

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

**Present:**

Cllr Melanie Duncan - Chairman  
 Cllr Steve Gibson  
 Cllr Paul Flowers  
 Cllr Richard Logsdail  
 Cllr Fred Markland  
 Cllr Harry White

Ward Cllr David Hosking (part meeting)

Mrs Karen Goss – Clerk and RFO

**Appointment of Chairman and signing of Acceptance of Office** – Cllr Gibson nominated Cllr Duncan for the position of Chairman and commented that Cllr Duncan was willing to take on the role on a temporary basis until the Annual Meeting. Cllr Flowers stated that he would like to second the nomination. Cllr Duncan was duly appointed. Cllr Duncan signed the Acceptance of Office and the meeting continued with Cllr Duncan in the Chair.

**Apologies for Absence** – Apologies for absence were received from Ward Cllrs Peter Geary and Keith McLean and Mr Joe Walker. Apologies for lateness were received from Ward Cllr David Hosking and Cllrs Logsdail and White.

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

1. **MINUTES OF THE MEETING** held on the 3<sup>rd</sup> November 2020. These were confirmed and will be signed by the Chairman at the next face to face meeting.
- 1.2 **Casual vacancy and co-option** – Cllr Duncan reported that Colin Jamieson and Colin Walker had both put their names forward and had put them forward previously. Both candidates were members of the Neighbourhood Plan Steering Group. It was noted that Mr Jamieson would bring local knowledge to the parish council. It was reported that Mr Walker had recently moved to Emberton but had strengths in communication skills and procedure. A vote was taken from the 4 cllrs present at that time. Vote: Mr Jamieson 3 votes, Mr Walker 1 vote. The clerk to notify both candidates accordingly. Cllr Flowers commented that the parish council would still like Mr Walker to “wait in the wings”. **Action: KG**
- 1.3 **Public questions** – There were no members of the public present.
- 1.4 **Risk – Covid 19 update** – Nothing to report.
2. **TO RECEIVE REPORTS AND AGREE ANY DECISIONS/ACTIONS**
  - 2.1 **Ward Cllrs’ Report – Ward Councillor David Hosking**  
**MK East** – Contract for Homes England for 5000 -7000 homes east of the motorway on the left hand side of the A509. The signed contract listed 26 conditions that MKC and the

Government had to agree to. Cllr Duncan asked if there was any chance that the government would run out of money to develop the land. Ward Cllr Hosking responded that the government had already run out of money and it didn't need to spend this money right now.

**Emberton School** – The Wards Cllrs were aware that there were plans to continue nursery school provision on the site but no further updates were available. It was noted that there was a question as to how MKC awarded the contract and the question was raised of the appropriateness of dealing with public assets. There was concern that the school playing field could be included as part of the school when they should be dealt with as two separate assets.

- 2.2 **Dates for Diaries** – These were noted. Cllr Gibson 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 28<sup>th</sup> October and 26<sup>th</sup> November to request an update.
- 2.1.95 **Milestone (A509 north)** – The milestone had been painted but the black lettering needed painting. The contractor had not charged for painting the milestone white and had not responded regarding completing the work despite many messages sent to him. Cllr Flowers to speak to Mark Sale. **Action: PF**
- 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.
- 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 26<sup>th</sup> November. The clerk to provide an update once received
- 3.6.88 **Leylandii trees (13/15 Gravel Walk)** – Works order for removal of trees to be arranged. Re-planting to be discussed with householder.
- 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.
- 3.6.109 **Newton Road** – MKC provided the following advice regarding a mini roundabout at the Petsoe End junction “Predominately mini-roundabouts are located in built up in residential areas, and aren't normally located in rural locations like this. I can't see this as a feasible option due to the lack of available adopted highway – I have provided a sketch below indicating the amount of land take required for a standard mini-roundabout. You would in addition have to adjust the approach arms to achieve the desired approach to the mini-roundabout and install a system of street lighting. As you may well know the cost would be considerable.”

The clerk reported that accident data had been requested from MKC highways and was advised that there was no data for Newton Road. A discussion took place regarding having truvello

strips in the area. Ward Cllr Hosking commented that they provided all sorts of information including type of vehicles and volumes but they monitored traffic rather than accidents.

