

Emberton Parish Council

Minutes of Meeting – 5th December 2016

Present:

Councillor Steve Gibson – Chairman (part meeting)
 Councillor Vicki McLean – Vice Chairman
 Councillor Cynthia Cheney
 Councillor Paul Flowers
 Councillor Soo Hall
 Councillor Mike Horton
 Councillor Harry White

Ward Councillor Keith McLean

Mrs Jo Mercer – resident (part meeting item 4.178)
 Mr Neil Mercer – resident (part meeting item 4.178)
 Mrs Karen Pickwick – resident (part meeting item 4.178)
 Mr Phillip Pickwick – resident (part meeting item 4.178)
 Mr Trevor Roberts – resident (part meeting item 4.178)

Mrs Karen Goss – Clerk and RFO

Apologies for Absence

Apologies for Absence were received from Ward Councillors Dave Hosking and Peter Geary. Councillor Gibson commented that he was not feeling well and would only stay for part of the meeting.

Declarations of Interest

There were no Declarations of Interest. Councillor Vicki McLean had previously notified the clerk of a change in her Register of Members' Interests and duly completed a new form. The clerk to return this to MKC.

1. MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous Meeting held on the 7th November 2016 were agreed and initialled by the Chairman.

MINUTES OF THE EXTRA ORDINARY MEETING

The Minutes of the Extra Ordinary Meeting held on the 28th November 2016 were agreed and initialled by the Chairman.

- 4.178 16/02998/FUL** – Emberton House Farm. Councillor K McLean reported that someone had made a Freedom of Information request regarding the planning application. He commented that the pre-application advice from MKC was disappointing but it would be in order for the Parish Council Chairman to advise the attendees at the meeting that the application would be discussed when they had left the meeting and that the parish council were merely a consultee. The clerk commented that the parish council had requested the financial data. Councillor K McLean commented that the financial data was not part of the parish council's decision making process and the parish council should concentrate on what the plans looked like. Councillor Flowers asked if Mr & Mrs Mercer would be aware of the Freedom of Information request. Councillor K McLean

commented that they should be. Councillor Horton responded that the money was going to be put into a locked account to repair the wall. Councillor V McLean commented that the parish council was seeking assurance that the money would be used on the wall. Councillor K McLean stated that assuming the planning application did go ahead, he had asked Nicola Wheatcroft to work on a scheme to protect the money and one way would be for the wall to be repaired once one house had been sold.

2.0 MATTERS ARISING FROM THE LAST MEETING

254 - Dates for Commitment – The dates for meetings were noted. The clerk to find out the agenda details for the Plan:MK meeting on the 15th December. **KG**

254 – Clerk’s Report – The Clerk’s report was previously circulated. Councillor K McLean requested that the clerk circulate this to the Ward Councillors together with the Minutes and Agenda. **KG**

214 – EPFC – Meeting held 15/11/16. Councillor Hall reported that a stock take would be undertaken this week. The heating in the rear of the pavilion was not working and this was being addressed. The grant application to the parish council had been made in the sum of £4,500. It had been agreed to purchase a card machine from Worldpay. The insurance had been renewed. Olney Town Colts had requested to use portable floodlighting and there had been some concerns from one or two committee members. Councillor Hall commented that Andy Letts sent a very good email to sort out the situation and asked that thanks be recorded. Emma was looking at solar panels; a grant had already been received. The next project would be the complete refurbishment of both toilets at the entrance to the pavilion. There had been one person come forward for the role of Bookings Secretary but they had reconsidered their position once they knew the commitment. Councillor Hall asked if the parish council were allowed to pay someone to do the bookings secretary role as it was a very involved job and if someone was paid on an hourly basis, there would be a commitment. Councillor Gibson stated that someone could be paid to undertake all the roles. The cricket square and outfield had won the 2016 TTS Award for the Best Ground (Division 8 to 13) and it was agreed to send a letter of thanks to Andy Letts. The premises licence was being looked at as one of the conditions of the licence was that doors and windows had to stay closed after 11pm if music was being played. **KG**

Councillor Flowers reported that there had been many emails circulating between the committee following the resignation of four committee members.

2.1 Councillor’s Concerns from previous Minutes

2.1.17 **Footpath, Petsoe End** – Councillor K McLean reported that the landowners and MKC were going to hold a private meeting in December to discuss a way forward.

2.1.63 **Village name signs** – Nothing to report.

