

## Emberton Parish Council

### Minutes of Meeting – Tuesday 3<sup>rd</sup> September 2019

**Present:**

Councillor Victoria McLean (Chairman)  
 Councillor Paul Flowers  
 Councillor Soo Hall  
 Councillor Mike Horton  
 Councillor Richard Logsdail  
 Councillor Harry White

Ward Councillor Keith McLean (part meeting)

Mrs Karen Goss – Clerk and RFO

**Apologies for Absence** - Apologies for Absence were received from Cllr Gibson and Ward Cllrs David Hosking and Peter Geary.

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

1. **MINUTES OF THE MEETING** held on 6<sup>th</sup> August 2019. These were confirmed and signed by the Chairman.
- 1.2 **Public questions, comments or representations** – No members of public present.
- 1.3 **Dates for Commitment** – These were noted. Cllr V McLean commented that she was unable to attend the Parishes Forum and asked whether Cllr Gibson was able to do so.
- 1.4 **Risk – to identify and action where necessary** – Nothing to report. Working on the risks that have been identified.
2. **TO RECEIVE REPORTS AND AGREE ANY DECISIONS/ACTIONS**

**ESSC (22/8/19)** – Cllr Hall reported that the committee was heading in the right direction and that bookings were going well. The Friday evening pub was going extremely well. There was a new treasurer; Helen Knight. The cleaning staff were incredible and the bar staff were very good. A quiz night was planned and there were enough bookings coming in to keep the social club going. Toilet project – one toilet will be refurbished and used as a unisex toilet. The other toilet would be made into a lockable store cupboard for cleaning products.

**Olney Ward Community Forum (21/8/19)** – The clerk reported that the meeting had been well attended by Thames Valley Police. A discussion took place regarding the responsibility of clearing away fly tipping. If the fly tipping was on private land, the landowner was responsible for removing the waste but it had to be done so by a licenced contractor. Three parishes were looking at ANPR cameras; Lavendon, Moulsoe and North Crawley. TVP would supply the cameras but the parishes would have to fund the posts and installation costs. The clerk reported on the crime figures and it was agreed to put these in the Well & Towers. **Action: KG**

**EPFC (29/8/19)** – Cllr Hall reported that the meeting started with George Proud resigning as Chairman. However, the committee agreed that it was impossible for him to resign until the Deed of Separation had been completed and the playing field committee had been transferred to the parish council. It was explained to the rest of the committee that nothing would change following the transfer to the parish council. A letter was going to be produced from the Chairman and sent to the Charity Commission stating that EPFC wished to close its charity status and EPFC would comply with all the necessary procedures to ensure this happened. Cllr V McLean stated that since the meeting, things had been simplified even more. The funds would be transferred out of the EPFC account to the parish council which would then be ring fenced. The outstanding payments had been made. Cllr Horton commented that the Charity Commission might ask for the accounts. Cllr V McLean responded that the committee had looked at this and it looked fairly straight forward. The solicitors had looked at all the documents provided by the parish council and had questioned whether there were any conditions on the grant provided by the Foundation for Sports and the Arts. Unfortunately, the paperwork relating to the grant was not to hand. The solicitors had however stated that due the organisation who granted the grant being wound up and no correspondence had been received for many years relating to the grant, it seemed unlikely that the EPFC would ever hear about the matter again and even if it did, the current proposals would not affect the actual provision of the public facilities contemplated by the grant. The clerk commented that the Playing Field Lease had been collected from Garrad & Allen and passed to Rushford & McCarville who would provide the Deed of Surrender. Cllr V McLean commented that the Standing Orders and Terms of Reference would need drawing up for a new committee and a parish councillor would have to be assigned to the committee. Cllr Flowers asked what was happening to the pavilion and the fabric of the building. Cllr V McLean responded that the building would stay with the ESSC. Cllr Horton commented that the parish council should take over the maintenance of the building. Cllr Flowers commented that if the ESSC had a surplus, they could be given a working capital and the rest of the funds transferred to the parish council. Cllr Hall responded that at the present time, it was only the playing field committee that was to be transferred to the parish council. Cllr Hall asked who dealt with the bookings and administration of Sherington Pavilion. The clerk responded that the parish council owned their pavilion and they had a caretaker. The clerk to ascertain the details of the arrangement.

**Ward Councillors** – In the absence of Ward Councillor Keith McLean, who would be attending the meeting later, Cllr V McLean reported on the HIF bid which was put in for transport infrastructure for the MK East expansion and stated that five towns had been advised that they had received funding and Milton Keynes was not one of them. However, the bid was still under consideration. **Planning Dispute** – Hollington Wood was going to appeal and West Farm Way (barn conversion) was with enforcement.

### **Clerk's Report**

- 2.1.124 **Weed spraying** – Weeds sprayed in August. It was agreed to remove this item from the agenda and the clerk to allow for two sprays per year in the budget. **Action KG**
- 2.1.55 **Fly tipping in Prospect Place** – The clerk visited the site and there appeared to be little signs of fly tipping apart from two cardboard boxes which could easily be removed. It was agreed to remove this item from the agenda.
- 2.1.94 **Dog bin (West Lane)** – Awaiting action from Marcus Young Landscapes.
- 2.1.103 **WW1 commemorative bench** – Awaiting notification of grant decision.

- 2.1.104 **WW1 commemorative litter bin** – Awaiting date for installation.
- 2.1.105 **Newport Road (speed limit)** – reported to MKC on 29/8/19.
- 3.6.15 **Rat running and restricted access** – Nothing to report. The clerk suggested that the parish council continued with Speed Watch and SIDS when volunteers were available.
- 3.6.28 **Parking restrictions (Olney Road)** – Nothing to report. The clerk to revisit with MKC (contacted Paul Harrison, MKC on 28/8/19).
- 3.6.68 **Well at Petsoe End** – The clerk to arrange an estimate for the tree to be removed behind the well. **Action KG**
- 3.6.105 **Tree in Hulton Drive (10 Hulton Drive)** – This has now been removed. It was agreed to remove this item from the agenda.
- 3.6.106 **Farm traffic sign for junction of Petsoe End** - Request from Petsoe End resident for farm traffic sign either side of the triangle junction to warn other road users of farm traffic. Reported to MKC on 28/8/19.
- 3.6.107 **Street lighting – Prospect Place (column 1)** – There was only 1 street light in Emberton that had not been replaced by the new LED system and this was 1 Prospect Place. Reported to MKC on 29/8/19.
- 3.6.108 **Damaged gate at end of Prospect Place** – Gate at the end of Prospect Place was falling down. The clerk reported this to MKC on 29/8/19.
- 3.1 **Emberton Park** – Cllr Flowers reported that a lot of the issues from the previous meeting were reiterated but nothing further had occurred with the key issues. A new pay system and security were going to be put in place. The signs had not been done for the “no bbqs”. Cllr Logsdail made reference to bbq areas. Cllr Flowers responded that there were going to be two designated bbq areas but this had not happened. Nicholas Hannon had promised to put forward a vision before the next meeting.
- 3.23 **Bell & Bear Public House** – A letter had been received from Gosschalks Solicitors dated 14<sup>th</sup> August 2019 in which they gave notice, on behalf of their client (Wellington Pub Company plc), to dispose of the Bell & Bear Public House as required under Section 95 of the Localism Act 2011. This had been triggered as a result of the Community Right to Buy that was in place and expired in November 2019. It was noted that the listing could not be renewed as the intention to sell triggered the 6 week expression period for the parish council or a CIG (Community Interest Group) to put in a submission of interest. A public meeting was held on the 29<sup>th</sup> August, chaired by Cllr Logsdail who gave a presentation on the process of a Community Interest Group being set up to put in a bid to buy the Bell & Bear. Cllr Logsdail commented that after the meeting, he undertook a lot of searching on the internet and researched the Plunkett Foundation who would be able to provide support on the process. There was positive feedback from the public meeting with over 100 attendees from Emberton, Olney, Sherington, Newport Pagnell and Stoke Goldington with about 30/40 people signing up to help. The attendance record would provide evidence that the CIG had consulted with the wider public. There would be an article in the Phonebox and a facebook page would be set up and possibly a website. The bid for the asset could only be submitted by a Community Interest Group, a Charity, A company limited by guarantee, an industrial

and provident society that is non profit distributing or a parish council. Cllr Logsdail commented that the group were not in a position to form a Community Interest Group at the present time but the parish council could put in an intention to bid on their behalf. Cllr White asked what would happen if that group wasn't forthcoming? Cllr Logsdail responded that it would be and if the group weren't formed, nothing would happen. The deadline in which to respond was the 24<sup>th</sup> September. It was proposed by Cllr Horton, seconded by Cllr Flowers and unanimously agreed that the parish council put in an intention to bid for the Bell & Bear on behalf of a Community Interest Group. Cllr Logsdail stated that a survey would be sent to all houses in Emberton as part of the consultation process as it needed to be demonstrated that the CIG had consulted with the community. It was proposed by Cllr V McLean and seconded by Cllr Hall that the parish council met the cost of the survey (£200).

