

**Emberton Parish Council**  
**Minutes of Virtual Meeting**  
**Tuesday 1<sup>st</sup> September 2020 at 7pm**

**Present:**

Cllr Vicki McLean - Chairman  
 Cllr Steve Gibson  
 Cllr Melanie Duncan  
 Cllr Paul Flowers  
 Cllr Fred Markland  
 Cllr Harry White

Ward Cllr Keith McLean (part meeting)

Mr Chris Handler – resident (for item 1.2)

Mrs Karen Goss – Clerk and RFO

**Apologies for Absence** – Apologies for absence were received from Cllr Richard Logsdail and Ward Cllrs Peter Geary and David Hosking.

**Declarations of Interest in items on the Agenda** – Cllr V McLean Declared an Interest in Items 4.278 and 4.279.

1. **MINUTES OF THE MEETING** held on 14<sup>th</sup> July 2020 and 11<sup>th</sup> August 2020. These were confirmed and will be signed by the Chairman at the next face to face meeting.
- 1.2 **Public questions** – Mr Handler addressed the meeting to report on Emberton School. He stated that the decision had been made to close the school in March 2020 and then Covid stopped all further communication. A meeting was to take place in April with Inspiring Futures Trust involving 10 schools in Milton Keynes. Nothing had been heard from MKC regarding the complaint’s procedure following the closure of the school. Mr Handler asked the parish council if there had been any engagement with the VSF. Cllr V McLean reported that an email had been received from Simon Sims as follows: “As outlined in your correspondence, the executive Headteacher and Business Manager have been using the site as a work base, to avoid moving between schools. The site has been prepared for September as an ‘overflow’ space, should class sizes be restricted and children are unable to be accommodated in their existing locations.

Governors are currently considering and exploring possible options for the future use of the site beyond this. As discussed previously, governors are keen to progress this with the support of the Parish Council and the local community, and would be happy to meet with the Parish Council at the appropriate time to discuss this further.

Governors would welcome any views or suggestions the Parish Council may have, to be included in their explorations.” Mr Handler responded that he was aware from the documents that there was a covenant in place as to how the building came into use as a

school and subsequently into use by the VSF for educational purposes and he would like to work with the parish council to continue the use of the school as an educational establishment. Cllr V McLean commented that this was a good proposal to go forward with and the parish council would welcome Mr Handler's assistance with this. Cllr Duncan commented that the covenant stated that the building had to be used as an elementary school otherwise the money had to revert back to the heirs and original donors; there was a separate clause that would allow the local authority to apply the sale of the school to another school. Cllr V McLean responded that she was aware of the funding reverting back to the original donors but not about the local authority devolving it back to another school. Cllr Duncan commented that it was in the legislation but it was unknown whether the local authority would use it. Cllr V McLean stated that, moving forward the parish council would be open to negotiations with Mr Sims and the VSF and to include Mr Handler in the process.

- 1.3 **Risk – Covid 19 update** – It was noted that some parish councils were meeting in person but the advice from NALC was to meet virtually. Cllr Gibson asked that thanks be recorded to Cllr V McLean and Ward Cllr McLean for their efforts in getting The Pavilion up and running under the current restrictions. Cllr Flowers seconded the proposal.

## 2. **TO RECEIVE REPORTS AND AGREE ANY DECISIONS/ACTIONS**

### **Ward Cllrs' Report**

**HIF** – Ward Cllr McLean urged the parish council to write to Robert Genrick to oppose development east of the M1. Cllr V McLean responded that she would like the parish council to put in a response stating that this was not something that was wanted by Emberton. MKC needed to justify the development particularly in the light of the fact that MK had become a "ghost town" during Covid and probably most of the offices would not open as working from home had proved so successful. Cllr Markland asked if there was a forum to which parish councils could contribute. Cllr V McLean responded that 12/18 months ago, parish councils were invited to attend a series of meetings but the question was never raised of whether the development was required or not. It was then felt that it should be taken up by the Ward Cllrs. It was noted that Newport Pagnell Town Council supported the development as they felt it would rejuvenate the town but the new development would have its own local centre. Cllr Markland stated that it didn't sound like EPC would be able to make representation. Cllr White asked whether it was worth approaching NPTC and raise the subject at one of their meetings. Ward Cllr McLean responded that it was not at that level at the moment. MKC made the decision 3 weeks ago to accept the funding which was subject to 26 conditions; MKC may have to pay back funds if the development did not get built in time. Ward Cllr McLean urged the parish council to write to MKC and the MP to not proceed with the expansion and the HIF fund. Cllr White asked how much information the residents had been given. **Action: VMc/KG** to put together a letter to MKC, Ben Everitt and Robert Genrick to oppose the expansion East of the M1 and acceptance of the HIF bid. Residents to be urged to respond, via article in the Well & Towers.

