

**Emberton Parish Council**  
**Minutes of Meeting held in The Pavilion**  
**5<sup>th</sup> September 2022 at 7pm**

**Present:**

Cllr Melanie Duncan - Chairman  
 Cllr Paul Flowers  
 Cllr Colin Jamieson  
 Cllr Fred Markland  
 Cllr Harry White

Ward Cllr Keith McLean (part meeting)

Mr Robert Webb – Webb Developments  
 Mr & Mrs Bishop – residents  
 2 other residents

Mrs Karen Goss – Clerk and RFO

**To accept Apologies for Absence** – Apologies for absence were received from Cllr Palmer, Cllr Gibson and Ward Cllrs Peter Geary and David Hosking

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

**1. MINUTES OF THE MEETING** held on the 18<sup>th</sup> July 2022. The Minutes of the Meeting held on the 18<sup>th</sup> July 2022 were confirmed as correct and signed by the Chairman.

**1.2 Public questions** – It was noted that Mr & Mrs Bishop were attending the meeting to listen to the discussions concerning their property Hartoft.

4.343 **22/00279/ENF** Hartoft – Alleged breach - Extension Unauthorised building work taking place  
 The clerk shared the update from the enforcement officer regarding the alleged breach of planning at Hartoft which stated that “I have been investigating this matter and have been in contact with the owner of the property. Planning permission was granted in 2003 for the single storey front and rear extensions, a new attached double garage, front dormer window and conversion of existing garage. Works took place in stages and the most recent stage was passed in March 2022 for the garage. The owner has provided a Building Control certificate. We are liaising with Building Control to confirm. However, from what I can see works were started in 2005 (BC ref: 05/01514/DEX). As the works were started within 3 years (as conditioned) there would not be a breach, as there is no condition that sets a completion date for developments, other than development to commence within 3 years, after which the planning application will be out of time. However, once we receive further confirmation, I will update you accordingly.” It was noted that there was no further action for the parish council to take in this matter.

4.342 **22/01923/HOU** -The proposed installation of photovoltaic panels inset into the new garage roof at Hartoft. West Lane. Cllr Markland had previously circulated some guidance notes to councillors regarding planning applications for solar panels. It was noted that the main point was if they were going to be installed on a wall facing the conservation area which was not the case in this instance. There

were no objections to this application from councillors. The clerk to respond to MKC accordingly.  
Action: **KG**

- 1.2 **Public questions** – A resident stated that the restricted access was not being forced by Thames Valley Police and that the parish council should be more pro-active. He believed that there were 60-70 vehicles rat running through the village every day.

The resident's second question related to the residents parking scheme which he felt was very successful for the area it covered but it had merely moved the parking problem elsewhere. Further towards the southern end of Olney Road, there were 27 properties but only 5 of these had off road parking. A discussion took place around parking in the village and vehicles avoiding charges at Emberton Park. It was felt that there would not be an issue if MKC looked at short term parking for Emberton Park.

With regard to the rat running, Cllr Duncan stated that the parish council had been in touch with the policing team and Cllr Jamieson had set up a speed watch scheme. Cllr Jamieson responded that he obtained the equipment just prior to the school holidays and now that the children were back at school, he would look at deployment. Cllr Duncan reported that a third estimate was going to be obtained for ANPR cameras for the village which might also deter vehicles from rat running. Cllr Jamieson commented that he had been in contact with TVP on several occasions regarding enforcement and the answer that came back related to lack of resources. It was agreed that Cllr Jamieson would contact TVP again. The clerk to provide Cllr Jamieson with Inspector Brace's contact details. Action: **CJ/KG**.

- 1.2 **Public questions** – presentation by Robert Webb. Mr Webb stated that a new windfall scheme had been put together for his clients who owned land off West Lane, known locally as "the pump field". The scheme was for four houses and included some space for the Church for parking and graveyard space. The site was a third of an acre with the development site consisting of 0.19 acres. Cllr Duncan thanked Mr Webb for the presentation and stated that the parish council would pass his comments to the Neighbourhood Plan Steering Group but that he should be aware that the neighbourhood plan was at an advanced stage and the site had already been measured by the groups against other sites put forward and deemed unsuitable due to highways constraints.

