

**Emberton Parish Council**  
**Minutes of Meeting held in The Pavilion**  
**Tuesday 2<sup>nd</sup> November 2021 at 7pm**

**Present:**

Cllr Melanie Duncan - Chairman  
 Cllr Paul Flowers  
 Cllr Harry White

Ward Cllr Peter Geary (part meeting)

Mrs Karen Goss – Clerk and RFO (via zoom)

**Apologies for Absence** – Apologies for absence were received from Cllr Steve Gibson, Cllr Colin Jamieson, Cllr Richard Logsdail, Cllr Fred Markland and Ward Councillors David Hosking and Keith McLean. Cllr Duncan reported that Cllr Logsdail had tendered his resignation with immediate effect. It was not known whether his resignation was also for the Sports & Recreation Committee. The clerk to ascertain this. **Action: KG**

**Declarations of Interest in items on the agenda** – Cllr Duncan Declared an Interest in item 2.1.17.

**MINUTES OF THE MEETING** held on the 5<sup>th</sup> October 2021. The Minutes of the Meeting held on the 5<sup>th</sup> October 2021 were confirmed as correct and signed by the Chairman. It was noted that a correction to the Minutes of the 7<sup>th</sup> September was required in that the date of the next meeting had been shown as the 5<sup>th</sup> September when in fact it should have been the 5<sup>th</sup> October. This amendment was initialled by the Chairman.

1.2 **Public questions** – No members of the public were present.

1.3 **Risk – Flooding at Petsoe End** – The clerk reported that the first draft of the flood risk plan had been put together. Ward Cllr Geary commented that the problem at Petsoe was that the bank had collapsed into the ditch as the sides had been dug vertically and there had been a collapse into the stream which would wash down the road. Ward Cllr Geary stated that some works would be required to rectify this. It was noted that this was highways land. Cllr White made reference to the clogged state of the ditches along the A509. Ward Cllr Geary responded that MKC would not see this as being a problem, as the ditches tended to self-clear when it rained.

**Anglian Water pumping station in Harvey Drive** – Nothing to report.

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

**2.1 Ward Cllrs' Report**

**MK East** – Ward Cllr Geary commented that the MK East planning application would be heard on the 9<sup>th</sup> November at the development control meeting. Cllr Duncan asked if there had been any changes to create better pedestrian and cycle routes to the north and to Newport Pagnell itself, not just connections towards the centre of Milton Keynes. Ward Cllr Geary

responded that if there were any modifications to the plan, there would be further consultation although there had been some changes to the cycle network.

**MK Connect** – Ward Cllr Geary reported that a meeting had taken place to discuss this issue, attended by lots of parish councils; Ward Cllr McLean also attended. The level of service was not what parishes had expected. There was a vehicle shortage with 28 vehicles currently in use with 40 being the recommended number to provide the required service. Cllr Duncan asked whether it would be better to reinstate the buses. Ward Cllr Geary responded that there was no money in the budget to improve the service. There would be a six-month review in January. It was noted that the number 21 bus was no longer operating in Emberton due to the driver having to manoeuvre around parked cars at the clock tower. Ward Cllr Geary suggested that the bus could pull off the A509 at the park entrance to avoid this area and suggested that this be raised when the review took place.

Cllr Duncan commented that an email had been received from a resident regarding MKC cleaning the bus shelters and whether this was necessary. Ward Cllr Geary responded that the bus shelters were still being used by the school buses and as a pick-up point for MK Connect. There would be a significant cost to bring back the shelters if they were taken away.

**Acorn (MK) Nurseries housing** – Ward Cllr Geary stated that highways had raised an objection to this planning application which related to the pedestrian link to the village which was quite difficult to address: with a pedestrian crossing to the south of the junction, you would have to cross the road three times to get to the centre of the village. The application was likely to be heard in December.

2.2 **Dates for Diaries** – these were noted.

2.4 **Clerk's Report**

2.1.17 **Bridleway claim at Petsoe End** – The clerk contacted the rights of way officer at MKC and he confirmed that he was not aware of the notice.

2.1.24 **Weed spraying** – Nothing to report.

2.1.82 **Resident's parking – Hulton Drive** – The consultation had now ended and MKC have been advised that based on the results of the questionnaire, the parish council were happy to proceed with the scheme.

2.1.95 **Milestone (A509 north)** – Nothing to report.

2.1.109 **Ash tree (junction of Petsoe End)** – Nothing to report.

2.1.111 **Harvey Drive nameplate** – Nothing to report.

3.6.15 **Rat running and restricted access** – An article had been placed in the Well & Towers asking for volunteers.

3.6.28 **Parking restrictions (Olney Road)** – See update under item 2.1.82.