**Planning White Paper** – Ward Cllr McLean stated that the consultation on the planning white paper would close in October and urged the parish council to have a look at it and respond. Cllr Flowers reported that he attended the training session and felt that it was basically a centralisation of planning procedure and didn't think it would affect Emberton. There was an affect on change of use but it would not affect the Bell & Bear as it did not fall into that category. Cllr V McLean addressed Cllr Duncan and stated that this may need to be looked at for the neighbourhood plan. Cllr Duncan stated that she would look at the paper and put together a summary for circulation. **Action: MD**

**Dates for Diaries** – These were noted.

### **Clerk's Report**

- 2.1.17 **Bridleway claim at Petsoe End** – Update from MKC as follows: “all Order making is still temporarily suspended because, whilst the newspaper is now in publication again, Civic offices and the library remain closed to the public - and we usually advertise in both of those places. However, I have put a report together for senior managers explaining how I believe we can adapt the way we advertise Orders to the public, whilst still meeting all of our legal requirements regarding advertising. So we are hopefully on the road to getting back up and running again with it. I will let you know in advance as and when advertising resumes.”
- 2.1.82 **Residents parking – Hulton Drive** – Cllr Gibson reported that two petitions were submitted to MKC; one for Hulton Drive and the other for the service road of Olney Road. All 8 properties along the service road wanted to have resident's parking.
- 2.1.95 **Milestone (A509 north)** – Awaiting painting of lettering; contractor working on a template to repaint text properly. **Action: KG** to ascertain whether the contractor was still able to carry out the work.
- 2.1.105 **Newport Road (speed limit)** – Awaiting speed limit signs. MKC advised that they should be completed by the beginning of September. The clerk to chase. **Action: KG**
- 3.6.15 **Rat running and restricted access** – nothing to report.
- 3.6.28 **Parking restrictions (Olney Road)** – Update from MKC as follows: “With regards to the existing no waiting restrictions, I would need to first understand why the restrictions were first introduced and whether or not they would still need to be in place. The purpose of yellow lines was to prevent obstruction (stop drivers parking on the highway where it posed a risk to public safety or nuisance). I would guess that they were initially introduced to stop visitors to Emberton Country Park from parking within or near to the residential housing. I would suggest that we give consideration to all junctions and accesses when introducing a residents permit parking scheme in order to maintain safety at these locations. I am happy to look at any proposals if and when they arise to establish whether any existing restrictions can be removed. I recall that in May last year we were looking at a review of the parking and no waiting restrictions in Emberton. Perhaps we could include this at the same time (if it is still required).”
- 3.6.50 **Dog waste bins** – Bin to be installed on the 3<sup>rd</sup> September.
- 3.6.68 **Well at Petsoe End** – Cllr Markland stated that this was still on his list and asked whether a response had been received back from MKC conservation. The clerk to chase this. **Action: KG**
- 3.6.80 **Defibrillator** - Defibrillator pads have been replaced. Post meeting note – these are not covered under the 7 year warranty which expires on July 2021. Battery was replaced in January 2018. The clerk spoke to Wel Medical Ltd who supplied the equipment and the defibrillator was still a current model and did not need replacing at this stage; just keep up to date with replacing battery and pads as and when they expired. Cllr V McLean stated

that she needed to speak to Sandy Palmer regarding being a guardian of the defibrillator.