- 1.3 **Risk – CCTV** – The clerk reported that the questionnaires had shown that residents were not in favour of having CCTV on the clock tower. Cllr Duncan responded that the questionnaires were sent out when the estimate for having CCTV was £9000 and a lower estimate had now been received. The clerk suggested that the way forward might be to have a Neighbourhood Watch Scheme. Cllr Jamieson commented that this would require volunteers. It was agreed that the clerk would obtain a third estimate for CCTV and to include this information in the parish council news for the Well & Towers to see what response it received. Action: **KG**

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

- 2.1 **Ward Councillors** – Ward Cllr McLean commented the main issues had already been covered. Olney Ward Forum – Cllr McLean would raise this with Cllr Hosking. Cllr Markland asked if there was an update on the well at Petsoe End from Ward Cllr Geary. It was noted that there was not. The clerk to contact Ward Cllr Geary. Action: **KG**
- 2.2 **Thames Valley Police** – A report had been received from PCSO Huckle and there were no crimes reported for the period 16<sup>th</sup> July to the 11<sup>th</sup> August 2022.

- 2.3 **PLUG (28/7/22)** – Cllrs Markland and White were unable to attend the PLUG Meeting. However, Cllr Markland reported that he had read the Minutes and the reports produced by MKC’s ecologist and stated that the comments contained within the report were something to aspire to. Cllr Markland had produced a response to the reports which had been shared with the parish council. It was agreed to forward the comments to MKC. Action: **KG**
- 2.4 **Dates for Diaries** – There were noted.
- 2.5 **Clerk’s Report**
- 2.1.17 **Bridleway claim at Petsoe End** – Nothing to report.
- 2.1.25 **Parking – The Forge** - A resident reported parking issues on the bend of The Forge which had been taking place on Thursday evenings when the Bridge Club were using The Institute. PCSO Huckle attended and noted the parking issues and subsequently contacted the organiser of the group. There were no vehicles parked on the bend the following week. There had also been issues with parking on the pavement in West Lane. It was agreed that the clerk would put a note in the Well & Towers. Action: **KG**.
- 2.1.55 **Fly tipping between Newport Road and Prospect Place** – Response received from MKC that there were 11 unique reports of littering or fly-tipping on Newport Road/ Prospect Place since 01/08/2021. An email had been received from MKC requesting that the waste services were advised of any hotspots of littering so that these could be targeted. The clerk put forward Newport Road and Prospect Place.
- 2.1.82 **Residents parking – Hulton Drive** – Reported on under item 1.2.
- 3.6.15 **Rat running and restricted access** – Reported on under item 1.2.
- 3.6.28 **Parking restrictions (Olney Road)** – Post meeting note. The yellow lines in Olney Road have now been painted.
- 3.6.30 **Allotments** – nothing to report.
- 3.6.63 **Newton Road/Petsoe End – pedestrian safety issues** – The clerk contacted MKC to report a “near miss” which occurred on Friday 29th July at the Petsoe End, Newton Road junction near Threeways and to provide further evidence of the safety issues at the Newton Road/Petsoe End triangle. The accident reported was a case of a car making the right hand turn into Petsoe from the A509 direction, colliding on the blind bend with a van coming from the Rectory Farm direction. There were no injuries, so it was a question of exchanging insurers' details, no emergency services involved. The van was likely to be a write off though, and it was only a question of time before someone was hurt.

Emberton Parish Council made a request to the MKC's Head of Highways in April 2021 for an officer to visit the site but this did not materialise and these types of incidents occur on a frequent basis.

The parish council would like to ascertain where reports of this nature are recorded in MKC's highways system and to what extent are they reviewed by highways safety officers?

The parish council do not believe that signage alone will improve this issue (farm vehicle signs were installed in 2020 following a similar incident). At that time Davina Millership, MKC's head of highways stated there were no fatalities had occurred in the last 5 years to warrant any safety measures.

Residents and the parish council are very much of the opinion that a scheme is required to change the junction to make it safe for vehicles to turn right into Petsoe End without oncoming traffic travelling in the opposite direction within the national speed limit.

It should be noted that there is also a bus stop for school children at this junction which has also encountered problems on numerous occasions and the parish council do not wish for anyone to lose their life or be seriously injured because the problem has not been taken seriously.

**Response from MKC highways:** Thank you for notifying us of this incident. MK Council only receives reports of collisions on the highway that involve injury and where the Police attend. Since the signing scheme there have been no reported accidents from the Police neither of which apply in this instance. Our Road Safety Officer will visit the site at their earliest opportunity.

**Email from Ward Cllr McLean to MKC's Head of Highways -** I thought it might be better to approach you directly regarding this as it is a real worry to locals of the area. There is also a second reason and that by chance I met the owner of the land that abuts the road at the junction referred to below; the What 3 Words reference is proved.cling.grub. The owner of the land said he would be prepared to donate some of his land if it was needed for junction improvements; his thought is that a roundabout would be appropriate. I suggested to him that roundabout could be very expensive given the profile of the land; he said an architect friend of his had estimated £500K - £600K to install a roundabout.

