

Emberton Parish Council
Minutes of Virtual Meeting
Tuesday 12th January 2021 at 7pm

Present:

Cllr Melanie Duncan - Chairman
Cllr Paul Flowers
Cllr Colin Jamieson
Cllr Richard Logsdail
Cllr Fred Markland
Cllr Harry White

Ward Cllr David Hosking (part meeting)
Ward Cllr Keith McLean (part meeting)

Mr Jason Bevan – Chair of Neighbourhood Plan Steering Group (item 3.74)

Mr Chris Akrill – Town Planning Services (item 3.74)

Mrs Karen Goss – Clerk and RFO

Welcome to Councillor Colin Jamieson and Signing of Register of Member's Interest – Cllr Duncan welcome Cllr Jamieson to the meeting and he duly signed the Register of Member's Interest.

Apologies for Absence – Apologies for absence were received from Cllr Gibson and Ward Cllr Peter Geary.

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

1. **MINUTES OF THE MEETING** held on the 1st December 2020. These were confirmed and will be signed by the Chairman at the next face to face meeting.
- 3.74 **Emberton Neighbourhood Plan** – Jason reported that the steering group had got to the point where the plan had been completed. The group had taken into account the surveys that were returned and the fact that MKC now had a five year housing supply and there was no housing allocation for Emberton. The Housing Needs Assessment had been altered to allocate 10 properties. The group made a lot of progress on the school field and also looked at Field 13 which was later deemed inappropriate. Chris stated that the feedback from the initial consultation in February 2020 had led to the HNA being revised. There was a small allocation for housing on The Institute site; this followed constructive discussions with Emberton United Charity and they were keen to bring forward the site as either a conversion or redevelopment. The settlement boundary had been tidied up and it was expected that the housing allocation would be met by windfall and redevelopment/conversion of The Institute.

Cllr Logsdail stated that there was no provision for families to buy homes in Emberton to keep the school open. Chris commented that there was provision in the plan for the school to be continued to be used but there was limited control that the plan could exert over it. Cllr Logsdail commented that a survey undertaken by a resident had shown that there was justification in keeping the school open. Cllr Logsdail asked if there was any reference in the

plan to the road traffic through the village from the A509? Chris responded that the plan did comment on traffic generation through the village, rat running and parking. Jason reported that traffic and parking within the village was an issue and it was the case that this would need to be addressed by the parish council. Cllr Duncan suggested that the parish council could look at reducing the speed on the A509 to 30mph. The residents' parking scheme in Hulton Drive was referred to.

Cllr Duncan reported that the steering group were trying to establish whether the Article 14 submission consultation could start in the light of the covid restrictions. Chris responded that MKC had agreed that the consultation could go ahead with the plan being published on the internet and noticeboard and a leaflet going to every household in the village. Residents without access to the internet could request a hard copy of the plan, which would be posted through their door. The issues comes where there was potential for the documents to be shared around and it would be made clear that this would not happen.

Ward Cllr McLean commented that in principle, the plan covered a lot of things that the parish council had thought about and addressed the responses made in the earlier consultation. The issue of traffic and parking had been mentioned in the plan. Ward Cllr McLean commented that he had no objections to the plan.

It was proposed by Cllr Logsdail, seconded by Cllr Jamieson and unanimously **agreed** that the Article 14 submission of the Emberton Neighbourhood Plan be **approved**.

Mr Bevan and Mr Akrill left the meeting at 7.24pm

- 1.2 **Public questions** – There were no members of the public present.
- 1.3 **Risk – Covid 19 update** – It was noted that the pavilion was closed for the time being. Emberton Cares had been resurrected and help was there for residents struggling with getting shopping.

2. TO RECEIVE REPORTS AND AGREE ANY DECISIONS/ACTIONS

- 2.1 **Ward Cllrs' Report**
Covid – Ward Cllr McLean reported that two Serco operators had passed away from covid so there may have been missed refuse collections. It was noted that the Olney Ward were now at the bottom of the table for covid cases rather than the top but there was still a greater need for social distancing.

