

Emberton Parish Council

Minutes of Meeting – 11th June 2018

Present:

Councillor Vicki McLean (Chairman)
 Councillor Paul Flowers
 Councillor Steve Gibson
 Councillor Soo Hall
 Councillor Richard Laval
 Councillor Harry White

Mr A McGrandle – resident
 Mrs I McGrandle - resident
 Mrs S Soul – resident
 Ms C Walsh - resident

Mrs Karen Goss – Clerk and RFO

Apologies for Absence - Apologies for Absence were received from Councillor Horton and Ward Councillors David Hosking, Peter Geary and Keith McLean.

Declarations of Interest in items on the Agenda – Councillor Flowers Declared an Interest in item 4.214 on the Agenda.

1. **MINUTES OF THE MEETING HELD ON MONDAY 14TH MAY 2018** - The Minutes of the Meeting held on Monday 14th May 2018 were agreed and initialled by the Chairman.
- 4.210 **18/00643/FUL** – Conversion and extension of an existing stone barn to a two bedroom residential property at barn set back from West Farm Way for Mr D Soul. Councillor McLean reported that she had been in touch with the Ward Councillors who advised that Councillors should listen and take note of the residents’ concerns and if they were felt valid, they should be taken back to Milton Keynes Council.

Mr McGrandle stated that he had thanked Mike Davey, the planning officer, for the efforts he had made as the application had gone through a lot of updates with the roofline being changed and some of the original objections had now gone and the concern was more the way the application had been dealt with and that all the relevant paperwork should have been in place before it was validated by MKC. Mr McGrandle went on to state that the application was missing the structural survey which was required for a barn conversion and the parking scheme required amendment.

Ms Walsh stated that she had concerns regarding the parking and went on to state that West Farm Way was a cul-de-sac, which was not wide enough for parking.

Mrs Soul stated that one of her objections was that the application did not say what they were using the garages for; parking spaces have been indicated in front of the two garages but there was not enough room according to MKC’s regulations. Ms Walsh commented that there were 5 properties within the area of the application with not enough parking.

Mrs Soul commented that she still had concerns about the basement and the close proximity to her property and that there was no structural survey. Mrs Soul reported that she had two

windows on the east elevation of the ground floor and these would be deprived of light from the extension. Mrs Soul also commented that she did not feel that the development was in keeping with other properties in West Farm Way. There was also an issue with the site plan and block plan not corresponding. Mrs Soul concluded that there were so many discrepancies and misleading documentation associated with the application and the whole project lacked credibility and she strongly objected to it.

Mr McGrandle stated that MKC did not seem to have any regulations regarding basements; were they going to be bedrooms?

Councillor Gibson asked the residents if they had all registered their concerns. It was noted that these had been registered.

Ms Walsh commented that she could not understand why the conservation officer had not raised any objection to the proposal and asked that the parish council requested a site visit. Councillor McLean responded that the parish council would request a site visit and ensure that a parish councillor was present.

The residents left the meeting.

Update of Register of Members' Interests – Councillor Soo Hall and Councillor Richard Laval duly signed their Register of Members' Interests.

2. **MATTERS ARISING FROM THE LAST MEETING**

254 - Dates for Commitment – The dates for commitment were noted. The clerk requested that the 3rd September meeting was changed to the 10th September; this was agreed.

255 – NAG – meeting held 16/5/18. The clerk reported that the main topic of discussion was the trial of the Speed Watch kit which was being circulated in the rural area. The clerk conveyed the crime figures reported by PC Dan Smith and it was noted that there had been a significant increase for the same period as last year and it was felt that the decrease in Police officers attributed to this.

214 – EPFC/ESSC – meeting held 24/5/18. Councillor Hall reported that the Premises Certificate had been approved with the amended Constitution. A new boiler had been fitted and the changing room floor had been screed and painted. Estimates for the toilets at the main entrance had been received. Vicki had spoken to Angela Laval regarding the role of Bookings Secretary which would be split between events and sports, with Norman taking on sports bookings.

Update from Ward Councillor – nothing to report.

2.1 **Councillor's Concerns from previous Minutes**

2.1.25 **Parking around Institute** (previously 2.1.13) – Councillor Gibson had previously advised that the bus 21 (south) no longer came through Emberton on a Thursday evening due to parked cars. The clerk emailed Stuart Simmonds to ascertain whether this was the case. Mr Simmonds was not aware of this and would have been expected to have been told. A response from Bridge Club to MKC's letter of the 4th April stated that parking was being monitored but as there were no

restrictions, they would continue to park on the bend. Mr Simonds to contact Redline to find out what the situation was. The clerk reported that Mr Simmonds had been in contact with environmental services regarding the process of parking restrictions. Councillor McLean responded that the parish council should register the fact that it was not keen on yellow lines and refer them back to previous conversations with MKC when it was stated that the area did not fit the criteria. The clerk to get in touch with Redline to ascertain whether or not they were coming through the village (copying to Peter Geary). The parish council to look at the area around the clock tower and restricting parking on the hatched area.

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- 2.1.63 **Village name signs** – The clerk submitted an enquiry through Signs of the Times' website who supplied the signs for Olney and Haversham. The clerk to chase the response.

KG

3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – It was noted that Nick Hannon was going to attend the next parish council meeting on 16th July.

3.6 Parish related

- 3.6.15 **Rat running and restricted access** – Speed Watch used in Emberton on Olney Road on 21st May and on the A509 on the 24th May. There were no offences in Olney Road and 4 offences on the A509 (2 x 47mph and 2 x 49mph in a 40mph limit). The information was forwarded to Thames Valley Police.