Please could you ask one of your team to review the junction and advise what could be appropriate to ally residents' concerns.

The landowner also asked if a 30 MPH speed limit could be introduced at the junction on the road to Petsoe End and Petsoe Manor as he believes motorists speed there because they know it is a dead end. A 30 MPH limit was introduced to Clifton Reynes relatively recently and that is a dead end.

It was agreed that the clerk should write to MKC and ask them for a copy of the safety officer's report. Action: **KG**.

3.6.68 **Well at Petsoe End** – Reported on under item 2.1.

3.6.110 **Gritting at Petsoe End** – Nothing to report.

3.6.113 **Oak tree at rear of Pavilion** – The clerk commented that MKC had produced a Tree and Landscaping Policy and it was therefore unlikely that any works would be taken on the oak tree at the rear of the pavilion. It was agreed to advise Cllr Palmer and to take this back to the Sports & Recreation Committee. Action: **GP/KG**

3.6.114 **Steps in High Street (no 5)** – Reported on under item 2.1.

3.6.115 **Village questionnaire** – 2 further responses received.

### 3. SPECIFIC AGENDA ITEMS

3.1 **Emberton Park** – Reported on under item 2.3.

3.74 **Emberton Neighbourhood Plan** – The action to pass on the comments and presentation by Mr Webb to the Steering Group was noted.

3.85 **Emberton School (School House Fund)** - It was agreed that the next course of action would be an official complaint to the Charities Commission. **Action: MD.**

3.851 **Emberton School – Acorn Early Years proposal** – An email had been received from a resident regarding possible damage to the lime trees in the school field following works undertaken to instal a parking area. It was noted that an ecological appraisal had been undertaken as part of the planning conditions with clause 6 relating to the lime trees. It was agreed that the clerk should advise the resident to take the matter up with planning enforcement. Action: **KG.**

3.97 **Sports & Recreation Committee** – Meeting to take place on the 12<sup>th</sup> September.

3.99 **Conservation area – review of 1997 Conservation Area Statement by MKC** – Reported on under item 2.1.

3.102 **Public footpaths in Emberton** – It was agreed to merge items 3.102 and 3.108 and take off any reference to Hollington Wood.

3.103 **Demand Responsive Transport (21 bus service)** – It was agreed to contact Red Rose to invite them to a parish council meeting. The clerk to look at the questionnaires to ascertain how many residents would use the service and the comments that related to it. Action: **KG.** Cllrs Duncan and Jamieson to speak to residents regarding the 21 service. Action: **MD/CJ.** Ward Cllr McLean suggested that an officer from MKC’s transport department also attend the meeting.

3.106 **Electric vehicle charge points** – A discussion took place regarding electric vehicle charge points and it was agreed to keep the item on the agenda should any requests come forward.

3.108 **Footpaths and cycle links from Emberton to Olney and Sherington** – It was agreed to merge items 3.102 and 3.108.

3.110 **MKC Draft Parking Standards SPC Consultation** – It was agreed if councillors had any comments on this consultation, they should forward them to the clerk to submission.

### 4. PLANNING APPLICATIONS AND ENFORCEMENT ISSUES

4.1 **Wind Farm Community Benefit Fund** – Nothing to report. It was noted that a meeting was due to take place.

4.2 **Solar Farm Community Benefit Fund** – No response had been received for the request for further funding.

