



Minutes of Hanslope Parish Council Monthly Meeting held in the Village Hall, Newport Road, