

**Emberton Parish Council**  
**Minutes of Virtual Meeting**  
**Tuesday 6<sup>th</sup> October 2020 at 7pm**

**Present:**

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

Ward Cllr David Hosking (part meeting)

Mr Chris Handler – resident  
 Mr Colin Jamieson - resident

Mrs Karen Goss – Clerk and RFO

**Apologies for Absence** – Apologies for absence were received from Cllr Richard Logsdail and Ward Cllrs Peter Geary, Keith McLean and resident Mr J Walker.

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

1. **MINUTES OF THE MEETING** held on 1st September 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 and stated that he did not really have an update regarding the school. There had been a few emails circulating and there was a rumour of a judicial review on the school but it was not known where this had come from. Cllr McLean responded that the parish council had made the decision not to spend funds on a judicial review that probably did not stand a chance of succeeding. The parish council needed to make sure that it would work with the school to get the best out of it for the village. Cllr McLean asked Mr Handler whether he would be looking to push for a judicial review. Mr Handler responded that he wasn't aware that there had been a discussion about whether there would be one and he did not really know enough about the process and its likely outcome. It was more of a case at looking at whether the correct process was followed. Mr Handler stated that he would support something that looked at a review of the process of the closure of the school. Cllr Hosking responded that his understanding was that a judicial review needed to be filed fairly promptly after the event had taken place; it was a matter of weeks and not months and would mean that the time had more than likely lapsed. The judicial review would look at the legal process and whether this had been followed. Cllr Hosking stated that his recommendation would be to talk to the governing body of the school. Cllr McLean asked if it was worth asking for the case to be reviewed by the Scrutiny Committee. Cllr Hosking responded that this would not alter the decision made. Cllr McLean commented that there was more interest now to make sure the school remained a place for learning and education. Mr Handler asked if there had been any outreach to the community from the Village Schools' Federation. It was noted that an email had been received from Mr Simon Sims, Education

Sufficiency at MKC. **Action:** to engage with MKC education as to where the rumour has come from, letter to the governors to find out what proposals they have on the table and when are they going to engage with the community. **Action: VMc/KG**

1.3 **Risk – Covid 19 update** – Nothing to report.

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

### Ward Cllrs' Report

**Mount's House** – Ward Cllr Hosking stated that the report on Mount's House for the DCC meeting on the 8<sup>th</sup> October was available on line. Cllr Hosking stated that he would be putting forward his views on it and there was still an opportunity for a member of the parish council to make representation and express an opinion on how quickly the first application was granted considering the parish council were still in discussions with the planning officer.

**Waste and recycling** – Cllr Hosking reported that MKC were trialling a new waste and recycling scheme in certain areas of MK but Emberton was not included in the trial. Four wheelie bins would replace the old system of the clear sacks, blue boxes and household waste.

**Street lighting** – Cllr Hosking stated that MKC were getting lots of requests regarding unlit street lights and suggested the parish council put forward any issues once they were known.

**HIF** – Cllr Hosking asked whether the parish council had sent a letter regarding this. Cllr McLean responded that this was on a “to do” list. Cllr Hosking stated that the last six months had shown that green space was very important to people.

Councillor Hosking left the meeting at 7.25pm

Cllr McLean asked if any parish councillor would be willing to speak regarding Mount's House. The clerk to ask Mr McGrandle whether he would be willing to speak on behalf of the parish council. **Action: KG**

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

### Clerk's Report

2.1.17 **Bridleway claim at Petsoe End** – Nothing to report.

2.1.82 **Residents parking – Hulton Drive** – Nothing to report.

2.1.95 **Milestone (A509 north)** – the clerk contacted the contractor on the 17<sup>th</sup> September. Awaiting response.

2.1.105 **Newport Road (speed limit)** – awaiting speed limit signs – clerk chased MKC on the 2/9/20 and 1/10/20.

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

3.6.28 **Parking restrictions (Olney Road)** – parking in Olney Road is now permitted until 1<sup>st</sup> March 2021. A discussion took place as to the necessity for the single yellow lines and it was agreed that they acted as a traffic control measure for rat running and that the

drawings submitted to the parish council in May 2019 should be introduced to allow for staggered parking. **Action: KG** to follow this up with MKC.

