

## Emberton Parish Council

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### Minutes of Meeting – 5<sup>th</sup> October 2015

**Present:**

Councillor Steve Gibson – Chairman  
 Councillor Vicki McLean – Vice Chairman  
 Councillor Cynthia Cheney  
 Councillor Paul Flowers  
 Councillor Soo Hall  
 Councillor Mike Horton

Mr C Jamieson – resident  
 Mrs J Mercer – resident  
 Mr N Mercer - resident

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

Mrs Karen Goss – Clerk and RFO

**Apologies for Absence**

Apologies for Absence were received from Ward Councillor Peter Geary and Councillor Harry White.

**Declarations of Interest**

Councillor Vicki McLean, Councillor Hall and Councillor Horton Declared an Interest in item 4.155 on the Agenda as they were members of the Parochial Church Council.

**1. MINUTES OF THE PREVIOUS MEETING**

The Minutes of the previous Meeting held on the 7<sup>th</sup> September 2015 were agreed and initialled by the Chairman.

- 4.153 Possible development at Emberton House Farm** – Mrs Mercer explained that her and her husband had spent a lot of time and money developing the farm building to date, the cost of which was over and above the value of the property. Mrs Mercer went on to state that the issue now was the repair to the boundary wall and that options had been explored to raise income and the option that seemed the most viable was residential development. The Mercers also looked at demolishing the boundary wall but did not want to go down this route as it was an important heritage asset. Mr & Mrs Mercer submitted a pre application and were advised by the planning department that the development would have to comply with Paragraph 55 of the National Planning Policy Framework in that the design should be truly outstanding or innovative. Councillor Flowers asked how many properties were proposed. Mrs Mercer stated that it would be a maximum of two as the access to the properties would be across the front of their own property. Councillor Hall commented that it was difficult to comment upon without seeing plans. Councillor Gibson stated that it was MKC that made the decision even if the parish council approved the plans. A discussion took place regarding the merits of keeping the boundary wall and the cost of repair to the Mercers. It was agreed that in principle

that the Mercers go ahead with the planning application but the parish council had to discuss each application on its merit and there might be something in the application that MKC might object to.

Mr & Mrs Mercer left the meeting at 7.45pm.

## 2.0 **MATTERS ARISING FROM THE LAST MEETING**

**254 - Dates for Commitment** – The dates for meetings were noted.

**254 - Clerk's Report** - The Clerk's report was previously circulated.

**214 – EPFC** – Meeting held 15/9/15. It was noted that two grants had been received for the bi fold doors project.

**127 – Parishes Forum** – Meeting held 17/9/15. Councillor Gibson commented that there was a presentation on MK2050; what Milton Keynes would look like in 2050 with an estimated population of 300,000. The clerk to circulate the presentation. Councillor Gibson reported that there was also a presentation on the Health and Wellbeing Strategy and that the general consensus was that there was a lack of health facilities to accommodate the growth. Councillor Gibson commented that the Highways and Road Safety Criteria looked at accidents over a set period of time and if there were more than five accidents in a certain area in three years, this was looked at.

**KG**

**215 – Olney Ward Forum** – Meeting held 24/9/15. The clerk reported that the speaker from MKC was not able to attend due to illness to give his presentation on the Landscape Character Assessment and Landscape Sensitivity to Wind and Solar PV Development. The clerk also reported that she had raised the question whether funding would be available for parishes to apply to the Capital Road Safety Scheme and a response from Duncan Sharkey, MKC was that there would be a re-structuring of highways and this was not yet known.

**210 – PLUG** – Meeting held 1/10/15. Councillor Horton reported that the Parks Trust would not be taking over the park. He commented that the café closed in February and that the procurement document was produced on the 1<sup>st</sup> October.

### **Update from Ward Councillors**

**29<sup>th</sup> October** – Councillor Hosking reported that there would be a meeting on 29<sup>th</sup> October at 7.30pm at the Olney Centre regarding Plan MK following a review of the Core Strategy and it was important that as many councillors as possible attend.

**Minerals Plan** – Will be going to Council on 21<sup>st</sup> October.

**Ousedle School** – Councillor K McLean reported that Ousedale School had now changed their policy on admission.

Ward Councillor Hosking left the meeting at 8.25pm.

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

2.1.1 **Village Design Statement/Village Questionnaire** – Nothing to report on this.