- 3.85 **Emberton School** – Cllr Horton reported that no one had made the decision as to what was going to happen to the building or field. Cllr Logsdail stated that it was his understanding that the building was given to the community for educational purposes only. Cllr V McLean stated that the Federation would like to meet with the parish council to hear some suggestions for an alternative use for the school. Cllr Flowers stated that when he was Chair of the Governors of Emberton School, the governors tried to talk to MKC as to who owned the land and they didn't know. The Federation was put together to keep the school open. Cllr Horton stated that the question long term was the school field. Cllr Hall commented that since February when the governors came to the parish council meeting, nothing had been heard. Cllr V McLean commented that the parish council would take Mr Sims up on his offer and invite him to the October parish council meeting and put to him some specific questions before the meeting a) What stage were they at in the closing of the school? b) what alternatives do they have on the table c) who owned the field? d) what was happening with the school house fund? e) would the school be opened again, what numbers would be required? It was agreed to ask Mr Sims and a representative of the Federation to attend the next parish council meeting. **Action KG**

### 3. SPECIFIC AGENDA ITEMS

- 3.93 **Milton Keynes East Local Stakeholder Group** – The clerk commented that this proposal was now out for consultation; the deadline to respond was 16<sup>th</sup> October. **Action – to be carried forward to next meeting**

### 4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

- 4.1 **Wind Farm Community Benefit Fund** – Cllr Horton reported that there was £14,000 in the fund and the next meeting would take place at the end of September.
- 4.2 **Solar Farm Community Benefit Fund** – The clerk reported that the additional award of £7,500.00 had not been received. **Action – KG**

#### previous applications status

- 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 – **appeal in progress**
- 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. It was noted that the Design and

Access Statement submitted by the applicant clearly stated that “the barn to be developed will be largely retained.” The parish council had noted from photographic evidence that this was clearly not the case and the barn walls had been completely demolished. The clerk to write to planning enforcement. **Action: KG**

- 4.225 Airsoft site at West Farm Way, Mr Carlos Williams – The clerk to ascertain whether or not planning permission was required for the activities being undertaken. **Action: KG**
- 4.236 **19/00993/FUL** – partial removal of wall and gates to re-instate previous vehicular access to front garden; installation of new gates at 2 Gravel Walk for Mrs L Pauley - **refused**
- 4.238 **19/01177/FUL** – erection of rear balcony (amendment to approval reference 18/00290/FUL) at 21 High Street for Mr P Flowers - **permitted**
- 4.239 **19/01123/FUL** – new single storey ground floor extension, replacement roof, skylights, new cladding materials and associated alterations at Hollington Wood Cottage, Newport Road for Mr & Mrs Lawrence – **permitted**
- 4.240 **19/1606/FUL** – Two storey rear and side extensions and 1 ½ storey front entrance porch extension at 19 Westpits for Mr and Mrs Pye – **permitted**
- 4.241 **19/01828/FUL** – Proposed two storey side extension, first floor side and two storey rear extension, new front entrance, new replacement pool enclosure with link to house, introduction of dormer windows to front elevation, new replacement windows and internal alterations at Springside Pasture, Petsoe End for Mr & Mrs MacGregor – **pending**
- 4.242 **19/01847/TCA** – Tree in conservation area notification for trimming T2 Lyme tree, Acacia tree reduction by 2m, No 2 Silver birch trees trimming by 3m, removal of 2 self seeded trees at Chaff House, Church Lane for Mrs T Colgan-Facey – **pending**

#### **new applications**

- 4.243 **19/01841/FUL** – The existing mortared stone boundary wall to the side of the property is only 1m in height and therefore does not screen out the rear garden from the road. The client is looking to raise the level of the wall, along a dog-leg approx. 3m long to 1.8m, which then matches the wall to the rear of the property. The wall will be built of Weston Underwood limestone and follow the existing line and style at 5 West Farm Way for Mr J Gardner. There were no objections to this application. **Action: the clerk to respond to MKC**
- 4.244 **19/01960/FUL** – Remove pair of timber gate posts (gates previously removed due to poor condition) and install a pair of galvanised metal churchyard entrance gates at the top of Church Lane, Emberton (secondary entrance to churchyard). The new gates will be painted matt black with a curved top, dropping in the centre at All Saints Church, Church Lane. There were no objections to this application. **Action: the clerk to respond to MKC**

#### **5. ACCOUNTS**

- 5.1 **To receive the RFO’s Report for the 3<sup>rd</sup> September 2019 and approve payments.** The RFO’s Report was received. It was proposed by Cllr Hall and seconded by Cllr Horton that the payments be approved as per the RFO’s Report.

- 5.2 **Co-operative account – change of signatories.** It was proposed by Cllr V McLean, seconded by Cllr Hall and unanimously agreed that the signatories for the Co-operative accounts be amended to a) remove Councillor Laval b) add Councillor Logsdail and to make the same changes for internet banking. **Action: KG**
- 5.3 **Financial Regulations** – It was proposed by Cllr V McLean and seconded by Cllr Hall that the changes to the Financial Regulations proposed at the last meeting be adopted.
6. **CORRESPONDENCE** – Nothing to report.
7. **PARISH RELATED MATTERS**
- 7.1 **Village publicity – Action KG**
- 7.2 **Councillors’ concerns**  
**Cllr Logsdail** stated that when the Neighbourhood Plan came out he made a response and had not received an acknowledgement. The clerk to pass this to the NP Steering Group.  
**Action: KG**
8. **DATE OF NEXT MEETING** – confirmed as Tuesday 3<sup>rd</sup> September 2019
- The meeting closed at 9.20pm.