It was proposed by Cllr Gibson, seconded by Cllr Logsdail and unanimously **agreed** not to pursue the mini roundabout traffic scheme. The clerk to speak to Cllr Duncan regarding the best location for truvello strips and make enquiries with MKC highways. **Action: KG**

### 3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – The temporary ban on bbqs would become permanent and the bbq bins would be re-purposed. The next meeting would be held in February. Cllr Markland enquired about the poplar trees. Cllr Flowers stated that the work was with the contractors but there was supposed to be a script for the park and local councillors to make them aware of the reason for the works. Cllr Flowers went on to state that there would be re-planting but poplars would not feature in this.
- 3.6.1 **Emberton Parish Council website** – WCAG compliance. The clerk had previously circulated information regarding this. It was agreed that the clerk would liaise with the website provider. **Action: KG** The clerk reported that the clerk Zimbra mailbox was full. An estimate had been received from It'seeze to double the size of the mailbox for an additional £1 per month. It was proposed by Cllr Gibson, seconded by Cllr Logsdail and unanimously **agreed** that this be accepted.
- 3.23 **Bell & Bear Public House** – It was reported that anyone who had pledged money previously would have received a survey that was sent out. The working group had considered raising the offer to £340,000 which was considerably higher than the value but considerably lower than the sale price. It was noted that there was a desire to have pub back in operation. The general rule for valuing pubs was 10x the annual rent, with the annual rent being about £28,000. The Wellington Pub Company had the rent at £34,000 per annum before they put it up for sale. About half of the surveys had been returned and in general the responses had been positive. The group would wait to see if there were more surveys returned in the next few days and then an approach might be made to the WPC with a revised figure. Cllr Gibson responded that by making the Wellington Pub Company a higher offer, it would make it more difficult for them to discredit the group as a reputable buyer. Cllr Logsdail commented that it would make MKC realise that the village still wanted the pub. Some people had increased their pledges and a couple of people had reduced their pledges due to circumstances; the value of pledges had actually increased slightly.
- 3.74 **Emberton Neighbourhood Plan** – Cllr M Duncan reported that the steering group had met on the 17<sup>th</sup> November and the proposals for the school were shared. The steering group were very much in favour of using the school for a preschool subject to planning consent but there were more question marks about using the whole of the school field for a Forest School as there was already Hollington Wood and Emberton Park close to the village. There was support for overnight parking for the village and it was noted that the school field was now on the back burner as the steering group were not expecting the property department to put it forward as a site for development. The Housing Needs Assessment had been refreshed to 10 units which would cover the period up to 2031. The current growth of housing in the village was one new dwelling per year. The group were looking at the status of the Conservation Area Statement which would be annexed to the plan to give it as much weight as possible. The settlement boundary on the western side of the village was to be reviewed to include gardens but not open countryside. Chris Akrill, the planning consultant received some feedback from MKC on

restarting the formal consultation. A leaflet drop to every property will take place. The plan could be kept on line with comments submitted via email. Some copies of the plan would need to be printed for those residents not able to access them on line and a zoom answers and questions session would need to be arranged.

- 3.85 **Emberton School** – It was noted that Zoe Raven, Acorn Early Years Foundation had a meeting with Simon Sims, MKC. Mr Sims was looking into the legislation and would report back to the Village Schools Federation but he felt the covenant would be compliant. The planning application would be proceeded with and Acorn would want to liaise with the parish council and community and have another meeting to discuss some of the issues. The clerk reported that she had received an email from David Morris stating that no money in the school house fund had been spent.
- 3.97 **Sports & Recreation Committee** – Cllr Logsdail reported that the football teams were looking to start back when they were able to do so. There had been an approach from CTS academy who wanted to rent out the playing field for up to 60 students (16-19 year olds), training 3 mornings per week and 1 match per week with use of the changing rooms and pavilion. Whilst it was an attractive proposal, it was simply too big. The pitches would have been destroyed and the maintenance would have been too much for the volunteer groundsmen. Parking would also have been an issue with the proposal of residents parking in Hulton Drive.
- 3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – Cllr Markland reported that the review had not yet started and there wouldn't be a consultation until December next year.
- 3.101 **Draft Sustainable Construction SPD** – The clerk reported that the comment to probably note was the proposal for green roofs and walls for developments. It was agreed to raise this as a concern stating that it was not appropriate in the conservation area. **Action: KG**
- 3.102 **Public footpaths in Emberton** – Cllr Duncan reported that in 2026 it would no longer be possible to make a claim for historic footpaths to be included on the definitive map. It was agreed to publicise this and it was noted that the Ramblers Association were running a campaign titled “Don't lose your way.” **Action: KG** to advertise campaign and information in Well & Towers and pc website and contact the Emberton Strollers. A discussion took place regarding local footpaths and it was noted that the footpaths had to be on MKC's definitive map otherwise they wouldn't have the correct status. **Action: RL** to have a look at MKC's map and compare the OS maps to see if there were any differences.

