

Emberton Parish Council
Minutes of Virtual Annual Meeting
Tuesday 4th May 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

Ms A Allen (resident)
 Mr J Green (resident)
 Mr G Ridgley (resident)
 Mr C Worswick (resident)

Ward Cllr David Hosking (part meeting)
 Ward Cllr Keith McLean (part meeting)

Mrs Karen Goss – Clerk and RFO

Election of Chairman – It was proposed by Cllr Jamieson and seconded by Cllr Logsdail that Cllr Duncan be elected Chairman. Cllr Duncan accepted the nomination and duly signed the Acceptance of Office.

Election of Vice Chairman – It was proposed by Cllr Flowers and seconded by Cllr Duncan that Cllr Gibson be elected Vice Chairman. Cllr Gibson accepted the nomination.

Update of Register of Members' Interests – These will be updated at the next face to face meeting for all councillors.

Election of Parish Council representative to the Sports & Recreation Committee – Cllr Logsdail was nominated as the representative for the Sports & Recreation Committee.

Election of Parish Council representative to the Wind Farm Community Benefit Fund Committee
 Cllr White was nominated as the representative for the Wind Farm Community Benefit Fund Committee.

Election of three Parish Councillors to the Solar Farm Community Benefit Fund Committee – Cllrs White, Logsdail and Flowers were nominated as representatives for this committee.

Election of two Parish Council representatives to the Neighbourhood Plan Steering Group Committee – Cllrs Jamieson and Markland were nominated as representatives for the Neighbourhood Plan Steering Group Committee.

Election of one Parish Council representative to the Emberton Park Liaison User's Group – Cllr White was nominated as the representative for this committee. Cllr Markland commented that he would like to attend this meeting if possible. The clerk to ascertain the limit on numbers for this meeting.

Action: KG

Nominate Parish Council representatives to attend Milton Keynes Council Meetings – Parish Forum (2 representatives) – Cllrs Duncan and Gibson to attend these meetings.

Nominate Parish Council representative to attend the Olney Ward Forum – Cllr Markland was nominated to attend these meetings.

Nominate Parish Council representative to attend Olney Ward Community Forum (NAG) Meeting – Cllr Flowers was nominated to attend these meetings.

Apologies for Absence – Apologies for absence were received from Mr & Mrs Young and Ward Cllr Peter Geary.

Declarations of Interest in items on the Agenda – Cllr Duncan Declared an Interest in item 2.1.17, item 4.309 (previously used the same architect) and item 4.311 (family friends).

MINUTES OF THE MEETING held on the 6th April 2021. These were confirmed and will be signed by the Chairman at the next face to face meeting.

1.2 **Public questions** – Mr Green stated that the parish council had objected to his previous planning application at 34 Gravel Walk and the new application sought to address these issues; the main one being the location of the new dwelling.

Mr Worswick commented that the application site was a paddock and not the garden of 34 Gravel Walk and it overshadowed and overlooked 17 Gravel Walk and 34 Gravel Walk.

Mr Ridgley stated that he would like to object to the planning application as it fell within the open countryside.

4.309 **21/01130/FUL** – Erection of one dwelling with attached single garage (re submission of 20/00483/FUL) at 34 Gravel Walk. Councillors discussed this planning application using the material considerations criteria as follows:

Overshadowing – less of an effect than the previous application but potential overshadowing of 34 Gravel Walk.

Overlooking and loss of privacy – potential overlooking 34 Gravel Walk.

Adequate parking and servicing – no concern.

Overbearing nature of proposal – no concern.

Loss of trees – irrelevant.

Loss of ecological habitats – report has been submitted and no concerns with previous application.

Design and appearance – comments from the public regarding application being overbearing although the application has been downsized from the previous one. Noted that the report could be more specific with greater demand on build fabric to make it more sound. The proposed renewables were noted with satisfaction.

Layout and density of buildings – irrelevant.

Effect on listed building(s) and conservation areas – noted that in terms of conservation, only visible from the bottom of Gravel Walk. It was noted that figure 6 on the Design and Access Statement was no longer relevant as the trees at the top of Gravel Walk had been removed.

Traffic generation – irrelevant.

Noise and disturbance from the scheme and disturbance from smells – irrelevant.

Public visual amenity – potential adverse effect on the street scene, loss of open countryside views from the bottom of Gravel Walk. It was felt that more images were required.

Flood risk – noted that this could be dealt with through planning conditions.

Footpaths – not affected.

It was noted that the application site fell outside the settlement boundary and was therefore within open countryside, with the land being classed as a paddock rather than garden as stated on the previous application. It was noted that the planning consent in 2015 for 32 Gravel Walk (15/01709/FUL) to create a new property (34 Gravel Walk) has not been taken into account in the Milton Keynes Settlement Boundary Study November 2017 and accordingly not reflected in the settlement boundary shown in Plan:MK. The settlement boundary line now cuts diagonally through the existing dwelling.

