

**Emberton Parish Council**  
**Minutes of Meeting held in The Pavilion**  
**Tuesday 7<sup>th</sup> September 2021 at 7pm**

**Present:**

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

Ms Kirby Green – Acorn Early Years (via zoom)  
 Mr Steve Petty – Acorn Early Years (via zoom)

Mr P Johnson – Francis Jackson Homes

1 member of the public (via zoom)

Ward Cllr Keith McLean (part meeting)  
 Ward Cllr Peter Geary (part meeting)

Mrs Karen Goss – Clerk and RFO

**Apologies for Absence** – Apologies for absence were received from Cllr Steve Gibson, Cllr Colin Jamieson, Ward Councillor David Hosking and Ms Raven (Acorn Early Years).

**Declarations of Interest in items on the agenda** – Cllr Duncan Declared an Interest in item 2.1.17. Cllr Logsdail Declared an Interest in item 4.320.

**MINUTES OF THE MEETING** held on the 3<sup>rd</sup> August 2021. The Minutes of the Meeting held on the 3<sup>rd</sup> August 2021 were confirmed as correct and signed by the Chairman.

## 1.2 Public questions

**Paul Johnson – Francis Jackson Homes** – Mr Johnson stated that he was at the meeting to follow up from the public meeting that was held on the 1<sup>st</sup> September at the Pavilion and to answer any questions as a result of that meeting. Mr Johnson confirmed that a further traffic count at the junction of the A509 would be undertaken next week and hopefully the evidence would support the previous results. Mr Johnson stated that the comments regarding the potential for encouraging rat running when upgrading the northern refuge had been taken on board. The traffic management consultants had no problem with revising the scheme and upgrading the southern refuge.

Cllr Logsdail asked if there was a plan b for the controlled crossing? Mr Johnson stated that the plan was to change the position of it. MKC highways had not responded yet and their response to access to the site was key. If there was an objection from highways, alternatives would have to be looked at. Cllr Logsdail stated that he was concerned about the traffic issues

along the Newton Road. Mr Johnson commented that the site is not isolated as there were other properties on the eastern side of the A509. Cllr Duncan commented that she couldn't see in the traffic report the location of the bus stop for children catching the school bus into Olney. Mr Johnson stated that he did not have this information. Cllr Duncan responded that the triangle at Petsoe End where the closest school bus stop was located, was known as "suicide corner" and that updated traffic reports for the application should please deal with arrangements for children from the application site to get to and from this school bus stop, given the road was narrow and unlit with a national speed limit of 60mph. Mr Johnson stated that he would take on board the school bus situation and asked if the information was available anywhere? Cllr Markland responded that the bus information was on MKC's page regarding school transport. Cllr Duncan commented that MKC put the bus stop at the Petsoe triangle as it was considered the safest route for Petsoe children, rather than using the school bus stop opposite the Bell & Bear.

- 4.320 **21/02479/FUL & 21/02480/LBC** - External alterations including removal of bay window and erection of single storey part-glazed side extension including widening of existing bay aperture, replacement of all windows, installation of roof lights on west roof pitch, formation of sunken terrace within garden; internal alterations including formation of ground floor corridor, removal of spiral staircase/insertion of new staircase, removal of southern staircase and alterations of internal divisions of internal rooms at The Coach House, 19A High Street - Councillors discussed the application based on the material considerations. It was felt that the only material considerations that might be applicable were overshadowing, overlooking and loss of privacy and that the other material considerations were not applicable. It was agreed that these material considerations did not affect the application. It was also considered that the proposed alterations were not contentious from the listed building perspective. It was therefore agreed that there were no objections to this application. It was noted that the historical mapping overlays had wrongly overlaid the property and put it near Acorn Nursery and that this should be pointed out.
- 3.851 **Acorn Early Years proposal** – Cllr Duncan welcomed Kirby Green and Steve Petty from Acorn Early Years to the meeting. Ms Green gave an update stating that the nursery was hopefully opening in January. She was currently managing the Acorn nursery in Central Milton Keynes and would be the manager at Emberton. Mr Petty stated that they were waiting for the plans on the outside area from MKC and then would put in a planning application for change of use. The main issue was parking at the premises. It was anticipated that there would be the main car park in the field with a path leading down to the nursery. Younger children would use the entrance into the premises from Olney Road as their drop off point and the older children would use the field entrance. Cllr Duncan commented that parking was an issue for Emberton, in particular around The Institute and asked the reason for children going into the front of the school rather than field entrance. Mr Petty responded that it was purely the distance across the fields with prams. Ms Green added that there would be disabled access at the front of the building. Cllr Duncan commented that from time to time there was parking on the school field for weekend occasions, could this be accommodated even outside the boundary? Mr Petty stated that he had spoken to someone in the village and this could be continued. Cllr Duncan asked whether this would be inside the secure area. Mr Petty stated that once the plans were drawn up, the parking situation would be easier to explain. Cllr Duncan thanked Ms Green and Mr Petty for attending the meeting.
- 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 – Cllr Duncan suggested that the objection letter, which had previously been circulated between the Councillors, could be updated to reflect Mr Johnson’s comments that the traffic survey was to be repeated, but it was decided to put the letter in as drafted rather than to wait, as the situation would be clear in any event when the new traffic survey information was made available. It was proposed by Cllr Markland, seconded by Cllr White and unanimously agreed the letter of objection be sent to MKC. Cllr Duncan commented that at the public meeting a resident in Olney Road had offered to go door to door with a petition as a lot of people were against the proposal at the meeting and might not get around to sending in a letter.