#### 4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

- 4.1 **Wind Farm Community Benefit Fund** – It was noted that the S106 Unilateral Undertaking relating to the fund may have been updated. The clerk to make enquiries with MKC. **Action: KG**
- 4.2 **Solar Farm Community Benefit Fund** – Cllr White reported that the committee had met and agreed an application for All Saints Church Emberton for pew runners which would be sewn by volunteers. Cllr White enquired about the amount in the fund. **Action: KG** to advise.

#### previous applications status

- 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 to 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 – **no objections**
- 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 - **approved**
- 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 – **permitted**
- 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 - **pending**
- 4.288 **20/02549/LBC** – Listed building consent for above - **pending**
- 4.290 **20/02524/FUL** – Erection of one single storey, two bedroom detached dwelling with parking, landscaping and associated works at Hartoft, West Lane - **pending**
- 4.291 **20/02593/FUL** – Erection of a detached oak framed car port and oak framed bin store at 3 Battle Close – **pending**

### **New applications**

- 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. The clerk to respond that the parish council would be in agreement with the recommendations made by MKC's tree officer.
- 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. The clerk to respond that the parish council would be in agreement with the recommendations made by MKC's tree officer.

It was noted in general that the reports being submitted with the planning applications for TPO's were lacking in detail. The clerk to take this up with the planning department. **Action: KG**

- 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. The clerk to respond that the parish council would be in agreement with the recommendations made by MKC's tree officer.
- 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. Cllr Duncan reported that Souls Farms Ltd owned the access and the applicant owned a strip of land with access to an air strip and hangar shed. The applicant wanted an independent access to his strip of land although he had right of way over the current access. A discussion took place regarding the existing access and it was proposed by Cllr Markland, seconded by Cllr White and unanimously agreed that the existing access was sufficiently wide enough to cope with large vehicles and to send a response objecting to the application.
- 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. The clerk to respond that the parish council would be in agreement with the recommendations made by MKC's tree officer.
- 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. No objections.
- 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. No objections.
- 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. No objections.
- 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. No objections.
- 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. The clerk to respond that the parish council would be in agreement with the recommendations made by MKC's tree officer.
- 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. The clerk to respond that the parish council would be in agreement with the recommendations made by MKC's tree officer.

**5. ACCOUNTS**

- 5.1 **To receive the RFO's Report for the 1<sup>st</sup> December** and approve payments. It was proposed by Cllr Gibson and seconded by Cllr White that the payments be approved as per the RFO's Report. Cllr Gibson to approve the payments online. **Action: SG**
- 5.2 **Draft Budget** – The clerk reported that community groups had been requested to put in grant applications and had done so. The clerk to prepare the budget for the January meeting. A discussion took place regarding future projects. Cllr Markland stated that other sources of funding could be available for the repair to the wall and removal of the tree. **Action: KG**

**6. CORRESPONDENCE - nothing to report.****7. PARISH RELATED MATTERS**

- 7.1 **Village publicity** – Chairman, Footpaths – links to MKC maps and Ramblers Association, Waste Consultation. Cllr Gibson reported that the Remembrance Day Service held at the clock tower memorial was very well presented and agreed to write an article for the Well & Towers regarding this. **Action: KG/SG**
- 7.2 **Cllrs' concerns**  
Cllr Gibson congratulated Cllr Duncan on chairing the meeting.
8. **DATE OF NEXT MEETING** – confirmed as Tuesday 5<sup>th</sup> January 2021 at 7pm to be held virtually.

The meeting closed at 8.49pm