

**Emberton Parish Council**  
**Minutes of Virtual Meeting**  
**Tuesday 2<sup>nd</sup> March 2021 at 7pm**

**Present:**

Cllr Melanie Duncan - Chairman

Cllr Steve Gibson

Cllr Paul Flowers

Cllr Colin Jamieson

Cllr Richard Logsdail

Cllr Fred Markland

Cllr Harry White

Ward Cllr Keith McLean (part meeting)

Mr Richard Laval - resident

Mrs Karen Goss – Clerk and RFO

**Apologies for Absence** – Apologies for absence were received from Ward Cllrs Peter Geary and David Hosking.

**Declarations of Interest in items on the Agenda** – Cllr Duncan Declared an Interest in item 3.1.104.

1. **MINUTES OF THE MEETING** held on the 2<sup>nd</sup> February 2021. These were confirmed and will be signed by the Chairman at the next face to face meeting.
- 1.2 **Public questions** – Cllr Duncan asked Mr Laval whether he wished to speak. Mr Laval stated that he was at the meeting as an observer.
- 1.3 **Risk – Covid 19 update** – The clerk reported that the legislation in place to hold virtual meetings would come to an end on the 7<sup>th</sup> May and face to face meetings would have to resume following this date. Cllr Gibson commented that there was no provision being made for people that had to shield. The clerk to look into this. **Action: KG**

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

**2.1 Ward Cllrs' Report**

**Budget** – Ward Cllr McLean stated that the agreed increase was 2.49%. The Ward Cllrs had requested funding for flooding for Ravenstone and Lavendon but this was not forthcoming.

**7 Westpits** - Ward Cllr McLean reported that he had been in contact with MKC housing and Thames Valley Police who were both aware of what was going on at 7 Westpits. The parish council had raised the issue as to whether or not the resident was getting the necessary help. It was noted that the resident was being supported by social services.

2.2 **Dates for Diaries** – Annual Assembly to be held on the 16<sup>th</sup> March via zoom; Cllr Gibson will update the template. **Action: SG** The clerk to contact TVP for the crime figures. It was noted that the PCSO for Emberton, Pat Flynn was retiring at the end of the month and that a small gift might be appropriate. Proposed Cllr Duncan, seconded Cllr Gibson. **Action: KG to arrange**

### 2.3 Clerk's Report

2.1.17 **Bridleway claim at Petsoe End** – It was noted that the Orders were out for consultation until the 19<sup>th</sup> March.

2.1.82 **Residents parking – Hulton Drive** – Ward Cllr McLean emailed Karen Creed at MKC on 7<sup>th</sup> February to ascertain progress. Response received on 8<sup>th</sup> February that Olney Road was not included in the original petition submitted by the residents of Hulton Drive. Subsequently once the residents of Olney Road became aware of the petition, they then wished to be included and it made sense for this to happen because of the displacement of parking. The delay has been because there are already restrictions in the service road. Ward Cllr McLean commented that there was now some direction again but he did not think the restrictions would be in place before Easter.

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

2.1.105 **Newport Road (speed limit)** – awaiting speed limit signs – clerk chased MKC on the 26/1/2021.

2.1.108 (January 2021) – **Mud on West Lane** – Nothing to report.

2.1.109 (January 2021) – **Ash tree (junction of Petsoe End)** – Nothing to report.

2.1.110 (March 2021) - **Anglian Water pumping station, Harvey Drive** – Cllr Markland contacted Anglian Water on the 14<sup>th</sup> February regarding the lack of maintenance at the pumping station in Harvey Drive as follows: We have a pumping station for the village of Emberton, Bucks, located adjacent to our house in Harvey Drive, Emberton, MK46 5DL. We are concerned about a number of issues with regards to the ongoing monitoring of the site and its maintenance.