- 1.3 **Risk – Flooding at Petsoe End, Anglian Water pumping station in Harvey Drive** – Cllr Duncan reported that Ashish Patel, from MKC flood team, paid a visit on the 13<sup>th</sup> August and spoke to residents in Petsoe End. Mr Patel had also sent out a template flood plan and guide for riparian ownership. There was some funding available of up to £1500 which could possibly be explored. Correspondence had also been received from a villager at Westpits regarding the potential for flash flooding there, with water running down slopes in houses. Cllr White responded that most of the time the flooding was due to where gardens had been made into driveways. It was agreed to mark up the template for circulation to residents via the website and also to invite comment from residents in the Well & Towers.

**Anglian Water pumping station in Harvey Drive** – Cllr Markland commented that he would write again as Anglian Water had not replied and they hadn’t completed all the work that was expected of them. **Action: FM**

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

### 2.1 Ward Cllrs’ Report

**Acorn (MK) Nurseries housing** – Ward Cllr Geary commented that this was a significant planning application for a generation which was expected to go to committee in October/November. There was also a planning application for Newport Pagnell which would go to committee at about the same time. This application was a part of MK East and fell within the parish of Moulsoe. The MK East development would produce traffic problems where residents from Emberton travelling to Milton Keynes would need to go through a housing estate and they would find significant congestion.

**MK Connect** – Cllr Geary commented that this was the only transport in the village since the bus had stopped. MK Council had boosted capacity earlier on in the Summer. However, some of the top up vehicles were diesel, which was not sustainable. The system was not working well for people booking by telephone, particularly with long wait times on the telephone and expensive telephone charges. Individual cases or regular problems to be reported to Ward Councillors. Cllr Duncan responded that the MK Connect service was so unreliable, particularly at peak times, that it was only really useable if the person travelling did not mind what time they arrived.

**Emberton Neighbour Plan** – Ward Cllr McLean commented that there was a recent application for development in Astwood & Hardmead which was permitted at appeal despite having an emerging Neighbourhood Plan. The neighbourhood plan for Astwood & Hardmead did make reference to windfall development but did not specify the number so the Emberton plan should be more specific in this regard.

**Potholes outside Emberton School** – Ward Cllr McLean asked if councillors noticed the white lines around the potholes outside Emberton School? Ward Cllr Geary responded that the tarmac had washed away and that the car track that used to be there had tarmac put over it. It was noted that not many years ago the road was resurfaced. Cllr Logsdail commented that there was something wrong with this road. Ward Cllr Geary commented that the drains were not repaired before the road was resurfaced.

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

2.4 **Clerk's Report**

2.1.17 **Bridleway claim at Petsoe End** – Update from MKC that the expert witness was able to start working on the case and was currently familiarising herself with all the details. MKC rights of way officer would soon be writing to all those that had previously given evidence of usage too to see if they were happy for the expert witness to contact them to discuss their evidence.

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

2.1.82 **Resident's parking – Hulton Drive** – Leaflet from MKC highways has been circulated to councillors for comment. MKC plan to put it around very shortly (17<sup>th</sup> September). The leaflet had shown double yellow lines between properties 57 and 69 Olney Road where the parish council had requested that these remained as single yellow lines to allow parked vehicles to deter the rat running between 30<sup>th</sup> September and 1<sup>st</sup> March and that they were refreshed. Ward Cllr McLean commented that he would be making recommendations that the consultation was returned via a reply paid envelope. The clerk to respond. **Action: KG**

2.1.95 **Milestone (A509 north)** – Cllr Markland asked if the parish council had an obligation to maintain the milestone and recommended that it was reported to MKC to action repair. **Action: KG**

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

2.1.111 **Harvey Drive nameplate** – No response received from MKC.