3.6.30 **Allotments** – An article had been placed in the Well & Towers asking if residents required further plots. Cllr Duncan reported that the plan provided by MKC needed to have a red line

defined on it in order to move the conveyancing forward. It was agreed to ask Cllr Jamieson if he was able to provide any further historical information regarding the boundaries of the allotment site. **Action: KG.**

- 3.6.68 **Well at Petsoe End** – Nothing to report. Cllr Markland looking into grant funding.
- 3.6.109 **Newton Road** – Awaiting outcome of Acorn Nurseries planning application.
- 3.6.110 **Gritting at Petsoe End** – The clerk raised the question of gritting with MKC. Response received that the enquiry had been passed through to the highways team leader who looked at the priority route for the gritters.
- 3.6.112 **Dead trees Newton Road (to right of triangle)** – MKC had responded that no further action would be taken with regard to this matter. Since then, a number of smaller trees had fallen on to the highway during a storm. Ward Cllr Geary commented that it was a private hedge and that MKC should get in touch with the land owners as it needed significant work. **Action: KG** to write to the landowner.
- 3.6.113 **Bench in Olney Road (by bus shelter)** – The clerk had previously circulated an estimate for a composite bench from Marmax in the sum of £410 + vat. This bench had been purchased on a previous occasion and was now sited in the playing field. It was agreed to include the cost of the bench in the budget and to apply to the Ward Councillors for a grant. **Action: KG**
- 3.6.114 **Litter bin for Olney Road (by bus shelter)** – The clerk had previously circulated some options for a litter bin. It was agreed to allocate £365 + vat in the budget for a powder coated steel wood effect litter bin which had a compartment for recycling. It was noted that the cost of emptying the litter bin by the parish council would have to be factored into the budget.

### 3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – Cllr White had attended the PLUG meeting on the 19<sup>th</sup> October and reported that there was little communication regarding the works to the trees along the A509. There would be a significant change to the street scene when these trees were cut down, and this should be publicised in advance. The ecology zone was mentioned briefly but still no concrete plans. A discussion took place regarding the conservation area and whether dogs on leads should or should not be allowed. A vote was taken at the PLUG meeting and it was agreed to stick with the current regulations of no dogs in the conservation area. Ward Cllr Geary reported that a fish survey would be undertaken in a controlled manner to check them for their numbers, size and health.
- 3.23 **Bell & Bear Public House** – Cllr Duncan asked whether the Bell & Bear still needed to be kept as an item on the agenda, given that the pub was now successfully owned by the community shareholders. The clerk responded that as it was no longer the subject of a community right to bid there would not be any further dealings with MKC and it could be removed from the agenda. Cllr Duncan responded that the Bell & Bear might be the subject of a planning application for listed building consent but this would be covered under planning. It was agreed to remove this item from the agenda.

- 3.74 **Emberton Neighbourhood Plan** – Cllr Duncan reported that Cllr White had joined the committee at the recent neighbourhood plan meeting held on the 26<sup>th</sup> October. A call for further sites was being undertaken between the 1<sup>st</sup> and 22<sup>nd</sup> November. A cluster of smaller sites was preferred as the larger sites previously put forward had various constraints.
- 3.84 **Emberton landscape maintenance contract with MKC** – Cllr Duncan reported that she had attended a workshop regarding landscape maintenance attended by several parish and town councils, some of which had taken over the service provided by MKC. Cllr Duncan stated that she was unsure whether this was a good match for Emberton at the present time and it was worth continuing with the service provided by MKC. Ward Cllr Geary responded that Olney had done its own landscaping for about ten years; Weston Underwood and Ravenstone were also undertaking their own landscaping. He went on to state that if Emberton were happy with the service, it was better to continue although there were smaller contractors that could offer the same service more cheaply. Cllr Duncan reported that there would be other opportunities further down the line for Emberton Parish Council to take on the services themselves, if they chose. Ward Cllr Geary responded that Emberton might wish to speak to other parishes. It was noted that there was a duplication of weed spraying in Emberton with MKC spraying once a year and a private contractor spraying twice a year. **Action: KG** to ask MKC if there was any contribution to spraying the weeds. A discussion took place on how best to approach the control of weeds.
- 3.85 **Emberton School (School House Fund)** – It was noted that nothing had been heard regarding the Emberton School House Fund. **Action: KG** to email Mr McGrandle to ascertain whether he had received any communication.
- 3.851 **Emberton School (Acorn Early Years Foundation)** – This item is covered under planning applications.
- 3.97 **Sports & Recreation Committee** – Nothing to report.
- 3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – The clerk emailed the conservation officer, no response received.
- 3.106 **BP Pulse – electric vehicle charge points** – Cllr Flowers reported that a resident in the High Street was about to get an electric vehicle and had raised the question of electric vehicle charge points. A discussion took place regarding charge points and it was agreed the best way forward was to be proactive. Cllr White stated that the parking bays at Westpits would be an ideal place for charging points. Cllr Duncan raised the question whether lamp posts could be used for charging points, as this had been done in parts of London. It was noted that the preschool might have some EV points as part of their planning application to turn a corner of the school field into a car park. **Action: KG** to make enquiries with MKC highways.

#### 4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

- 4.1 **Wind Farm Community Benefit Fund** – The clerk reported that she had received an enquiry from the Chicheley village hall committee and would forward this to Cllr White. **Action: KG.**
- 4.2 **Solar Farm Community Benefit Fund** – Nothing to report.