We have on two occasions now informed your offices of defects requiring attention. As we are the first property up the line from the station, we therefore we get a back-up in our discharge pipes as well as a noise in the downstairs sink that alerts us to issues. The last time we called you was at the end of January and the ensuing visit required a new pump to be installed. Whilst contractors eventually came some two weeks later and changed the pump, it and another from a previous failure, remain lying around within the compound abandoned disparagingly, gathering rust and generally looking unsightly to neighbouring properties (us).

Whilst we alerted you to the problem, it was via the web call out service for domestic problems (Not ideal although the only option we could find available to us) and as a result, the wrong teams were sent out. On both occasions when they called out, they knew in advance they would not be able to do anything as my notes informed them it was a pumping station at fault and not a domestic drain blockage. When the engineer called out on the first occasion he told me that the remote monitoring alert was not working and that the working sewage pump level of 0.8m was in fact at 1.6m and hence why it was backing up. He could

do nothing about it, it was 7.30pm on a Saturday evening and not until the following Tuesday when another team called out. They eventually called a contractor who installed a replacement pump.

You may be aware that some 10 years ago there was a serious spillage incident from this site as a result of a faulty pump set. We do not want to experience this again, hence our notes of concern here.

In addition to the faulty equipment, your visiting operatives readily use our property to turn around and park in whilst visiting. You only have consent to access over our private driveway, Harvey Drive and not for anything else. We would like this to stop please, otherwise we will take evasive action.

One reason for not parking within the compound, or utilising it for turning around, is the fact that it is typically overgrown and not maintained. We have raised this with visiting operatives who have merely cut the vegetation and left it piled up – subsequently the situation just gets worse, as you will no doubt realise, by cutting woody vegetation it eventually strengthens the plant – it requires removal and frequently maintaining. Part of the vegetation is obscuring the overhead power supply to a point of potentially impacting it. The overhead pole with this supply provides our domestic supply as well as for your pumping station. We would not want either supplies to fail as a result of poor maintenance.

Cllr Markland reported that the CEO of Anglian Water was now in contact with him and the maintenance manager was due to visit on the 5<sup>th</sup> March.

- 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.
- 3.6.50 **Dog fouling in playing field** – Cllr Logsdail reported that this issue had been discussed at the recent Sports & Recreation Committee meeting and it was felt that part of the problem was people parking in Hulton Drive and coming into the playing field with their dog. The committee felt that the issue might be resolved if people were encouraged to use the footpath behind the pavilion rather than crossing the field. The clerk was chasing this with MKC's rights of way officer to understand what the situation was. It was noted that Field 13 wasn't being grazed and that the field behind the pavilion had been planted with trees.
- 3.6.68 **Well at Petsoe End** – Cllr Markland reported that the parish council were waiting for Nick Crank to designate the well in some way as this would help with securing grants for the required repair. **Action: FM**
- 3.6.109 **Newton Road** - The clerk contacted Davina Millership, head of highways department on the 17<sup>th</sup> February to arrange for truello strips along Newton Road. Awaiting response.
- 3.6.110 (March 2021) – **Gritting at Petsoe End** – Cllr Duncan received an email from a resident asking why the Council's gritter vehicle didn't go all the way into Petsoe End when snow and ice was forecast; the gritter did not make it as far as the steep hill. In Petsoe End there were two households of pensioners with health conditions affected by this failure to grit, as well as three families with young children. The clerk ascertained that the area in question fell into Priority 3 route which was covered by grit bins. The clerk emailed MKC on 22<sup>nd</sup> February to ask if the gritter could continue up the steep hill.

- 3.6.111 **Street light at junction with High Street and A509** – street light out. Reported for a third time on the 23<sup>rd</sup> February. Email received from customer services stating the repair had now been completed. Cllr Flowers stated that the street light was still out and there might be some confusion as to the exact light as it was one of the main lights on the A509. Ward Cllr McLean suggested that Cllr Flowers look for the reference number on the lighting column.
- Action:** PF to look into this and advise the clerk.

### 3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – Cllr White reported that the PLUG meeting would now take place on the 11th March. A start had been made on the poplar trees. Ward Cllr McLean commented that the trees would be coming down in the summer; MKC wanted to do the works that affected the highway first. It was noted that the toilets were not open. At the PLUG meeting, the opening of the static caravans would be discussed
- 3.6.1 **Emberton Parish Council website** – WCAG compliance. The clerk reported that this was in hand.
- 3.23 **Bell & Bear Public House** – Cllr Logsdail reported that the Bell & Bear had been bought and he understood that the intention was to open it as a pub. The sale had not yet been agreed. It was noted that the community asset listing on the pub had run out and the parish council would need to re-list it once it changed hands.
- 3.74 **Emberton Neighbourhood Plan** – It was noted that the plan was still in the consultation phase (until 26<sup>th</sup> March) and that three or four responses had been received.
- 3.85 **Emberton School** – A discussion took place regarding the plans for Acorn Early Years and the possibility of village parking on the school field. It was suggested that advice be sought from MKC highways prior to a planning application being submitted. It was proposed by Cllr Flowers, seconded by Cllr Logsdail that the clerk approaches Acorn Early Years rather than MKC's property services regarding the use of the school field for village parking. A show of hands recorded three councillors in favour (White, Gibson, Jamieson) and two against (Duncan and Markland). In a previous email, Acorn Early Years had made reference to "landmark trees". Cllr Flowers commented that he would like to be involved in this.
- 3.96 **MK Futures 2050** – A response from MKC had been received as follows:- As you know, the Strategy for 2050 (adopted by Milton Keynes Council on 20 January this year) includes Figures Seven and Eight showing a western alignment of the Olney bypass, with a notation in the key that states "*Potential other key new infrastructure links & junctions*". The notation is deliberately drafted to demonstrate the indicative nature of those routes. There are other examples of indicative proposals shown on the plan for other areas in the same way (e.g. south west of Bletchley and north of Old Stratford).

This same alignment for a potential Olney bypass, again without an eastern alignment included, featured in the engagement draft of the Strategy for 2050 published in January 2020 for an 18-week engagement period.

The plans in the Strategy for 2050 were informed by the work on our Strategic Growth Study (available at <https://ddd3d78e-749e-4b55-9eee->

[73303fdcb896.filesusr.com/ugd/02d3f7\\_5bbd7cb184fc496580a68764e7b4f77c.pdf](https://73303fdcb896.filesusr.com/ugd/02d3f7_5bbd7cb184fc496580a68764e7b4f77c.pdf)) which includes the extract (below) which I think is useful. Broadly, it states that the western alignment provides a better opportunity to link with the High Street and unlocks greater development potential than the eastern route (because of the floodplain to the east of Olney) – development that would of course be needed to help fund that bypass route. This study, while wide-ranging, does not go into a great amount of detail on this issue specifically and further studies will be required through the local plan process to consider this issue further, including considering the impact on existing settlements, as you say in your letter.

The Strategy for 2050 also makes it clear that the detail of the alignment or how we would deliver any proposed transport schemes (as well as the proposed growth locations) will be fully tested through the Local Plan process in order to become statutory planning policy. It should be noted that the existing Local Plan, Plan:MK, does not currently safeguard either route. I believe this was because of the uncertainty about the funding and deliverability of a bypass, certainly in the context of the scale of development proposed in Plan:MK. The Plan:MK proposals map for the area around Olney is available at <https://www.milton-keynes.gov.uk/assets/attach/59392/Adopted-Policies-Map-Sheet-2.pdf>.

As part of the council's approach to addressing the climate challenge, as well as growing traffic congestion, we have emphasised in the Strategy for 2050 the importance of more sustainable modes of travel, including active travel and the use of public transport – our proposals for Mass Rapid Transit are an important part of that. You'll notice that Figures Seven and Eight in the Strategy for 2050 recommend that a future Mass Rapid Transit service is provided to Olney. Delivery of this as a more sustainable mode of travel is an important priority for the future growth of the area.

