

Emberton Parish Council
Minutes of Meeting held in The Pavilion
Tuesday 7th December 2021 at 7pm

Present:

Cllr Melanie Duncan - Chairman
 Cllr Paul Flowers
 Cllr Fred Markland
 Cllr Harry White

PCSO David Huckle – Thames Valley Police (part meeting)

One resident – part meeting

Ward Cllr David Hosking (part meeting)

Mrs Karen Goss – Clerk and RFO

Apologies for Absence – Apologies for absence were received from Cllr Steve Gibson, Cllr Colin Jamieson and Ward Councillors Peter Geary and Keith McLean.

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

Councillor Vacancy – co-option - A discussion took place regarding the applications for the councillor vacancy. It was proposed by Cllr White, seconded by Cllr Flowers and unanimously agreed that Mr Guy Palmer be co-opted onto the parish council. The clerk to write to advise Mr Palmer. **Action: KG**

1. **MINUTES OF THE MEETING** held on the 2nd November 2021. The Minutes of the Meeting held on the 2nd November 2021 were confirmed as correct and signed by the Chairman.
- 1.2 **Update on crime figures for Emberton** – PCSO Huckle reported that there had recently been 9 counts of criminal damage to 11 caravans in Emberton Park. It was noted that there were CCTV images of the offender and the images would be circulated to the wider public if internal investigations did not come up with a name.
- 1.3 **Public questions** – A resident from Gravel Walk reported that the planning application for 34 Gravel Walk had gone to appeal for non-determination and there was a lot of newly submitted comments in support of the application. The resident asked whether the parish council would be willing to comment further on the application. Cllr Flowers commented that the parish council had already objected to the planning application. Cllr Hosking stated that all the facts went into one document for the inspector to look at but the parish council could write to the case officer to reiterate the comments previously made.
- 1.4 **Risk – Flooding at Petsoe End** – Cllr Duncan commented that a volunteer was required to act as a warden.

Anglian Water pumping station in Harvey Drive – Cllr Markland reported that the CEO of Anglian Water had responded quite quickly. A new modem monitoring system had been installed to replace the old VHF aerial. Anglian Water have committed to keeping the grounds clear. It was agreed to remove this item from the agenda.

2. TO RECEIVE REPORTS AND AGREE ANY DECISIONS/ACTIONS

2.1 Ward Cllrs' Report

Acorn (MK) Nurseries housing – Ward Cllr Hosking stated that there had been a change of case officer looking at the application. Further comments had been received from highways in the light of some additional information submitted by the applicant in late October. A decision would be taken on this in early January. Cllr Duncan commented that there was little information on the website about the site being a successful business and the loss of 8 jobs. Cllr Hosking responded that when the case officer wrote the report, they summarised the general points that had been made.

MK Connect – Ward Cllr Hosking stated that he believed that MK Connect did not work in the rural area but understood it was working for the majority of people in the borough of MK. Cllr Duncan responded that she had tried to use the service at the weekend and had abandoned it. Ward Cllr Hosking stated that any issues with MK Connect should be reported to Ward Cllr McLean.

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

2.4 Clerk's Report

2.1.17 **Bridleway claim at Petsoe End** – MKC's expert witness had been in touch regarding the definitive map and statement for Buckinghamshire with respect to Emberton, specifically to see what the statement had to say about the start of the footpath and bridleway. The History Society had previously provided maps. The clerk to look in the parish council archives for further information. **Action: KG**

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

2.1.82 **Resident's parking – Hulton Drive** – Consultation due to be advertised week commencing 6th December.

2.1.95 **Milestone (A509 north)** – A discussion took place regarding the location of the milestone and the fact that it was inaccessible for repair. The clerk to ask MKC to relocate the milestone to the opposite side of the A509 to make it easier to maintain. **Action: KG**

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

2.1.111 **Harvey Drive nameplate** – Cllr Markland reported that he had now ordered a nameplate for Harvey Drive. It was agreed to remove this item from the agenda.

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

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

- 3.6.30 **Allotments** – The clerk to speak to Cllr Jamieson to ascertain the allotment boundary.
Action: KG
- 3.6.63 **Newton Road/Petsoe End – pedestrian safety issues.** A resident reported witnessing another near miss at the Petsoe End/Petsoe Manor, Newton Road green triangle junction on the 18th October as her children were getting on the school bus. Again, this incident involved a vehicle attempting to overtake the school bus on the blind bend, risking collision with another vehicle coming in the opposite direction. The clerk reported this to MKC on the 19th October and received a response stating that the information would be shared to the highways team. Reference number FS37287911.
- 3.6.68 **Well at Petsoe End** – Nothing to report.
- 3.6.109 **Newton Road** – Awaiting outcome of Acorn Nurseries planning application.
- 3.6.110 **Gritting at Petsoe End** – Nothing to report.
- 3.6.112 **Dead trees Newton Road (to right of triangle)** – The clerk wrote to the land owners (Cook Farms) to ask them to cut back the trees and inspect the hedge along Newton Road.
- 3.6.113 **Bench in Olney Road (by bus shelter)** – nothing to report.
- 3.6.114 **Litter bin for Olney Road (by bus shelter)** – nothing to report.