**Action: VMc**

- 3.6.88 **Leylandii trees (13/15 Gravel Walk)** – Site visit to be arranged. **Action: KMc**
- 3.6.106 **Farm traffic sign for junction of Petsoe End** – Sign awaited. It was noted that harvest was now complete with nothing untoward to report. The clerk to chase. **Action: KG**
- 3.6.107 **Street lighting – Prospect Place (column 1)** – Now rectified. It was agreed to remove this item from the agenda.
- 3.6.109 **Newton Road** – Nothing to report.
- 3.6.110 **Erosion of grass verges in Olney Road (15, 17, 19)** – Nothing to report.
- 3.1 **Emberton Park** – Cllr Flowers reported that the current ban on bbqs had cut down on the hassle for staff and park users with very little litter being left behind by visitors. The restriction on traffic flow in the park was to be discussed making the park bio diverse friendly. Cllr White commented that there were a lot of people saying how much nicer the atmosphere was in the park. Cllr Markland stated that the parish council had minuted the point he made regarding a plan in place for the park and how this could be obtained. Cllr White responded that a group had been assigned to look at the management of the park and they were going to report back to PLUG. Ward Cllr McLean stated that there was a Development and Operations Group at MKC to which the Ward Cllrs were invited; this group was assigned with getting a management plan in place. Car parking charges was being looked at again. Some new bins were going into the park to aesthetically improve the appearance of the park which should be in by the end of September.
- 3.23 **Bell & Bear Public House** – It was noted that the pub was up for sale with Fleurets for £425,00 plus vat.
- 3.74 **Emberton Neighbourhood Plan** – Cllr M Duncan reported that the committee had last met on the 21<sup>st</sup> July and the Housing Needs Assessment had been revised to show a need for 10 properties which was more in line with the resident’s questionnaire. Two sites were still under review; the school field and Field 13 and these were being assessed by MKC property services. The Article 14 consultation that was halted due to covid would need to be re-run and include the refreshed HNA. The NP was also being revised for the Article 14 consultation. The group had put together a report regarding housing stock for rent in the village which showed a total of 53 units. The consultant was also looking at revising the settlement boundary to keep it to a minimum to prevent “garden grabbing.” Cllr Duncan commented that both the new sites were capable of development; the school field was not in the conservation area but the building was. Consideration would have to be given for the noise from the A509. Other considerations were a tree planted in memory of a school child and a wildlife pond but the site could possibly allow for overflow parking for the village. Cllr V McLean responded that this was why the school field was such an attractive option. Cllr Duncan reported that some of Field 13 was ridge and furrow and there was also a sewer pipe running across it and not so well related to village. Cllr White asked about the position with Acorn Nurseries; could they submit a planning application for the site? Cllr Duncan responded that this depended whether there was a plan in place; the site was classed as open countryside and similar to agricultural rating. Cllr Markland commented that Acorn was not the only site put forward. However there were

planning policies in place to deal with it. Acorn were aware that it was not the preferred site and this had been put on record.

3.85 **Emberton School** – Reported on under item 1.2.

3.97 **Sports & Recreation Committee Cricket** – The clerk reported as follows: “Cricket resumed on the 11th July with an ad hoc game by MK Warriors charged at £100; they subsequently played another game in August. Wellingborough Old Grammarians had not played at Emberton this season but would return next. However, Wollaston have played all their matches at Emberton so there had been cricket most weekends since the 11th July.

The football season had only in the last week or so started back. Olney have two youth teams playing here (both U12's) on Saturday morning. Lakers Football Club have returned this season and play on Sunday mornings. The SRC had an approach from another team OB City FC and they are starting this season playing on Sunday mornings and would alternate with Lakers. All 3 teams have been issued with contracts. Loss of income due to covid - football £105/month @ 4 months = £420 cricket - 11 games @ £85 per game = £935. **Total loss = £1355.** Sue Soul continues to take tennis bookings and I have raised an invoice for £21 for tennis court use by a trainer and there was another outstanding invoice for £48.” Cllr V McLean reported that she had managed to obtain a grant for ESSC by way of the small business rate relief which for which the SRC was registered and suggested that part of the grant could be used to meet the shortfall outlined by the clerk. Cllr Flowers congratulated the Chair on obtaining the grant and stated that he supported the suggestion. Cllr V McLean stated that she would like to propose a revision to her suggestion to ask the SRC how they would cover the loss. **Action: KG** to take this back to the SRC.