#### previous applications status

- 4.309 **21/01130/FUL** – Erection of one dwelling with attached single garage (re-submission of 20/00483/FUL) at 34 Gravel Walk – **pending**
- 4.316 **21/00999/OUTEIS** – Hybrid planning application – **pending**
- 4.317 **21/01869/FUL** – Two storey side extension, first floor side and two storey rear extension, new front entrance, replacement pool enclosure with link to house, dormer windows to front elevation, replacement windows and internal alterations (re-submission of 20/00077/FUL) at Springside Pasture, Petsoe End – **permitted**
- 4.319 **21/01921/OUT** – Outline application (all matters reserved except for access) for the residential redevelopment of the Acorn (MK) Nurseries site for up to 41 dwellings including affordable housing. Also, access and additional off-site highway improvements following all demolition and removal work of existing structures and hard-standing from site at Acorn MK Nurseries, Newton Road. Cllr Duncan reported that at last meeting it was agreed to check what the changes were as the applicant had submitted a new design and access statement. Cllr Duncan stated that the bus service statement needed updating. It was noted that children from the new site would use the bus stop opposite the Bell & Bear when there was a closer bus stop in Petsoe End which had not been mentioned. Cllr Flowers stated that this was an ideal opportunity to have a bus stop at the site but this had not been mentioned. It was noted that the technical report had been amended to include the updated traffic monitoring report. However, the report had only taken a very small window for the crash map information which had shown 3 accidents whereas for a longer period there were 16. The 40mph speed limit came into effect in 2006. In 2005 there were two fatal accidents. It was agreed to make further comment on the application in relation to the crash map information. **Action: KG** to draft an email to planning.
- 4.320 **21/02479/FUL & 21/02480/LBC** – **pending.**
- 4.321 **21/02632/FUL** – Replacement of windows and glazed façade and 2 external doors at The Barn, 4 Manor Court – **pending**
- 4.322 **21/02632/FUL** - Demolition of garage/outbuildings and erection of new garage and single storey rear extension adjoining existing house incorporating altered former brewhouse (resubmission of 21/00394/FUL) at Grange Farm, Petsoe End – **pending.**
- 4.323 **21/02718/TCA** – Works to (T1) variegated Acer – crown reduction by 0.5m to 1 metre & removal of inner crown reverted stems; & (T2) Hawthorn – crown reduction by 0.5m at Home Farm Court – **no objections**
- 4.324 **21/02745/DISCON** – Approval of details required by conditions 3 (Levels) and 8 (Stone samples) of permission 20/00822/FUL at land adjacent to West Lane House – **pending.**

#### **New applicatons**

- 4.325 **21/03202/FUL** - The erection of single storey rear extension and new rear dormer window at 24 Olney Road – no objections.
- 4.326 **21/03121/FUL** - Change of use from Class F1(a) to a hybrid use for a school and nursery under Class F1(a) and Class E(f) and construction of an additional 21 space car park with access from High Street and a pedestrian footpath leading to the school building at Emberton School. Cllr

Duncan stated the change of use fell into two categories. It was noted that there were a couple of “likes” to have, these being a planning condition to say that staff would have to use the on-site car park rather than parking around the clock tower, the lighting on the school field and building should be kept to a minimum and parking for the village on the school field for events. It was agreed that the application had the unconditional support of the parish council. **Action: KG** to respond.

Ward Cllr Geary left the meeting at 8.10pm

## 5. ACCOUNTS

- 5.1 **To receive the RFO’s Report for the 2<sup>nd</sup> November 2021** and approve payments. It was proposed by Cllr White and seconded by Cllr Flowers that the payments be approved as per the RFO’s Report. Cllr White to approve the payments. **Action: HW**
- 5.2 **Fixed Asset Register – valuation of fixed assets** – The clerk reported that there was a Government Agency that undertook asset evaluations and she would find out the fee. **Action: KG**
- 5.3 **Draft budget** – to note action and date for submitting precept requirements to MKC. It was noted that the deadline for submitting the precept requirement to MKC was 1<sup>st</sup> February 2022.

## 6. CORRESPONDENCE

- 6.1 **Email from resident regarding bus shelter cleaning** – It was noted that the bus shelter in Olney Road was still in use and had therefore been cleaned. **Action: KG** to email the resident concerned.

## 7. PARISH RELATED MATTERS

- 7.1 **Village publicity** – Cllr Logsdail’s resignation, electric car charging point update (one resident had come forward to request one),
- 7.2 **Cllrs’ concerns**  
**Cllr White** made reference to the PLUG discussions and dogs being walked through the conservation area in that he would like to see some proper advice that it was detrimental to the conservation area. Cllr Duncan suggested that some advice could be sought from the Parks Trust or a wildlife trust. **Action: KG**

**Cllr Duncan** commented that a resident had reported a near miss at the Petsoe End triangle. It was noted that this had been reported to MKC where someone overtook the school bus on the blind bend. **Action: KG** to add this as an agenda item for the next meeting.

**Cllr Duncan** reported that the parish councillor vacancy needed advertising. **Action: KG**

8. **DATE OF NEXT MEETING** – confirmed as Tuesday 7<sup>th</sup> December 2021 at 7pm to be held at the Pavilion.

The meeting closed at 8.30pm