As stated above, the issue of the delivery of any bypass, of either a western or eastern alignment, will need to be considered through the new local plan, which will be subject to full consultation and an examination in public. Work on that new local plan is now underway, with the Local Development Scheme due to be approved this evening by [delegated decision](#).

Cllr Jamieson commented that the western route took the bypass through the flood plain.

- 3.97 **Sports & Recreation Committee** – Cllr Logsdail reported that the cricket and football teams would be starting back when covid restrictions permitted, football on the 29<sup>th</sup> March and cricket on the 1<sup>st</sup> May. Notices regarding dog fouling were being looked into.
- 3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – Nothing further to report.
- 3.102 **Public footpaths in Emberton** – It was noted that this information was on the website.
- 3.103 **Demand Responsive Transport** – Ward Cllr McLean reported that there would be a change to the bus service at the end of the month with a change to the number 21 service that came into Emberton. Further details of the bus service to be published when they become available.
- 3.104 **Definitive Map Modification Orders – Bridleway 19 and Bridleway 20, Petsoe Manor** – Previously reported on under item 2.1.17.

#### 4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

- 4.1 **Wind Farm Community Benefit Fund** – Cllr White reported that there had not been any further applications. The clerk emailed MKC's legal department on the 9<sup>th</sup> February regarding the signed S106 agreement. No response received.
- 4.2 **Solar Farm Community Benefit Fund** – It was noted that no applications had been received. **Action: KG** to advertise the fund in the Well & Towers.

### **previous applications status**

- 4.303 **21/00025/TCA** - Notification of intention to Thuja (T1) requires dismantling to ground level at All Saints Church, Church Lane – **no objection**
- 4.304 **21/00017/PNHSE** - Prior notification of single storey rear extension measuring 4 metres beyond the rear wall of the original dwelling house, 2.25 metres in height to the eaves and 3.5 metres maximum height at 7 Newport Road – **prior approval not required**

### **New applications**

- 4.305 **21/00337/DISCON** – Details submitted pursuant to discharge condition 3 (door and window details) and condition 4 (schedule of external materials) attached to planning application 20/02549/LBC at West Lane House, West Lane. It was agreed to respond that there were no objections to this application.
- 4.306 **21/00412/TCA** – Notification of intention to: T1 – Holly – Dismantle to ground level and remove all waste at West Lane House, West Lane. It was noted that the Holly tree was marked for removal in the original planning application for a new dwelling at West Lane House. It was agreed to respond that the parish council would be in agreement with the recommendations made by MKC's tree officer in respect of this application.
- 4.307 **21/00394/FUL** – Demolition of existing outbuildings and construction of single storey rear extension connect to new single storey utility rooms and garage at Grange Farm, Petsoe End. Cllr Markland stated that there were no constraints on the application as it was not a listed building but there was a lot of archaeological activity shown on the lidar map and that this should be referred back to Nick Crank at MKC. **Action: KG** to take this back to the planning officer.

## **5. ACCOUNTS**

- 5.1 **To receive the RFO's Report for the 2<sup>nd</sup> March** 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**

- 6.1 **7 Westpits** – Reported on previously by Ward Cllr McLean.

## **7. PARISH RELATED MATTERS**

- 7.1 **Village publicity** – Emberton School, Solar Farm, DRT, PSCO Flynn
- 7.2 **Cllrs' concerns**

**Cllr White** – allotment fence was in need of repair. **Action: KG** to raise this with MKC.

**Cllr Markland** – commented on the poplar trees just inside the park on the left hand side. The report that was received from Bob Widd of MKC alluded to the fact that the trees had not been maintained. It was noted that a branch had come off one of the trees and was balanced rather dangerously and that some of the roots were very close to the sewer and the pumping station. **Action: KG** to write to Bob Widd and raise this with him.

8. **DATE OF NEXT MEETING** – confirmed as Tuesday 6<sup>th</sup> April 2021 at 7pm to be held virtually.

The meeting closed at 8.30pm

DRAFT