### 3. SPECIFIC AGENDA ITEMS

3.98 Draft Planning Obligations and Health Impact Assessment SPD Consultation – Cllr Duncan reported that she had glanced over this consultation which mostly related to S106 obligations. It was agreed not to respond to the consultation.

### 4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

4.1 **Wind Farm Community Benefit Fund** – Nothing to report.

4.2 **Solar Farm Community Benefit Fund** – Cllr White commented that no applications were forthcoming and it was worth the group meeting to see if the procedure could be simplified to encourage more schemes to come forward.

Ward Cllr McLean left the meeting at 8.20pm

#### previous applications status

4.271 **20/001127/FUL** – Replacement extension to the southeast at 3 Battle Close - **permitted**

4.272 **20/01198/FUL** – Single storey front extension at 3 Battle Close – **permitted**

4.273 **20/01516/TCA** – Notification of intention to: Sycamore (Blue) – prune back by 2m from side of garden. 2 x Yew trees (yellow) – prune back by 2m from side of garden at Holcombe House, Olney Road - **permitted**

- 4.274 **20/01543/DISCON** – Details submitted pursuant to the discharge of conditions 7 (electric vehicle charging point scheme), 8 (window design) and 9 (door design) attached to planning application 19/01342/FUL at Mounts House, West Lane – **permitted**
- 4.275 **20/01585/FUL** – Garage conversion and replacement of flat roof with slated pitch roof at 7 Church Lane – **pending**
- 4.276 **20/01661/TCA** – Notification of intention to remove as close to ground level as possible 2 x Sycamores (T3 and T4), reduce the crown by approximately 1.5m in height and spread of Horse Chestnut (T2) and reduce the crown by approximately 3m in height and spread of Maple (T1) at 16 Olney Road – **no objection**
- 4.277 **20/01626/FUL** – Replacement pitched roof to main outbuildings, widening of smaller outbuilding, internal reconfigurations, window and door alterations and new services installation at West Lane House, West Lane – **pending**. Cllr Markland reported that he was continuing communication with the planning department at MKC regarding this application.
- 4.278 **20/01627/LBC** – Listed building consent for replacement pitched roof to main outbuildings, widening of smaller outbuilding, internal reconfigurations, window and door alterations and new services installation at West Lane House, West Lane – **pending**. See above.
- 4.279 **20/01752/TCA** – Notification of intention to – 7 x Line T1-T7 reduce height by 8m and all sides by 3m (branches on all 7 lime trees to be cut back to old pollard points) at Manor House, Olney Road – **no objection**

### **New applications**

- 4.280 **20/01728/FUL** – Single storey ground floor extension, replacement roof, skylights, new cladding materials and associated alterations at Hollington Wood Cottage, Newport Road – Cllr Duncan stated that this application was a minor amendment to a previous application and that there had been no objections from immediate neighbours with the aspect remaining unchanged from the footpath. There was no objection to this application.
- 4.281 **20/02050/TCA** – Notification of intention to fell a semi mature prunus tree of 30 years to ground level and poison the stump to prevent further structural damage at 1 West Farm Way – there was no objection to this application.

## **5. ACCOUNTS**

- 5.1 **To receive the RFO's Report for the 1<sup>st</sup> September and approve payments.** Cllr V McLean commented that the RFO's Report showed lots of ring fenced funds. The grant for £10,000 recently received was primarily for the ESSC but there might be other organisations in the village that needed help. EUC would also be eligible to apply for the same grant. It was proposed by Cllr Gibson and seconded by Cllr White that the payments be approved as per the RFO's Report. Cllr White to approve the payments online. **Action: HW**

## **6. CORRESPONDENCE - nothing to report.**

## **7. PARISH RELATED MATTERS**

- 7.1 **Village publicity** – Emberton Park, Solar Farm Funds, HIF Bid, MK East, NP update, White paper (planning) update
- 7.2 **Cllrs' concerns**  
**Cllr Markland** stated that he was continuing with the dialogue on West Lane House.
- 8. **DATE OF NEXT MEETING** – confirmed as Tuesday 6<sup>th</sup> October 2020 at 7pm to be held virtually

The meeting closed at 8.33pm

APPROVED