2.1.99 **Kerb stones in High Street (opposite Bell & Bear)** – Report received from MKC as follows; “We have now carried out an inspection and concluded that it does not require immediate remedial work in line with the Council’s current policies, therefore no further action will be taken at this stage. The Council’s policies are designed to ensure a fully accessible and safe highway network whilst

meeting the need to ensure value for money in everything the Council does. We inspect our highway network on a regular basis and should we find this defect to have worsened in the future, we will take appropriate action". The clerk copied the response to Jon at The Bell & Bear. It was agreed to remove this item from the agenda as MKC were not going to take any action.

8pm – The Meeting was joined by Mr & Mrs Mercer, Mr & Mrs Pickwick and Mr Roberts

- 4.178 **16/02998/FUL** – Emberton House Farm. Councillor Gibson thanked the residents for attending the meeting and commented that half an hour had been put aside to listen to their views.

Mrs Mercer addressed the meeting and stated that between 2011 and 2013 significant restoration of the farm building was undertaken but there was still work to be undertaken on the building and boundary wall and funding streams had been looked at. Early discussions were held with MKC's conservation officer with the wall being seen as a community asset. Residential development was identified as the best route to raise funds to repair the wall. Mrs Mercer commented that she went on to explore planning regulations and the enabling development rule under the NPPF. Pre application advice was sought and a site visit made. Mrs Mercer reported that the feedback was to move to a contemporary design although this was not her first choice. Mrs Mercer went on to state that the very nature of the application had meant that there were a lot of reports to be undertaken but that she had done everything that had been asked of her. The design from the architects was very modern but Mrs Mercer held them to square footage and believed that the minimum distance to neighbours had been allowed for in the application.

Mr Pickwick stated that he was a resident at 1 Honey Hill, the neighbouring property of the development. He stated that it was very useful to hear the background of the planning application. He commented that there was very little pictorial information available and he had taken the liberty of doing some illustrations showing the development from the A509. He stressed that the illustration was his interpretation as there was only one photograph which had been taken 100 to 150 metres away. He went on to state that as of 5pm today, there had been 16 separate objections shown on the MKC planning portal. Mr Pickwick commented that consultation with the neighbours had been nil with two neighbours being informed on the 9th October. He commented that some of the documents referred to had been withheld and he had asked for these under the Freedom of Information Act. Mr Pickwick referred to the parish council Minutes of July 2016 when Councillor V McLean asked Mrs Mercer how much of the properties would be visible from the A509 and Mrs Mercer responded "just a bit". Mr Pickwick commented that the properties were double storey, 6 metres high, 37 metres long and were 20% larger than the footprint of Emberton House Farm. Mr Pickwick stated that his objections to the application were; design, appearance and height, vehicle footprint, no other new builds were double storey, adverse affect by reason of overlooking and loss of privacy, adverse impact on 2 listed buildings (Emberton House Farm and 1 Honey Hill), traffic distraction to vehicles on the A509, no consultation, traffic flow, setting a precedent. Mr Pickwick urged the parish council to support the objections of the neighbouring properties.

Mr Roberts took the floor and reported that he was a resident at 5 Honey Hill and was not directly affected by the application. He commented that he only heard about the application two or three weeks ago and did not support the development of two 5 bedroomed houses in someone's garden.

Councillor Gibson thanked both parties for presenting their cases and commented that the parish council would consider both sides. Councillor Gibson stated that social media was not the way to discuss the application and that any comments on the application should be made through the MKC planning portal.

The residents of Honey Hill left the meeting at 8.30pm

Update from Ward Councillor

MKC Budget – Councillor K McLean commented that the draft budget had been published and would be discussed at Cabinet next week and stated that services such as landscaping would not be affected until the following financial year.

3.0 SPECIFIC AGENDA ITEMS

3.1 **Emberton Park** – Nothing to report.

3.2 **Parish Partnership Fund** – Nothing to report.

3.6 Parish Related

3.6.15 **Rat running and restricted access** – Awaiting SIDs. The clerk reported that she had been in touch with Traffic Technology regarding VAS but had not received a response and would follow this up. **KG**

3.6.50 **Dog fouling – We're Watching You Campaign** – Nothing to report.

3.6.98 **Drainage investigation at Petsoe End** – Nothing to report.

3.23 **Localism Bill and Community Right to Bid** – It was noted that a response had not been received from MKC.

3.62 **Plan:MK** – Meeting to be held on the 15th December at MKC. Councillor V McLean and M Horton to attend.

3.74 **Emberton Neighbourhood Plan** – The clerk reported that there would not be a January Well & Towers and that leaflets would have to be delivered to residents reminding them of the open day on the 4th February.

3.75 **Open Space Assessment** – Councillor Horton responded to this.

3.78 **MK50** – To be carried forward to the next meeting.

3.79 **Green Bin Campaign** – The clerk reported that this had been advertised in the Well & Towers and details were on the website.