MKC Budget – Ward Cllr McLean reported that the budget was out for consultation with a proposal for an increase of 2.5%, 0.5% being for adult social care.

Trees in Gravel Walk – Ward Cllr McLean stated that one tree trunk was remaining and he had chased the tree officer to find out when this would be removed. Cllr Duncan thanked Ward Cllr McLean for his efforts his resolving this issue.

Ward Budget – Ward Cllr McLean reported that each Ward Cllr had a budget of £1000 to be shared amongst the Olney Ward.

Floods – Ward Cllr McLean stated that the parish council may be aware of some of the reports of flooding in the MK area and in particular, Drift Way in Olney. Reference was made to a Community Resilience Register to identify what assets might be of risk.

MK Futures 2050 – Cllr White stated that the eastern route of the bypass had been removed from the MK Futures 2050 plan. It was a protected route so that houses would not be built on it. Ward Cllr McLean responded that the parish council should query this with MKC (Fiona Robinson). **Action: KG**

7 Westpits – Ward Cllr McLean stated that the fly tipping at 7 Westpits had been reported to MKC and should be removed within the week. It was noted that cat litter had also been left outside the property and that this had been an ongoing issue for some time and the resident should be made aware of their responsibilities as both neighbouring properties were affected. Ward Cllr McLean stated that any correspondence should be raised through the MKC housing team as they might wish to make a visit. **Action: KG**

- 2.2 **Dates for Diaries** – These were noted. Cllr Duncan to attend the Parishes Forum.
- 2.3 **Clerk's Report**
- 2.1.17 **Bridleway claim at Petsoe End** – Nothing to report.
- 2.1.82 **Residents parking – Hulton Drive** – the clerk emailed Karen Creed at MKC for an update on 28th October and 26th November to request an update. The clerk to chase. **Action: KG**
- 2.1.95 **Milestone (A509 north)** – Nothing to report.
- 2.1.105 **Newport Road (speed limit)** – awaiting speed limit signs – clerk chased MKC on the 2/9/20 and 1/10/20 and 26/11/20. The clerk to chase. **Action: KG**
- 3.6.15 **Rat running and restricted access** – nothing to report.
- 3.6.28 **Parking restrictions (Olney Road)** – clerk chased on 26/11/20.
- 3.6.68 **Well at Petsoe End** – Nick Crank to visit the site on 26th November. The clerk to provide an update once received.
- 3.6.88 **Leylandii trees (13/15 Gravel Walk)** – Trees now removed.
- 3.6.106 **Farm traffic sign for junction of Petsoe End** – clerk chased MKC on 2/9/20 and 1/10/20 and 26/11/20. It was noted that this had been compelled.
- 3.6.109 **Newton Road** - The clerk to contact highways department to arrange for truvello strips along Newton Road.

3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – Cllr Flowers reported that the action for today was to close Grounds Café to maintain the safety of the staff. The gatehouse remained open. Cllr White asked if vehicles would now be charged for entrance as the café had closed. Ward Cllr McLean responded that

the reason the park was free entry was to encourage people to use the café but questioned whether people should be encouraged to be driving by car given the current circumstances.

