so that an accurate assessment of the well could be undertaken. The clerk to arrange for an estimate for the removal of the trees. **KG**
- 3.6.105 **Tree in Hulton Drive (10 Hulton Drive)** – Nothing to report.
- 3.6.106 **Fly tipping in Prospect Place** – Nothing to report.
- 2.2 **To receive reports from meetings attended**

EPFC – Meeting held 8/4/19. Cllr Hall reported that she had been unable to attend the meeting but would take back the query regarding the estimate for repair to the spiral roller.

3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – Cllr Flowers reported that a meeting had been set up to discuss the reinstatement of PLUG. The meeting spoke about the Parks Trust taking over the park and the reinstatement of the PLUG meetings. Operational issues were discussed – litter, bbqs, traffic and there was an assault on a member of the park

staff on Easter Sunday with no recourse. Cllr White stated that MKC were asked to attend the meeting and no one did. Cllr Logsdail commented that the toilet facilities were inadequate for the number of visitors in the park during busy periods. Cllr Flowers responded that 900 vehicles were in the park on Easter Sunday. Cllr Flowers stated that there were immediate concerns regarding the safety of staff and bbqs. The clerk to draft a letter to Michael Bracey for circulation.

KG

3.23 **Localism Bill – Community Right to Bid – Bell & Bear Public House –** Following on from Cllr Geary’s comments above; the clerk to make enquiries with MKC regarding extending the community right to bid for the Bell & Bear. Cllr Logsdail to draft a letter to the owner of the pub to seek their intention.

KG

RL

3.74 **Emberton Neighbourhood Plan –** Cllr McLean reported that a meeting with MKC planning and highways was being set up to look at the sites. Cllr Logsdail stated that he had not received any communication from the response that he had submitted to the draft Neighbourhood Plan. The clerk to look into this. Cllr White stated that he was concerned regarding the sites of the land that had been put forward.

KG

3.85 **Emberton School –** Cllr Logsdail reported that although the gate to the school field was locked, the wooden post was not secure. The clerk to make the school aware of this.

KG

3.93 **Milton Keynes East Local Stakeholder Group –** Previously reported on under item 2.3.

4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

4.2 **Wind Farm Community Benefit Fund –** Cllr Horton reported that the next meeting would be held in June.

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

Previous applications

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 for Mr D J Soul – **permitted**. Response received from MKC as follows; I have reviewed the Land Registry Title documents and note that the land in question relates to three different parcels of land. For ease of reference, I attach the document called Red Line Plan 1 which shows what land has been included in the application. I have split this into three sections, Mrs Lavinia Soul owns everything save for the sections highlighted in green and pink, a copy of her title plan is attached as Title Plan A. The section highlighted in green is owned by Mr David Soul under title number BM399962 and I attach a copy of his title plan as Title Plan B. The final section in Red Lind Plan 1 that is highlighted pink is an unregistered piece of land and ownership of this is unknown.

When completing Certificate B, Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 provides that the applicant must certify that he has notified all land owners to which the application

relates. This includes taking reasonable steps to ascertain the names and addresses of any person who, on the date 21 days before the application was made, is an owner of the land to which the application relates. Notification includes publicising notice of the application in a newspaper in the locality in which the land to which the application relates is situated. Any ‘unknown’ land owner would need to be included in Certificate B to confirm that the requisite notice has been provided. I note on this certificate that only David and Lavinia Soul are named. If they are not the owners of the unregistered land then there should be a further entry for an ‘unknown’ owner.

We would not be able to trace the owner of unregistered land, however it is possible that either David or Lavinia Soul are the owners of this land and if so they would hold the Epitome of Title to confirm this. If this was the case then Certificate B would have been fully completed.

It was agreed that no further action be taken by the parish council in this matter.

- 4.234 **19/00413/TCA** – Notification of intention to reduce 1 x Acacia tree, crown thin and lift 2 x Lyme trees and trim 2 x Silver Birch trees at Chaff House, Church Lane – **no objection.**
- 4.235 **19/00840/TCA** - Notification of intention to prune branches of Yew (T1); Horse Chestnut (T2) and Cherry (T3) that overhang into rear garden back to the boundary fence line at 26 Gravel Walk – **no objection.**

New applications

- 4.236 **19/00993/FUL** – partial removal of wall and gates to re-instate previous vehicular access to front garden; installation of new gates at 2 Gravel Walk. The clerk reported that she had spoken to the applicant who had advised that new plans were going to be submitted in relation to the application. The applicant stated that when the application was approved in 2002/3 for removal of the wall and installation of the gates; access was onto the High Street and not Gravel Walk. It was agreed to wait for the revised plans before commenting.
- 4.237 **19/00994/FUL** – listed building consent for the partial removal of wall and gates to re-instate previous vehicular access to front garden; installation of new gates at 2 Gravel Walk.

5. ACCOUNTS

- 5.1 **RFO’s Report** – The RFO’s Report for the 14th May 2019 was accepted. The clerk commented that £750 of the £4750.00 grant awarded to EPFC had been held back, awaiting an estimate for repair to the spiral roller. Cllr McLean to confirm to the clerk that the refund to Groundworks could be made. It was proposed by Cllr Horton, seconded by Cllr Hall and unanimously agreed that the payments be approved.

VM

ESSC – hire of pavilion for Olney Ward Community Forum	£15.00
Groundworks – return of unspent Neighbourhood Plan grant	£1650.00
EPFC – Maintenance grant	£4000.00
Well & Towers – grant for village magazine	£500.00

Well & Towers History Society – grant for archive room	£520.00
Mrs B Dowsett – grant for Emberton Toddler Group	£250.00
Mrs K Goss – Clerk’s April salary	£470.31
Mrs K Goss – clerk’s April computer/telephone/expenses	£18.00

5.2 **Clerk’s staff appraisal and salary review** – The clerk left for the meeting for this item. It was agreed to increase the clerk’s hourly rate by 3%; this was based on an increase in the public sector rate and an element for performance.

6. **CORRESPONDENCE** – nothing to report.

7. **PARISH RELATED MATTERS**

7.1 **Village Publicity** – clock tower, parking restrictions, PLUG meeting, elections, new councillor.

7.2 **Councillors’ Concerns**

Cllr Gibson commented that there were two nominations from Petsoe End for the recent elections but the residents were not well known and therefore not elected. Cllr Gibson asked whether two seats could be allocated for Petsoe for the next election. The clerk to look into this.

KG

Cllr Gibson stated that the milestone on the A509 near to Filgrave was in need of painting. The clerk to look into this.

KG

Cllr White made reference to the dog waste bin in West Lane being in a poor condition. The clerk to look into this.

KG

8. **DATE OF NEXT MEETING**

The date of the next meeting is confirmed as Tuesday 4th June 2019 at 7.30pm in The Pavilion.

The meeting closed at 9.55pm

KG