- 3.6.50 **Dog waste bins** – The bin has now been installed and it was agreed to remove this item from the agenda.
- 3.6.68 **Well at Petsoe End** – The clerk contacted the conservation officer (2/9/20) regarding the procedure for listing the well as a non-designated heritage asset and to enquire whether there was any funding available for repair. The clerk reported that Councillor Markland was in the process of obtaining quotes for repair to the well.
- 3.6.88 **Leylandii trees (13/15 Gravel Walk) – Post meeting note from Ward Cllr K McLean** - Informally the Housing officer has agreed that the trees at the top of Gravel Walk can be felled but her manager has requested some more information. There could be a request to plant some trees to replace the three leylandii.
- 3.6.106 **Farm traffic sign for junction of Petsoe End** – clerk chased MKC on 2/9/20 and 1/10/20.
- 3.6.109 **Newton Road** – Nothing to report.
- 3.6.110 **Erosion of grass verges in Olney Road (15, 17, 19)** – It was agreed to remove this item from the agenda as there had been no further action.
- 3.1 **Emberton Park** – Cllr White reported that people were generally quite happy with the current situation in the park and there hadn't been any real complaints. The next PLUG meeting was due to take place on the 22<sup>nd</sup> October and Cllr White requested comments by email to take forward to the meeting. Cllr Flowers concurred with the comments made. A suggestion was made that the bbq bins put in place which hadn't been used were replaced with other bins.
- 3.5 **“Together We Can”** – MKC consultation on working with parishes – The clerk reported that the document being put together replaced the Parishes Protocol and that a response had previously been sent. It was agreed that a “no comment” response be sent. **Action: KG**
- 3.6.1 **Emberton Parish Council website** – WCAG compliance. The clerk had previously circulated information regarding this. It was agreed that the clerk liaise with the website provider. **Action: KG**
- 3.23 **Bell & Bear Public House** – Cllr Gibson reported that he had had a discussion with Cllr Logsdail and the Wellington Pub Company were not willing to move on price. It had been noted that surveyors had been on site. Cllr Duncan commented explained to the meeting that this was only her, with her husband and an old friend of his who happened to work for the Wellington Pub Company and had come to stay for a couple of days. **Post meeting note** By way of additional information, not given at the EPC meeting, Cllr Duncan did ask for his informal advice on the village's situation with regard to the pub. He is a rent review surveyor, not on the sales team, but, for what it is worth, he mentioned that where a community buyer might well have difficulty reclaiming the VAT on the purchase price, it could be possible (in cases where a VAT election has been made on a property over 20 years ago) to apply to HMRC to dis-apply the VAT election, saving the need for the community buyer to pay VAT on the purchase price. This though could potentially leave the buyer not able to reclaim VAT on renovations etc and would definitely be a matter for formal qualified accountant's advice.

- 3.74 **Newport Pagnell Neighbourhood Plan** – It was agreed not to comment on this.
- 3.74 **Emberton Neighbourhood Plan** – Cllr M Duncan reported that the committee had last met on the 29<sup>th</sup> September and were joined by Warwick Clarke from Emberton United Charities to ascertain what EUC might bring to the neighbourhood plan process. EUC had not had a meeting as such so it was early days but Mr Clarke commented that it was not really useful for the village having both The Institute and The Pavilion and that the Institute could be put forward for development. MKC have now submitted a call for sites application for Field 13. They were not submitting the school field as they didn't want to jeopardise their position with regard to a possible judicial review which seemed to suggest that the property department were being cautious. Cllr McLean stated that she would put something together to Mr Sims as the rumour of the judicial review was hindering the progression of the neighbourhood plan. Cllr White asked if the steering group had been in contact with Acorn Nurseries as there was a hint that they were going to put in a planning application for development and there was the possibility of ending up with two or three sites. A discussion took place regarding the general planning application process in which it was noted that planning applications would be discussed individually based on current planning legislation and their merits. It was noted that the emerging Housing Needs Assessment had indicated a need for 10 properties. Cllr Duncan made reference to the Planning White Paper and the remit of growth, renewal, protection and stated that these would be likely to override the neighbourhood plan but the government hadn't given the detail on this yet so it was unknown how these designations would interact with neighbourhood plans if the white paper became law. Cllr White stated that there would be objections from Battle Close and Hulton Drive to development on Field 13. Cllr Duncan responded that because of covid, the steering group were not able to go out to a referendum. Cllr White commented that the steering group should only put in sites that were likely to go forward. Cllr Duncan asked what the parish council thought of the Institute as a potential development site and whilst it could be useful, it did not help with parking problems. Cllr Gibson responded that the parking issues in the past had been on Thursday evenings. Cllr McLean asked Cllr Duncan if the steering group could produce a timetable. Cllr Duncan responded that a timetable had been prepared already and the group had received input from the planning consultant. **Action: MD to circulate the timetable**
- 3.85 **Emberton School** – Reported on under item 1.2.
- 3.97 **Sports & Recreation Committee Cricket** – The clerk reported that the Sports and Recreation Committee was due to meet on the 15<sup>th</sup> October.
3. **SPECIFIC AGENDA ITEMS**
4. **PLANNING APPLICATIONS AND ENFORCEMENT ISSUES**
- 4.1 **Wind Farm Community Benefit Fund** – Cllr White commented that there was only one application going in for Hardmead Church. Cllr Duncan commented that it was really hard to find any information about the fund on line and if it was advertised there might be more applications. Cllr Flowers asked that this be taken forward as an action point. **Action: KG to contact the Chairman and ask if the information could be put on the parish council website.**
- 4.2 **Solar Farm Community Benefit Fund** – Meeting to be arranged. **Action: KG**