- 2.1.13 **High Street footpath (opposite Cedar House)** – The clerk wrote to David Hall on 14<sup>th</sup> September and a response received on the 1<sup>st</sup> October stated that the footpath did not meet the criteria for repair but an inspection would take place in early 2016 to monitor its condition and MKC would continue to monitor. Councillor Keith McLean suggested that the clerk write to David Hall stating that the parish council were disappointed with the outcome and to ask for the criteria for repair and ask if the footpath was deemed a safety issue. **KG**
- 2.1.17 **Footpath, Petsoe End** – Report from consultant due on the 20<sup>th</sup> November.
- 2.1.49 **Historical village names** – It was agreed not to pursue this and to remove the item from the agenda.
- 2.1.63 **Village name signs** – Raised as a potential project. Rock Foundry produced signs for Weston Underwood and Signs of Times produced them for Olney and Lavendon. The clerk commented that in order to obtain estimates, a design for the signs would be needed. Councillor Hall commented that she would ask her husband to produce some signs for the next meeting. **SH**
- 2.1.73 **Confidential item**
- 2.1.86 **Directional signage to Emberton Country Park** – Nothing to report.
- 2.1.91 **Damaged fence around Field 13** – The clerk reported the damaged fence around Field 13 to Andy Hudson and John Price on the 27<sup>th</sup> July. No response received.
- 2.2 **High Street, resurfacing** – The clerk commented that the latest update was that the High Street would be resurfaced in the 2016/2017 financial year.
- 3.0 SPECIFIC AGENDA ITEMS**
- 3.1 **Emberton Park** – Discussed under Item 2 above.
- 3.2 **234** – Local Government – Awaiting decision.
- 3.6 **Parish Related**
- 3.6.1 **Website** – Estimate from Bespoke Media of £1,000 (plus vat) for re-design of website, domain name, email address set up and updates for one year and then £50 per year for updates plus domain name renewal. It was agreed that the website should be for the community and not just for the parish council so that organisations could have their own page or a link to their own website. The clerk to ascertain from Moulsoe who maintains their website.
- 3.6.15 **Rat running and restricted access** – Nothing to report.
- 3.6.83 **Raised footpath, Olney Road (opposite number 49)** – The clerk wrote to David Hall on 14<sup>th</sup> September and a response received on the 1<sup>st</sup> October stated that the footpath did not meet the criteria for repair but an inspection would take place in early 2016 to monitor its condition and MKC would continue to monitor. Councillor Keith McLean suggested that the clerk write to David Hall stating that **KG**

the parish council were disappointed with the outcome and to ask for the criteria for repair and ask if the footpath was deemed a safety issue.

- 3.6.90 **Speed Indicator Devices** – Nothing to report.
- 3.6.93 **Action plan from village walkabout** – See attached sheet. No further updates.
- 3.6.94 **A509 crossing – pedestrian crossing** – It was agreed to write to the resident that raised this issue to make them aware of the comments made by the head of MKC’s highways department at the Olney Ward Forum. **KG**
- 3.6.95 **Land at Westpits – path to left of number 20** – The clerk reported that part of the hedge at the side of number 20 had been removed to provide a short cut from Westpits to the footpath behind. Councillors concluded that, due to budget restraints, that MKC would treat the request for planting as low priority and it was therefore agreed not to pursue the matter. The clerk to notify the resident. **KG**
- 3.23 **Localism Bill and Community Right to Bid** – The clerk had previously reported that Field 13 was leased until January 2017. It was agreed that the clerk write to MKC to enquire whether the parish council would be able to lease the land after that date. **KG**
- 3.45 **Local Council Tax Reduction Scheme – Parish Funding** – It was agreed to respond stating that the parish council preferred Option 2; to retain the current distribution method. The clerk to respond accordingly. **KG**
- 3.70 **Constitution Commission – Survey of Executive Scrutiny** – It was noted that a response had been sent and it was agreed that this item could be removed from the agenda.
- 3.71 **Landscape Character Assessment and Landscape Sensitivity to Wind and Solar PV Development** – Councillor Gibson commented that the consultation document should take into account the height of the turbines and the fact that Emberton already has these in area 5b. The clerk to respond accordingly. **KG**
- 3.72 **Olney Neighbourhood Plan** – The clerk to respond to the questionnaire as follows; Q1 yes, Q2 yes, Q3 yes, Q4 2, Q5 no, Q6 yes, Q7 yes, Q8 yes. **KG**
- 3.73 **Central Milton Keynes Transport & Parking Strategy** – Councillors commented that the strategy did not address the reasons for the journey and did not address the parking issues for commuters travelling to London from the train station. The parish council did not believe that it applied to the rural area, as there was a limited bus service. It was also felt that the area around the railway station was not fit for purpose. The clerk to respond accordingly. **KG**
- 4. PLANNING APPLICATIONS**
- 4.2 **Wind Farm Community Benefit Fund** – A response had been received from Jonathan Robinson stating that the payment would be made to Emberton Playing Fields shortly. However, MKC were still waiting for paperwork from Paul Flowers. Once the payment had been made, there were no further outstanding payments that had been granted. He commented that he would endeavour to get a response

regarding the £50,000 for the visual mitigation scheme. Councillor Horton commented that he would make an appointment to see Jonathan Robinson.