- 3.6.1 **Emberton Parish Council website** – WCAG compliance. **Action: KG**
- 3.23 **Bell & Bear Public House** – Cllr Logsdail reported that the community asset company were now in a position to engage with the Wellington Pub Company to increase the bid. Cllr Flowers made reference to the information received regarding permitted development rights and change of use for public buildings. Cllr Logsdail stated that this could be a cause for concern. Ward Cllr McLean suggested that Cllr Logsdail wrote to MKC's head of planning to seek advice. **Action: RL**
- 3.74 **Emberton Neighbourhood Plan** – Previously reported on above.
- 3.85 **Emberton School** – Ward Cllr McLean reported that he was still waiting on a response to the questions he raised with MKC on behalf of the parish council regarding the selection process for use of the school.
- Olney Infant Academy consultation on change of catchment** - A consultation was taking place on changing the catchment area of OIA to include Emberton, Petsoe, Filgrave and Tyringham. Ward Cllr McLean commented that there were 500 new homes proposed for Olney over the next three years. It was **agreed** to support the proposal and to advertise the consultation on the website. **Action: KG**
- 3.97 **Sports & Recreation Committee** – Cllr Logsdail reported that there was no football being played due to covid but the groundsman had reported several incidents of dog fouling on the pitches. It was agreed to put an article in the Well & Towers and to speak to other parishes to see how they tackled the issue. **Action: KG**
- 3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – It was noted that the conservation area review of Emberton started on the 9th December.
- 3.102 **Public footpaths in Emberton** – It was noted that this information was on the website.
- 3.103 **Waste & Recycling Collection Consultation** – Consultation to introduce 3 or 4 wheelie bins to replace existing plastic sacks and blue plastic box. Comments – one size did not fit all, areas in Emberton such as The Forge may not have the space for the amount of wheelie bins being proposed, some properties had long tracks and drove their refuse to the boundary, wheelie bins could be left on the highway causing traffic issues, possibility of fly tipping. **Action: KG to draft a response for circulation.**
- 3.104 **Local Cycling & Walking Infrastructure Plan** - It was noted that the current cycling route map published along with the consultation stopped at Newport Pagnell and didn't show Emberton. The current cycle route stopped at Sherington one end and Olney bridge the other end. Cllr Markland commented that Emberton was quite isolated as a village with regard to the cycle ways; linking between Petsoe and Emberton was a challenge. Ward Cllr McLean commented that there were discussions linking Olney with Lavendon but the cost was not viable. **Action: Cllr Markland to draft a response.**

4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

4.1 **Wind Farm Community Benefit Fund** – Cllr White reported that an application had been received from Astwood Village Hall for new windows in the sum of £1800. **Action: KG** to follow up with MKC regarding the S106 agreement.

4.2 **Solar Farm Community Benefit Fund** – Nothing to report. No further applications.

previous applications status

- 4.287 **20/02548/FUL** – Internal reconfiguration, window and door alterations and new services installation to main dwelling and alterations to utility room outbuilding including widening at West Lane House, West Lane - **permitted**
- 4.288 **20/02549/LBC** – Listed building consent for above - **permitted**
- 4.290 **20/02524/FUL** – Erection of one single storey, two bedroom detached dwelling with parking, landscaping and associated works at Hartoft, West Lane - **withdrawn**
- 4.291 **20/02593/FUL** – Erection of a detached oak framed car port and oak farmed bin store at 3 Battle Close – **permitted**
- 4.292 **20/02751/TCA** – Notification of intention to thin the walnut tree (tree A) by 20%, thin ash (tree B) by 20%, reduce lateral branches overhanging northern boundary by approx. 2m and reduce width of 4m apple (tree C) by 0.5m on sides at 35 Olney Road – **no objection**
- 4.293 **20/02777/TPO** - Tree Preservation Order consent for Yew - T1 - reduce height by a maximum of 2 metres and all sides by a maximum of 2 metres at Manor House, 9 Olney Road – **permitted**
- 4.294 **20/02778/TCA** - Notification of intention to T1 - Ash - fell, T2 - Yew - reduce height by a maximum of 2m and all sides by a maximum of 2m. Crown raise to 3m. T3 - Sycamore - reduce height by a maximum of 3m and all sides by a maximum of 3m. Crown raise to 3m. T4 - Lombardi Poplar - reduce height by 7m. T5 - Lombardi Poplar - reduce height by 7m at Manor House, 9 Olney Road – **no objection**
- 4.295 **20/02820/FUL** – To increase the width of the existing access onto A509 by 3 metres to Accommodate large vehicles and access a side entrance at Hollington Wood Cottage, Newport Road – **application refused**
- 4.296 **20/02830/TCA** Notification of intention to remove several low lateral branches back to their source on 1 x Pine tree (T44) to allow direct sunlight to reach the hedge, dismantle to ground level 1 x Ash tree (T45) in direct contact with stone wall and is still growing & remove 1 x over mature Gleditsia tree (T50) at 3 Battle Close. It was noted that the corner of the garden fell within the conservation area – **no objection**
- 4.297 **20/02890/DISCON** - Details submitted pursuant of condition 1 (approved drawings), 2 (duration) and 3 (method of demolition) attached to planning application 14/00522/LBC at Emberton House Farm, Newport Road – **conditions discharged**
- 4.298 **20/02892/DISCON** - Details submitted pursuant to the discharge of condition 1 (approved plans), condition 2 (expiry of consent), condition 3 (roof materials), condition 4 (stone), condition 5 (internals), condition 6 (plaster and render), condition 7 (mortar), condition 8

(externals) and condition 9 (woodwork) relating to application 11/01924/LBC at Emberton House Farm, Newport Road – **conditions discharged**

- 4.299 **20/02899/DISCON** - Details submitted pursuant to discharge conditions 1 (various works) 2 (boundary walls) & 3 (works to principle building, outbuilding and walls) attached to planning application 16/02999/LBC at Emberton House Farm, Newport Road – **conditions discharged**
- 4.300 **20/02906/DISCON** - Details submitted pursuant to the discharge of conditions 1 (approved plans), 2 (time period for commencement of works) and partial discharge of condition 3 (method statements for electrics and biomass boiler) relating to application 16/02999/LBC at Emberton House Farm, Newport Road – **conditions discharged**
- 4.301 **20/02840/TPO** - T1 Atlas Cedar 15m high - Reduce lateral braced branch by 2 metres and thin 2 lateral branches in upper canopy. T3 Beech 14m high - crown raise to 5.5m over the road to clear passing buses at The Old Rectory, Olney Road - **pending**
- 4.302 **20/03084/TCA** - T1 Macrocarpar Conifer 12m - fell - this is suppressing the adjacent Beech tree. T4 Sweet Chestnut 4m - fell - this is a suppressed specimen in poor form at The Old Rectory Olney Road – **no objection**

New applications

- 4.303 **21/00025/TCA** - Notification of intention to Thuja (T1) requires dismantling to ground level at All Saints Church, Church Lane – It was noted that removing the tree would alter the view looking up West Lane from the clock tower and change the amenity value. There had been no justification made on the application for the dismantling to ground level of the thuja. If some mitigation was provided, this might be taken into account. **Action: KG to draft a response.**
- 4.304 **21/00017/PNHSE** - Prior notification of single storey rear extension measuring 4 metres beyond the rear wall of the original dwelling house, 2.25 metres in height to the eaves and 3.5 metres maximum height at 7 Newport Road – It was noted that there were no objections from neighbouring properties. **Action: KG to respond with no objection**

5. ACCOUNTS

- 5.1 **To receive the RFO's Report for the 12th January** and approve payments. It was proposed by Cllr White and seconded by Cllr Markland that the payments be approved as per the RFO's Report. Cllr White to approve the payments online. **Action: HW**
- 5.2 **Draft Budget** – to agree budget and set precept for the 2021/2022 financial year. The draft budget was discussed and noted. Cllrs agreed that it was not wise to increase the precept and it was proposed by Cllr Logsdail, seconded by Cllr White and unanimously **agreed** that the precept would remain at £18,000.00. **Action: KG to notify MKC of the precept required.**

6. CORRESPONDENCE

- 6.1 **7 Westpits** – The clerk to follow this up with the housing department. **Action: KG**

7. PARISH RELATED MATTERS

- 7.1 **Village publicity** – Chairman, Cllr Jamieson, Emberton School, Neighbourhood Plan, dog fouling.

7.2 **Cllrs' concerns**

Cllr Logsdail – dog fouling on the playing field.

Cllr White – fly tipping at 7 Westpits.

Cllr Jamieson – mud on West Lane by West Lane House from works.

Cllr Duncan – diseased ash tree at the junction of Petsoe End.

8. **DATE OF NEXT MEETING** – confirmed as Tuesday 2nd February 2021 at 7pm to be held virtually.

The meeting closed at 9.15pm

DRAFT