#### **previous applications status**

- 4.275 **20/01585/FUL** – Garage conversion and replacement of flat roof with slated pitch roof at 7 Church Lane – **permitted**
- 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 – **application withdrawn**
- 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 – **application withdrawn**
- 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 – **pending**
- 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 – **pending**

#### **New applications**

- 4.282 **22/02262/DISCON** – Details submitted for discharge of conditions 4 (sample stonework panel) and 5 (window & door details) related to application 20/01585/FUL at 7 Church Lane – there were no objections to this application.
- 4.283 **20/02355/TCA** - Notification of intention to - 1. Row of Field Maples: crown lift by 2.4m from ground to improve aesthetic value of trees. 2. Blackthorn Scrub (blackthorn/ bramble/ nettles): remove (cut to ground level) due to low aesthetic value. 3. Group of Cherry trees (max 4inch circumference): remove 1/5 to improve health of others by providing more light, nutrients etc approx. 3 trees come out. 4. Willows and Hazels: coppice hazels due to being overgrown and in need of management to maintain health and aesthetic value. Crown raise willows by 4/5m to maintain health and aesthetic value. 5. Willows and Hazels: Same as number 4 but also to maintain size so that they don't outgrow the space. 7 Silver Birch: Crown Clean and reduce by 2m as it has outgrown its space and is intruding over neighbour's fence - weight is also causing lean towards neighbour's property. 8. Holly: remove to ground level as it's dead from ivy. 9: Purple plum: pollard to 1st major unions to improve the aesthetic value of the tree. 10. Rowan: Crown lift to move clear of BT lines by 2m. 11. Holly: Trim as tight as possible to shape to improve aesthetic value. 12. Purple plum: Reshape - this will include crown clean to remove dead, dying, diseased and crossing branches to improve aesthetic value and health of tree at Oltons, 18 Olney Road. It was agreed that the parish council would be in agreement with the recommendations made by MKC's tree officer with regard to this application. **Action: KG** to respond
- 4.284 **20/02354/TPO** – Notification of intention to – Copper Beech (T6) – Crown raise by 4m from ground and target prune specific branches by 2m to allow light into neighbour's windows at Oltons, 18 Olney Road. It was agreed that the parish council would be in agreement with the recommendations made by MKC's tree officer with regard to this application. **Action: KG** to respond.
- 4.285 **20/02181/FUL** – Two storey side extension at 5 Newport Road. A discussion took place as to whether the development would impact on the neighbouring property. It was agreed to send a

neutral response and it was noted that if the neighbour had an issue with the application, they should respond to MKC. **Action: KG** to respond.

## 5. ACCOUNTS

- 5.1 **To receive the RFO's Report for the 6<sup>th</sup> September** and approve payments. It was proposed by Cllr White and seconded by Cllr Gibson 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, Wind Farm Community Fund, street lighting, dog waste bin in Westpits.

### 7.2 Cllrs' concerns

**Cllr Flowers** stated that the street light at the junction of High Street and A509 was out. The clerk to report this. **Action: KG**

**Cllr White** made reference to a walkabout of the village that was undertaken to look for any repairs and asked when another one would take place. Cllr McLean stated that some volunteers were needed for this; either a parish councillor or a volunteer from the village. Cllr White stated that the fence around the pump field was falling down. It was noted that the top half of the field belonged to Pibworths and the bottom half belonged to Julian Sapwell. **Action: KG** to contact Gary Pibworth to ascertain details.

**Cllr McLean** asked Mr Jamieson whether he would like to make any comment at this stage in the meeting. Mr Jamieson stated that he too had heard that a developer was going to put in an application for developing Acorn Nurseries. Cllr Duncan asked if Mr Jamieson knew the size of the development. Mr Jamieson stated that he was not aware.

8. **DATE OF NEXT MEETING** – confirmed as Tuesday 3<sup>rd</sup> November 2020 at 7pm to be held virtually

The meeting closed at 8.40pm