Councillors discussed the application based on the material considerations and the fact that the application was in open countryside. It was proposed by Cllr Logsdail, seconded by Cllr White that the parish council object to this application based on the above. A vote was taken with Cllrs Duncan, Gibson, Flowers and Jamieson objecting to the application and Cllr Markland supporting the application. The clerk to draft a response to include the points raised and to request that the land between the public footpaths is clearly marked on the application plans with its proposed use under the application (ie garden or paddock), for clarity.

- 1.3 **Risk – Covid 19 update** – The clerk reported that face to face meetings would resume from the 7th May in line with covid guidelines and the rule of 6 meeting indoors. The clerk to undertake a risk assessment prior to the meeting. **Action: KG**

2. TO RECEIVE REPORTS AND AGREE ANY DECISIONS/ACTIONS

2.1 Ward Cllrs' Report

DRT - Ward Cllr McLean reported that since the last meeting and the articles in the Well & Towers and Phonebox, he had learnt that the telephone service for the DRT only operated

between the hours of 7am and 7pm with the MK Connect bus service operating until 11pm. Cllr Duncan commented that her son had used this service and was in favour of it as the app told you how far away the bus was but there was a situation where the app stated that the bus was 7 minutes away which did not change for 20 minutes. Ward Cllr McLean responded that this needed to be reported.

7 Westpits – Ward Cllr McLean stated that there was a change in circumstances and he was in close liaison with the team.

Meetings – Ward Cllr McLean stated that the parish council should stick to the advice given from BALC/NALC with regard to returning to face to face meetings.

Resident parking scheme – to be covered later under clerk’s report.

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

2.3 **Clerk’s Report**

2.1.17 **Bridleway claim at Petsoe End** – Nothing to report.

2.1.82 **Resident’s parking – Hulton Drive** – A discussion took place regarding the drawings that had been received from MKC highways for the resident parking scheme for the service road of Olney Road and also Hulton Drive and new double yellow lines in Olney Road. Cllr Gibson responded that the proposed resident parking scheme should be all year round and not during the period March to September as suggested. Ward Cllr McLean commented that he did not think that this would be an issue. The clerk reported that a previous plan drawn up in May 2019 showed staggered single yellow lines in Olney Road which would help with the rat running situation and allow other residents in Olney Road some parking allocation. Cllr Gibson stated that two petitions had been put forward to MKC for resident parking and he suggested that the parish council moved forward with this and address the issue of the yellow lines with MKC highways. It was agreed to take the two issues forward in stages. The clerk to advise Davina Millership of the decision. **Action: KG**

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

2.1.105 **Newport Road (speed limit)** – Speed limit was changed on the 9th March. It was agreed to remove this item from the agenda.

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** – Nothing further to report.

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 stated that this issue had been discussed at the recent Sports & Recreation Committee meeting with the solution being to try and divert the footpath behind the pavilion. Some signage was required. Ward Cllr McLean commented that dog fouling was an issue across the whole of MK.

- 3.6.68 **Well at Petsoe End** – Nick Crank at MKC advised that the well was now listed on the Heritage Environment Record – reference HER, record: MMK7960 Mary’s Well/Emotwell, Petsoe End, Emberton. Cllr Markland stated that he would start looking at grants. **Action: FM**
- 3.6.109 **Newton Road** – Cllr Duncan sent an email to Davina Millership, head of highways at MKC on 29th April to outline the traffic issues at the Petsoe End junction. Response received from DM stating that she had asked an officer to visit the site for an assessment of the additional issues that had been raised.
- 3.6.110 (March 2021) – **Gritting at Petsoe End** – Nothing to report.
- 3.6.111 **Street light at junction with High Street and A509** – The clerk reported the faulty street light again on the 12th April. Response from MKC received stating that remedial works had been carried out to ensure highway safety but further works were still required.
- 3.6.112 (March 2021) – **Dead trees Newton Road (to right of triangle)** – Nothing to report.

3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – Cllr White reported that there was no update as there hadn’t been a PLUG meeting with the next one due to take place in July.
- 3.23 **Bell & Bear Public House** – Cllr Logsdail reported that the sale of the Bell & Bear to the interested party had fallen through and the community group had put in a revised higher offer and were waiting to hear back. Cllr Duncan asked about match funding. Cllr Logsdail responded that this scheme was not in operation yet and details of it were not yet known but it was understood to be capped at £150m.
- 3.74 **Astwood & Hardmead Neighbourhood Plan** – Cllr Duncan stated that she had looked at the plan and Emberton would not be affected. It was agreed that no response was required.
- 3.74 **Emberton Neighbourhood Plan** – Cllr Markland reported that a meeting was due to be set up with Emberton United Charities.
- 3.85 **Emberton School** – School House Fund – Cllr Duncan had sent out details to councillors of income and expenditure in the five years up to 2019 as per the Charity Commission website. Cllr Duncan was waiting to hear back from Matthew Robinson of the VSF with details of what was left in the fund. A discussion took place regarding the purpose of the fund and whether there were any constitutional documents available to view. It was agreed to seek the advice of Mr McGrandle who had previously looked into this. **Action: KG to speak to AMc**
- 3.851 **Acorn Early Years proposal** – Nothing to report.
- 3.97 **Sports & Recreation Committee** – Cllr Logsdail reported that the field was being used for football by 4 youth teams and 1 adult’s team along with regular cricket bookings and some ad hoc cricket bookings. The groundsmen were doing a good job of keeping the field maintained. Cllr White commented that the field was recently sprayed but there didn’t seem to be any notices in place. Cllr Logsdail responded that it was sprayed at 5.30am and the groundsmen reported that dog owners were ignoring the notices and walking on the field. The clerk to take this back to the groundsmen and ask that notices were put up at the three entrances to the field

with the notice by the play area being posted at the entrance to Alison Fraser Walk off West Lane. **Action: KG**

- 3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – Nothing to report.
- 3.102 **Public footpaths in Emberton** – It was noted that this information was on the website.
- 3.103 **Demand Responsive Transport** – Reported on earlier. Cllr Logsdail commented that the feedback had been very positive and there was concern that with only 14 vehicles, the service could be swamped. **Action: KG** to contact MKC to pass on the positive comments.
- 3.105 **Parallel Bridges** – It was noted that the Forth Bridge had sadly been crossed; the flag had been flown at half-mast and a memorial book had been made available on the website. It was agreed to remove this item from the agenda.

4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

- 4.1 **Wind Farm Community Benefit Fund** – Cllr White reported that there had not been any further meetings. **Action: MD** to draft a letter to MKC regarding the S106 agreement.
- 4.2 **Solar Farm Community Benefit Fund** – Cllr White reported that there was an application received and approved for the Tip Top exercise class for equipment in the sum of £229.34.

previous applications status

- 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 – **conditions discharged**
- 4.308 **21/00642/TCA** - Notification of intention to two Beech Trees (1 and 2) - reduce the height by 2m and circumference by 2.5m and 1 No Sorbus - reduce crown by 4m and sides by 2m back to previous pruning point at 4 Gravel Walk – **pending**

new applications

- 4.309 **21/01130/FUL** – Erection of one dwelling with attached single garage (re-submission of 20/00483/FUL) at 34 Gravel Walk – discussed previously.
- 4.310 **21/01213/TCA** – Notification of intention to T1 – Western Red Cedar – Crown Thin by 20%, Reduce by 1-2 metres from the house, and then Crown Lift to around 4 metres (leaving the primary branches in place) at West Farm House, 6 West Farm Way. Councillors would be in agreement with the recommendations made by MKC’s tree officer.
- 4.311 **21/01252/NMA** – Non material amendment to application reference 20/00077/FUL for slate roof finish throughout to replace concrete tiles, reduction in size to one window on NW elevation, garage door replaced with single door and side window, single door with glazed side panel replaced with window to match others, additional roof light over G9bed5, replace glazing & Larch brise-soleil to gable with timber infill & Cedar cladding, additional thin glazed panels in G17 family room. Large glazed panels, sliding doors & sliding larch louvred screens with

2no single doors one with side window at Springside Pasture, Petsoe End. No objection based on no objection to original planning application.

5. ACCOUNTS

- 5.1 **To receive the RFO's Report for the 4th May 2021** and approve payments. It was agreed to look at splitting the payment of the community grants as two payments to coincide with receiving the precept and to look at how the grant was paid to the History Society for rental of the archive room. It was proposed by Cllr Jamieson and seconded by Cllr White that the payments be approved as per the RFO's Report. Cllr White to approve the payments online.
Action: HW

6. CORRESPONDENCE

- 6.1 **Field at Emberton crossroads** – An email had been received from a resident regarding obtaining advice/support from the parish council for a gate for a public footpath. Cllr White commented that in the past MKC had provided the gate and the owner was responsible for funding its installation. The clerk to refer the query to the rights of way officer at MKC.
Action: KG

7. PARISH RELATED MATTERS

- 7.1 **Village publicity** – DRT, Well at Petsoe, return to face to face meetings, sporting activities at the playing field (dog fouling), weed spraying

7.2 Cllrs' concerns

Cllr Markland – reported that Harvey Drive was a private road and also a dead end and this was not stated on the street name plate supplied by MKC. It was noted that often visitors to the park took the wrong directions, following their SAT NAV. The clerk to report this.
Action: KG

8. **DATE OF NEXT MEETING** – confirmed as Tuesday 8th June 2021 at 7pm to be held at the Pavilion and via zoom for residents wishing to attend.

The meeting closed at 9.07pm