3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – Cllr White reported that there hadn't been a meeting since October but he was aware of the break ins at the caravan park.
- 3.74 **Emberton Neighbourhood Plan** – Cllr Markland reported that a meeting had taken place on the 30th November which was convened to consider call for sites applications that came forward. Two of the sites that had been put forward needed further investigation as there might be benefits to the village outside of housing development. A number of sites that came forward were encouraging. A further meeting was due to take place on the 14th December.
- 3.84 **Emberton Landscape Maintenance Contract with MKC** – The clerk reported that she had been in contact with Ravenstone Parish Council and they were very happy with their landscape contractor after moving the service away from MKC. It was believed that the contractor was David Blunt who also undertook landscaping for Weston Underwood Parish Council.
- 3.85 **Emberton School (School House Fund)** – It was noted that there had been little communication with the Village Schools Federation in relation to the school house fund and that this would be looked at again in January to see whether the parish council needed to get the Charity Commission involved.
- 3.851 **Emberton School – Acorn Early Years proposal** – It was noted that this was on going. Cllr Flowers reported that he had been approached by a resident regarding the lime trees on the school field and the fact that dead wood from one of the trees had fallen onto the footpath of the High Street. The clerk to report this to MKC. **Action: KG**

- 3.97 **Sports & Recreation Committee** – The clerk commented that a new representative from the parish council needed to be appointed in January.
- 3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – The clerk received notice from Martin Ellison that the first 5 of the 27 Conservation Area Reviews would be decided at committee on the 7th December and he would then start the next 5 reviews which would include Emberton. The clerk to ascertain the timescale for the review. **Action: KG**
- 3.106 **BP Pulse – electric vehicle charge points** – Nothing to report.
- 3.107 **Tree funding – Queen’s Platinum Jubilee** – The clerk reported that 8 small and 2 large trees had been ordered.

4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

- 4.1 **Wind Farm Community Benefit Fund** – Cllr White reported that a meeting had taken place to discuss an application from the Chicheley Village Hall Committee for lighting. The application was approved in the sum of £1080.
- 4.2 **Solar Farm Community Benefit Fund** – Cllr White reported that a meeting had taken place on the 7th December to discuss a grant application from Emberton Toddler Group. The application for the supply of toys was approved in the sum of £925.85.

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 – It was agreed to write to MKC stating that the parish council stood by previous comments made in relation to this planning application. **Action: KG**
- 4.316 **21/00999/OUTEIS** – Hybrid planning application – Ward Cllr Hosking stated that this application had been granted subject to some call-in requests. The decision was made very quickly and the only action would now be a judicial review. The question was whether anyone would fund a judicial review. The S106 needed to be agreed within 28 days of the decision.
- 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. Nothing to report.
- 4.320 **21/02479/FUL & 21/02480/LBC** – **application withdrawn.**
- 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 – **permitted**

- 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 – **approved**
- 4.325 **21/03202/FUL** – The erection of single storey rear extension and new rear dormer window at 24 Olney Road – **pending**
- 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, Olney Road – **pending**

New applications

- 4.327 **21/03476/FUL** – Demolition of the attached outbuildings and glazed rear access and the erection of a proposed single storey rear extension with bi-fold doors and rooflights. New door to north elevation at 71 Olney Road. There were no objections to this application but councillors wanted assurance from the case officer that there was no overshadowing in this instance. The clerk to respond accordingly. **Action: KG**

5. ACCOUNTS

- 5.1 **To receive the RFO's Report for the 7th December 2021** 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. **Action: HW**
- 5.2 **Fixed Asset Register – valuation of fixed assets** – The clerk reported that she had again received no response from the government valuations officer and had asked a local company (Peter Bushnell Associates) to provide an estimate for their services. It was agreed that the fee for the valuation of the clock tower, bus shelter and well at Petsoe End should be taken out of the reserve fund as it was necessary to undertake the valuation prior to the insurance being renewed in March. **Post meeting note** – Estimate for valuation in the sum of £750.00 received from Peter Bushnell Associates. Email confirmation from councillors agreed to proceed with the valuation.
- 5.3 **Draft budget and consideration of community grant applications** – Three grant applications had been received: Well & Towers £750.00, History Society £600 and the Sports & Recreation Committee £4403.00. Cllr Markland queried the grant for the SRC and asked what this covered. The clerk reported that it was purely for maintenance of the field and the building was maintained by Emberton Sports & Social Club. It was noted that the pavilion bar had been closed now that the Bell & Bear was open. Cllr Flowers stated that a dialogue was needed with the ESSC to see what was going on. Cllr Duncan felt that a fund should be set aside for repairs to the building. Cllr Markland stated that a long-term plan needed to be drawn up. The clerk to contact the ESSC secretary. **Action: KG.** It was proposed by Cllr White and seconded by Cllr Flowers that the grant applications be approved in full.

6. CORRESPONDENCE

- 6.1 **Email received from resident regarding resident parking scheme** – An email had been received from a Hulton Drive resident stating that she felt that residents should be issued with

a free parking permit. The resident also asked when there would be further consultation. The clerk to respond that details of the scheme were explained to residents when the petition was being drawn up and that further consultation would start on the 9th December. **Action: KG**

7. PARISH RELATED MATTERS

7.1 **Village publicity** – To ask residents where trees could be planted.

7.2 **Cllrs' concerns** - there were no councillors' concerns.

8. DATE OF NEXT MEETING – confirmed as Tuesday 11th January 2022 at 7pm to be held at the Pavilion.

The meeting closed at 9.10pm