3.6.15 **Rat running and restricted access** – Cllr Logsdail commented that more vehicles were ignoring the restricted access signs because the traffic going into Olney had increased. Cllr White asked if the parish council could request a visit from TVP and also to receive an up-to-date report for the crime statistics. It was agreed to invite PCSO Huckle to the next parish council meeting. **Action: KG** Ward Cllr McLean stated that volunteers could record the traffic and vehicles and present the findings to TVP although it was unlikely that drivers would be prosecuted. Reference was made to Speedwatch but Ward Cllr McLean responded that volunteers might be required for this and suggested that a traffic specialist be invited to the meeting once some research had been undertaken.

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

3.6.30 **Allotments** – Advice from MKC's insurers stated that MKC should be covered for public liability insurance at the allotments as freeholder, and that Emberton Parish Council could only insure themselves for public liability if EPC had a lease or management agreement in place. Plot holders would be responsible for their own insurance on their own plots and the parish council would only need to insure the ground used in common, including the strips in

between. It was noted that all the other allotments in Milton Keynes had been transferred and the question was raised whether the parish council wanted to transfer the freehold from MKC. Cllr Flowers commented that the boundary of the allotment plots was not defined. Cllr Markland responded that “My maps” on the MKC portal would define the area. Cllr White confirmed that the relevant area was the allotments plus 1 metre of grass all the way around to the fence line. There was also an additional allotment patch which had fallen into disuse and was under grass, which could be reclaimed for use. Action: **KG** to follow up with MKC.

- 3.6.68 **Well at Petsoe End** – Nothing to report. Cllr Markland looking into grant funding.
- 3.6.109 **Newton Road** – It was agreed that safety arrangements on Newton Road were likely to be looked at again by MKC, in the context of the planning application for housing at Acorn Nurseries.
- 3.6.110 **Gritting at Petsoe End** – Nothing to report.
- 3.6.112 **Dead trees Newton Road (to right of triangle)** – Nothing to report.
- 3.6.113 **Bench in Olney Road (by bus shelter)** – The clerk to obtain an estimate for a bench and litter bin in Olney Road.

### 3. SPECIFIC AGENDA ITEMS

- 3.1 **Emberton Park** – PLUG meeting will be held at 6pm on 22<sup>nd</sup> September.
- 3.23 **Bell & Bear Public House** – Cllr Logsdail reported that the purchase of the Bell & Bear had been finalised and had been in the possession of the community for a couple of weeks. Advice was being sought from MKC’s conservation officer as The Bell & Bear was a listed building and also in the conservation area and any work could require planning consent. Groups had been put together to look after specific projects. The electrics would need looking at prior to starting work on the bar, garden and kitchen. Cllr Duncan asked if there would be a grand opening. Cllr Logsdail confirmed that there would be.
- 3.74 **Emberton Neighbourhood Plan** – Cllr Markland reported that it was very likely that there would be a new call for sites. Cllr White questioned the number of times this had happened. Cllr Duncan responded that there had only been one call for sites but there had been three versions of the draft plan. One site came forward and then was withdrawn on two occasions. The advice from MKC was that the plan needed specific housing allocation in order to be robust, in addition to windfall provision. Cllr White suggested that the call for sites would bring forward the same sites. Cllr Markland stated that this wouldn’t be known unless it was put out in the public domain. The steering group could allocate sites but this was more likely to be challenged. A discussion took place regarding the process and time taken to produce the neighbourhood plan. Cllr White commented that it would be open house for development until the plan was agreed and asked about a timeline? Cllr Markland responded that a lot of work had gone into the document which was being undertaken by a professional consultant; the document was just about finished but needed a positive allocation for housing for it to be complete. Cllr Markland remarked that there was always an opportunity to join the committee. The clerk to look at numbers for the committee, Terms of Reference to ascertain numbers. Action: **KG**