MH

- 4.109 **14/00407/FUL** – Solar Farm and Community Benefit Fund. Councillor Hall reported that the committee had set a date of the 14<sup>th</sup> October to look at any applications.
- 4.143 **15/01254/FUL** – Variation to condition 5 of planning permission 13/02312/FUL to remove Code for Sustainable Homes Level 6 Star and replace with a 100% reduction in CO2 emissions, to be confirmed by an EPC Certificate at 6 Prospect Place, Newport Road – **pending**
- 4.148 **15/01462/FUL** – Two storey rear and side extension at 2 Newport Road – **pending**
- 4.149 **15/01709/FUL** – Two storey rear and side and rear extension to existing property and subdivision to create two 3 bedroom dwellings with gardens and parking (re submission of 15/00502/FUL) at 32 Gravel Walk – **permitted**
- 4.150 **15/01862/FUL** – Proposed two storey extension to side, insulated external render and minor alterations at 79 Olney Road for Mr P Chaplin – **permitted**
- 4.151 **15/02072/DISCON** – Details submitted pursuant to partial discharge of conditions 4 (Stonework) and 6 (Window) attached to planning permission 14/01962/FUL at 17 High Street – **pending**
- 4.152 **15/02212/TCA** – Notification of intention to T1 (hawthorn) reshape, T2 (Acer) remove green from one variegated Acer and T3 (Cedar) to fell one Cedar at 4 Home Farm Court - **pending**
- 4.153 Possible development at Emberton House Farm – see page 81
- 4.154 **15/02207/FUL** – Erection of a weathervane at All Saints Church, West Lane. There were no objections to this application.
- 4.155 **15/02401/FUL** – Single storey rear extension and two storey side extension with balcony and loft conversion to garage with dormer windows at 3 Battle Close. There were no objections to this application provided materials were as specified and there were no objections from neighbouring properties.

Councillor Keith McLean left the meeting.

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

- 5.1 **RFO's Report and discuss banking arrangements with National Westminster Bank.** The RFO's report for the 5<sup>th</sup> October was accepted. Councillor Gibson to email the clerk the National Westminster Bank additional signatories forms for Councillors Flowers and Horton to complete.
- 5.2 **Fixed Rate Deposit Account with Cooperative Bank** – The clerk reported that Councillor Horton needed to complete some further forms, which he agreed to undertake.

SG

MH

- 5.3 **A H Contracts** – Payment for emptying dog waste bins for the month of September in the sum of £64.56. Payment proposed by Councillor Gibson, seconded by Councillor V McLean and unanimously agreed by all those present.
- 5.4 **Mazars LLP** – Payment for external audit in the sum of £150.00. Payment proposed by Councillor Gibson, seconded by Councillor V McLean and unanimously agreed by all those present.
- 5.5 **Anglian Water** – Payment for supply at allotments in the sum of £20.03. Payment proposed by Councillor Gibson, seconded by Councillor V McLean and unanimously agreed by all those present.
- 5.6 **Antrams Payroll Services** – Payment for payroll service for clerk in the sum of £39.00. Payment proposed by Councillor Gibson, seconded by Councillor V McLean and unanimously agreed by all those present.
- 5.7 **Mrs K Goss** – Payment for clerk’s September salary in the sum of £400.42. Payment proposed by Councillor Gibson, seconded by Councillor V McLean and unanimously agreed by all those present.
- 5.8 **Mrs K Goss** – Payment for clerk’s telephone/computer and expenses for September in the sum of £40.63. Payment proposed by Councillor Gibson, seconded by Councillor V McLean and unanimously agreed by all those present.
- 5.9 **Pension Scheme for Clerk** – The clerk to seek advice from BALC and to also speak to the Antrams Payroll Services regarding national insurance payments. **KG**
6. **CORRESPONDENCE – is now listed in the Wallet**
7. **PARISH RELATED MATTERS**
- 7.1 **Village publicity** – Solar farm community fund, website, village signs **KG**
- 7.2 **Councillors’ Concerns**  
**Councillor Cheney** commented that a resident had requested that the ditch in Olney Road was piped and then filled in. Councillors agreed that MKC would be highly unlikely to undertake this due to financial constraints.
- Councillor Horton** reported that he had spoken to Ken Harris regarding having the clock electrified to improve the time keeping. The clerk to make enquiries with Smiths of Derby. **KG**
- Councillor V McLean** commented that it had been proved in this meeting that Wifi would have been beneficial for discussing certain issues. The clerk to take this back to EUC. **KG**
- 8.0 **DATE OF NEXT MEETING**  
The date of the next meeting is confirmed as Monday 2<sup>nd</sup> November 2015 at 7.30pm in the Meeting Room of the Institute. The meeting closed at 10.10pm. **All**