3.80 **Consultation on proposed amendments to the Scheme of Delegation and**

Consultation – Councillor V McLean responded to this.

4. **PLANNING APPLICATIONS & ENFORCEMENT ISSUES**

4.2 **Wind Farm Community Benefit Fund** – Councillor Horton reported that a committee meeting had been held and there was £11,000 in the account.

4.109 **Solar Farm and Community Benefit Fund** – Nothing to report. Councillor Gibson commented that it would be a good idea to have a report from the Solar Farm Community Benefit Fund Committee for the Annual Assembly.

4.177 **16/02875/TCA** – Notification of intention to pollard 8m above ground level 1 x Horse Chestnut tree (T1), remove deadwood and two branches over hanging neighbouring property to 4 x False Acacia (T2, T3), fell 1 x self-seeded Horse Chestnut tree (T2) and remove lowest ring of branches to 1 x Silver Birch tree (T4) at Old Rectory Coach House, Olney Road for Mr Crocker – **no objection**

4.178 **16/02988/FUL** – Demolition of timber stable block and erection of two dwellings to enable repair/restoration of listed buildings including works to house, outbuilding and boundary walls at Emberton House Farm, Newport Road for Mr & Mrs Mercer. Councillor K McLean commented that MKC asked for a contemporary design and the application is what the architect came back with. Councillor Gibson stated that the parish council should only change its position if there was new information being put forward and commented that he would like some clearer indication of what the proposal would look like. Councillor White stated that he would like to see something that was in keeping with the area and did not feel that the development was sympathetic to the existing property. Councillor Horton commented that he had reservations about the type of property that was proposed. Councillor Flowers commented that there was minimal information from MKC regarding the size and appearance of the property. Councillor Gibson responded that additional information was required as to what the development was really going to look like in terms of size and appearance. Councillor K McLean commented that the parish council could invite the planning department to the next parish council meeting on the 9th January on the proviso that information requested had not been forthcoming. It was agreed that the clerk would ask for plans relating to the size and appearance of the properties and that a response would be made once the parish council had met again.

KG

Councillor Gibson left the meeting at 8.55pm due to feeling unwell. Councillor VMcLean took over as Chair.

4.179 **16/02999/LBC** – Repairs/restoration of listed buildings including works to house, outbuilding and boundary walls at Emberton House Farm, Newport Road for Mr & Mrs Mercer. See above item.

4.180 **16/03054/FUL** – First floor side extension with front facing dormer window and alterations to front porch at 2 Stone Court for Mr Malcolm – **pending**

4.181 **16/03110/TCA** – Notification of intention for the crown reduction of 1 x Ash (T1) by 2.5m at 11 High Street for Mrs Pauley – **pending**

5. **ACCOUNTS** – to agree payments and items, as listed below

- 5.1 **RFO's Report** - The RFO's report for the 5th December was accepted.
- 5.2 **Maturity of Guaranteed Investment Account** – The clerk reported that the Guaranteed Investment Account was due to mature on the 9th December. It was proposed by Councillor Horton, seconded by Councillor Hall and endorsed by Councillor White that the funds from the Guarantee Investment Account be transferred to the current account due to the minimal interest being received. Councillor V McLean to find out details regarding investing in the Milton Keynes Community Foundation.

V
M

5.3 **Schedule of Payments – to approve the Schedule of Payments.**

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|---|---------|
| Mr P Wibaut – hanging baskets | £12.50 |
| Mr G Palmer – hanging baskets | £12.50 |
| Mr P Wibaut – bus shelter cleaning | £80.00 |
| A H Contracts – emptying of dog waste bins | £96.84 |
| SLCC – annual subscription | £93.00 |
| Mrs K Goss – November salary | £539.00 |
| Mrs K Goss – November computer/telephone/expenses | £19.24 |

Payments proposed by Councillor Horton, seconded by Councillor V McLean and unanimously agreed by all those present.

- 5.4 **2017/2018 Budget and Precept** – It was noted that EUC had not submitted a grant application. It was agreed to carry this item forward to the next meeting.

6. **CORRESPONDENCE**

- 6.1 Email from Mr Mynn regarding the hedge between 1 Westpits and 1 Stone Court. It was agreed that the clerk email Mr Mynn stating that his correspondence had been noted.

KG

7. **PARISH RELATED MATTERS**

- 7.1 **Village publicity** – No January Well & Towers.

7.2 **Councillors' Concerns**

Councillor Flowers raised a concern which has been Minuted as confidential.

8. **DATE OF NEXT MEETING**

The date of the next meeting is confirmed as Monday 9th January 2017 at 7.30pm in the Meeting Room of the Institute.

The Meeting closed at 9.25pm.