- 3.85 **Emberton School – School House Fund** – An email had been circulated from Andy McGrandle giving background information on the school house fund and their 2017 constitution. It was noted that the 2017 constitution had yet to be approved and registered by the Charity Commission. It was felt the best option would be for the EUC to work with the VSF to get a way forward for the fund with the approval of the Charities Commission. Cllr Duncan to send an email to the fund trustees recommending this. Action: **MD**
- 3.97 **Sports & Recreation Committee** – Cllr Logsdail reported that the cricket season was coming to an end and the football season was just starting. There had been an issue the previous week with the field being double booked for the fete and a football game and the committee would look at this. A resident had reported noise coming from a tannoy system during one of the cricket matches and this would be looked at. Cllr Logsdail commented that the playing field was a real credit to the ground staff.
- 3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – Email sent to Martin Ellison for update; no response received.
- 3.106 **BP Pulse – electric vehicle charge points** – Cllr Flowers commented that the BP Pulse fastcharge point scheme was worth discussing but there were only 3 or 4 electric vehicles in the village at present. A discussion took place on the most convenient locations for fast charge points in the village, possibly at the Pavilion or at Westpits. There was a shortage of obvious sites, given that Emberton did not have public car parks. Also, the meeting discussed whether good deals on set up costs for fast charge points might not be followed by expensive electricity charges going forward, and that it would be helpful to see what other fast charge schemes were available, perhaps through the local authority, which might offer the electricity to EV drivers at better rates. It was decided to invite comment on this from the residents through Well & Towers. The parish council could also ask for this matter to be put on the agenda for advice from MKALC, the Parishes Forum etc, as other parish councils would be investigating EV fast charge schemes too for their residents.

#### 4. **PLANNING APPLICATIONS AND ENFORCEMENT ISSUES**

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

#### **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 – **pending**
- 4.312 **21/01373/FUL and 21/01374/LBC** (Listed Building Consent) New attic floor & roof to existing outbuilding including re-building of boundary wall (excluding garage) to provide ancillary habitable space/sewing room & gym. Existing window adapted to form a new doorway to kitchen (rear elevation). Replacement timber cart shed doors to south elevation (partly glazed), new services in connection. Alterations to garage including alterations to wall plate for new roof, internal division & new door at West Lane House, West Lane – **permitted**
- 4.315 **21/01672/FUL** – Single storey rear extension and new rear dormer window at 24 Olney Road – **permitted**

- 4.316 **21/00999/OUTEIS** – Hybrid planning application – **pending**.
- 4.317 **21/01869/FUL** – Two storey side extension, first floor side and two storey rear extension, new front entrance, replacement pool enclosure with link to house, dormer windows to front elevation, replacement windows and internal alterations (re-submission of 20/00077/FUL) at Springside Pasture, Petsoe End – **pending**
- 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 – previously discussed.

### **New applications**

- 4.320 **21/02479/FUL & 21/02480/LBC** – reported on previously.
- 4.321 **21/02632/FUL** – Replacement of windows and glazed façade and 2 external doors at The Barn, 4 Manor Court – It was felt that the Heritage Statement provided with the application had not included enough information to demonstrate that it wouldn't be harmful to the surrounding conservation area. The information suggested that they would be replacing dark stain timber windows with white UPVC windows which would be out of character. It was felt that no attempt had been made to match the appearance and colour of adjoining properties and there was insufficient information to show that this had been taken into consideration. It was therefore agreed to object to this planning application based on the above observations. Cllr Markland commented that the conservation area character statement was imperative so that residents could have this to refer to when submitting a planning application for properties in the conservation area.
- 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 – The parish council had responded to the previous application, confirming they had no objection but suggesting that the Council's archaeologist Nick Crank be asked to comment on the application, given archaeological activity at the application site shown on the lidar map. Nick Crank had looked at the application site and requested a record of the 19<sup>th</sup> century structures to be demolished, on the basis they should be regarded as non-designated heritage assets. It was noted that the new application at Grange Farm consisted of the same works, but that this time a historic buildings record had been submitted as requested by Nick Crank. Accordingly the parish council did not have an objection to this planning application, and had no further comments.

## **5. ACCOUNTS**

- 5.1 **To receive the RFO's Report for the 7<sup>th</sup> September 2021** and approve payments. It was proposed by Cllr White and seconded by Cllr Duncan that the payments be approved as per the RFO's Report. Cllr White to set up the payments online and Cllr Duncan to approve.  
**Action: HW/MD**

## **6. CORRESPONDENCE**

- 6.1 **7 Westpits** – nothing to report. It was agreed to remove this item from the agenda.
- 6.2 An update had been received regarding the churchyard wall stating that repair quotes were awaited from the specialist builder.

**7. PARISH RELATED MATTERS**

- 7.1 **Village publicity** – Acorn development, flooding template, electric charging points, resident parking scheme, Church fete (thank you)

**7.2 Cllrs' concerns**

**Cllr Duncan** – suggested revisiting some of the values of the parish council assets. It was agreed to put this on the agenda for the next meeting.

- 8. DATE OF NEXT MEETING** – confirmed as Tuesday 5<sup>th</sup> September 2021 at 7pm to be held at the Pavilion.

The meeting closed at 9.20pm

APPROVED