**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 – **appeal lodged**
- 4.330 **22/00539/CLUE** – Certificate of Lawfulness for the existing use as a wholesale garden centre – class (E(a) at Acorn MK Nurseries, Newton Road – **pending**.
- 4.332 **22/01058/FUL** and **22/00771/LBC** – Alterations/Listed Building Consent including the removal of a bay window and the erection of single storey rear extension, the repair/replacement of all windows, removal of internal spiral staircase and the insertion of new staircase, removal of southern staircase, minor alterations of internal divisions of rooms and repair of garden wall at The Coach House, 19A High Street – **permitted**.
- 4.334 **22/01432/HOU** – Erection of a single storey rear extension with parapet involving demolition of existing single storey rear extension, a 2 storey rear/side extension and new hipped roof over existing flat roof, a garage conversion including replacement of garage door with window and a single storey front/side porch (resubmission 21/03676/FUL) at 45 Olney Road – **permitted**.
- 4.335 **22/01329/DISCON** – Approval of details required by conditions 4 (landscaping and boundary treatment), 7 (cycle parking details), 10 (biodiversity enhancements) & 12 (Schedule of External Materials) of permission ref 20/00822/FUL at West Lane House, West Lane – notification only – **conditions 4, 7,10 refused. Condition 12 permitted**.
- 4.336 **21/00249/COMPCH** – Appeal by Mr Philip Solt against an enforcement notice served for Without planning permission, the unauthorised change of use of part of the land and operational development **Land** at Hollington Wood, Newport – **pending**.
- 4.337 **21/00249/COMPCH** – Appeal by Special Ops HQ against an enforcement notice served for Without planning permission, the unauthorised change of use of part of the land and operational development **Land** at Hollington Wood, Newport Road – **pending**.
- 4.338 **22/01634/FUL** – Change of use from Class F1(a) to a hybrid use for a school & nursery under Class F1(a) and Class E(f) and the construction of an additional car park of up to 20 spaces with access from High Street and a pedestrian footpath leading to the school building (resubmission of 21/03121/FUL to reduce the number of parking spaces) at Emberton School, Olney Road – **permitted**.
- 4.339 **22/01703/HOU** – The installation of solar photovoltaic arrays to the rear roof of the main dwellinghouse and to the flat roof of the detached garage at 13 High Street. It was felt that the application was not detrimental to the conservation area as the panels were at the rear of the property – **pending**
- 4.340 **22/01738/TCA** – The reduction by 3-4m from top and sides and reduction by north side by 5-6m to Lime tree (T1); the reduction by 1-2m from top and sides to Alder tree (T2), 2 x Silver Birch (T5 & T10), 2 x Pine (T6 & T11) the reduction by 3-4m from top and sides to Lime tree (T3) and Silver Birch T9; the pollarding by half Robinia tree (T4), the reduction by 5-6m from top and sides to Silver Birch tree (T7); the felling to ground level of Pine tree (T12); and the removal of ivy from Silver Birch tree (T13) at Chaff House, Church Lane – **no objections**.

## New applications

- 4.341 **22/02055/DISCON** - Approval of details required by conditions 4 (Landscaping and Boundary Treatment), 7 (Cycle parking details) and 10 (Biodiversity Enhancements) of permission ref. 20/00822/FUL At: West Lane House West Lane – no objections.
- 4.342 **22/01923/HOU** -The proposed installation of photovoltaic panels inset into the new garage roof at Hartoft. West Lane – reported on under item 1.2.
- 4.343 **22/00279/ENF** Hartoft – Alleged breach - Extension Unauthorised building work taking place – reported on under item 1.2.

5.1 **To receive the RFO's Report for the 5<sup>th</sup> September 2022** and approve payments. It was proposed by Cllr White and seconded by Cllr Flowers that the payments be approved as per the RFO's Report. Cllr White to approve the payments online. **Action: HW.**

5.2 **Change of signatories for Co-operative Bank** – The clerk reported that the change of signatories had been actioned and that Cllrs Jamieson and Palmer were now signatories and had also registered for on line banking.

5.3 **SAAA & Governance** – Cllr Duncan read out a brief from the National Association of Local Councils regarding the opportunity for parish councils to opt out of the PKF Littlejohn external assurance scheme. The advice from NALC was that the process would be lengthy resulting in very little or no saving. It was therefore agreed not to opt out of the scheme.

## 6. CORRESPONDENCE

6.1 Email from Newport Pagnell Lions – An email had been received from Newport Pagnell Lions who wished to have some sort of memorial in the village dedicated to Gerald Mann. A tree or bench had been suggested. Councillors agreed that the parish council should also do something as a memorial to Mr Mann. It was agreed to take this back to the Sports & Recreation Committee. Action: **GP**

## 7. PARISH RELATED MATTERS

7.1 **Village publicity** – EV charging points, bus 21, CCTV, thank you for fete, West Lane parking on pavements.

### 7.2 Cllrs' concerns

**Cllr Jamieson** made reference to the football event at the playing field on the 29<sup>th</sup> August. According to residents, those attending had been directed to areas in the village where they could park for free. The clerk to ask Cllr Palmer to take this back to the SRC. Action: **GP/KG.**

**Cllr Flowers** commented that the bus shelter in the High Street was rather untidy. Cllr Jamieson responded that it could do with painting. The clerk to look into this. Action: **KG.**

**Cllr White** reported that an inspection of the village had not been undertaken for a long time. The clerk responded that this was undertaken by the clerk and a councillor rather than MKC. The clerk and Cllr Jamieson to look at this. Action: **CJ/KG.**

8. **DATE OF NEXT MEETING** – The date of the next meeting was confirmed as Monday 10<sup>th</sup> October 2022 at 7pm to be held at the Pavilion.

The meeting closed at 8.13pm

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