- 3.6.16 **Clock tower damage** – The clerk contacted MKC regarding permits for working on the highway and was directed to MKC's website to download the application. The clerk forwarded the information to Boden and Ward to apply for the permits. The clerk reported that Boden and Ward had advised that this was not the correct permits that were required and advised contacting A Plant with a map showing the location of the proposed road closure in order that the works could be carried out. An estimate for the necessary equipment was received from A Plant in the sum of £289.00. The clerk to forward this to Zurich Insurance.

KG

- 3.74 **Emberton Neighbourhood Plan** – Councillor Laval reported that the next meeting was to be held on the 14th June and that a consultant had been appointed to take the plan forward. A grant had been applied for and the results of the first consultation were being looked at.

- 3.86 **Reform of data protection legislation and introduction of the General Data Protection Regulation** – The clerk reported that the parish council did not require a Data Protection Officer but had to register, which she had done so.

4. PLANNING APPLICATIONS & ENFORCEMENT ISSUES

- 4.2 **Wind Farm Community Benefit Fund** – Nothing to report.

4. **Solar Farm & Community Benefit Fund** – Nothing to report.

- 4.206 **17/03386/FUL** – Public airsoft events scheduled for once every two weeks throughout the year (with a break in Winter of variable length according to

weather conditions). Occasional private bookings (retrospective) at Hollington Wood, Newport Road for Mr C Williams. An invitation had been sent to Mr Solt asking him to attend a parish council meeting to put forward his plans for Hollington Wood. Mr Solt stated that that he believed that there had been a misunderstanding and that he was asking for support from the parish council to make changes to the access on the A509. It was agreed that the parish council's comments to MKC supporting the highways officer's comments still stood and that Mr Solt was no longer required to attend a meeting.

- 4.210 **18/00643/FUL** – Conversion and extension of an existing stone barn to a two bedroom residential property at barn set back from West Farm Way for Mr D Soul. Councillor V McLean stated that the concerns of the residents should be noted and that there were other issues; parking, site visit from Conservation Officer not taken place, omission of structural survey and site sections, correction of application form to show the ownership of the property as being Mrs L Soul and not her son, Mr D J Soul. The clerk to draft a response for circulation and approval.
- 4.212 **18/00871/FUL** – Partial demolition of existing structure. Bespoke lean-to glass structure at 7 Church Lane for Mr & Mrs Buck – **permitted**.
- 4.213 **18/00867/DISCON** – Details submitted pursuant to discharge conditions 4 & 5 attached to planning permission 17/03332/FUL at Land adj to Emberton House Farm, Newport Road for Mr R Fryer – **conditions discharged**
- 4.214 **18/01237/FUL** – Amendment to approval reference 18/00290/FUL to widen side extension forming garage and to raise roof with new dormer to rear elevation to accommodate room with roof space over proposed new garage at 21 High Street for Mr P Flowers. Councillor Flowers left the meeting whilst this agenda item was discussed. There were no objections to this application.

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

5.1 **RFO's Report** – The RFO's Report for the 11th June 2018 was accepted.

5. Schedule of Payments – to approve the Schedule of Payments.

Emberton Sports & Social Club – pavilion hire for NHP Meeting	£15.00
Mr T P Wibaut – bus shelter cleaning/emptying bins/watering	£127.50
Information Commissioner – GDPR registration	£40.00
Mrs K Goss – clerk's May salary	£570.54
Mrs K Goss – clerk's May computer/telephone expenses	£125.38
Maxwell Amenity Ltd – pedestrian sprayer for playing field	£1078.80

Payments proposed by Councillor Gibson, seconded by Councillor Hall and unanimously agreed by all those present. The clerk to make the payments by BACS transfer apart from the payment to the Information Commissioner which was raised by cheque.

6. CORRESPONDENCE

6.1 Waste land to right of Emberton Pavilion – The clerk reported that she had received a telephone call and a subsequent email from MKC Environmental Services regarding the potential of a bonfire on the waste land to the right of the

pavilion. Environmental Services advised that all garden waste should be disposed of in the green bin or taken to the tip. Councillor Hall to write to Vicki McLean as Chairman of Emberton Playing Field Committee.

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7. PARISH RELATED MATTERS

7.1 Village publicity – Bus service, hanging baskets

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7.2 Councillors' Concerns

Councillor Flowers stated that he had reported a light out and this had not been rectified. The clerk commented that MKC were in the process of replacing the street lighting with halogen and this could be the reason for the non repair.

Councillors Flowers commented that he was concerned about the potential loss of the bus service but would not wish to see yellow lines around the Institute which would restrict parking for visitors and residents.

Councillor Hall commented that she had received an email from a resident stating that there was a delay in the Minutes of parish council meetings being displayed on the website. The clerk responded that this was not the case; the Minutes were signed at the parish council meeting and were put on the website the following day and were displayed on the noticeboard within two days.

The clerk reported that following a discussion regarding the storage of documents at the Institute and the new GDPR regulations, she had made enquiries with Shred It in Newport Pagnell for a shredding service. An estimate had been received in the sum of £75.00 plus vat and 7% disposal charge for shredding up to 9 dustbin bags of documents. The parish council would also be issued with a certificate of disposal upon shredding completion. The expenditure was approved by Councillor Gibson, seconded by Councillor McLean and unanimously agreed by all those present. The clerk to sort through the archive at The Institute. Councillor McLean commented that storage for parish council documents was being looked at so that they could be stored at the pavilion. It had been felt that one of the toilets might be able to be turned into a storage room but it was too small. However, Michael Bath was confident that there would be some room in the storage cupboard for a cabinet.

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8. DATE OF NEXT MEETING

The date of the next meeting is confirmed as Monday 16th July 2018 at 7.30pm in the Pavilion.

The meeting closed at 8.50pm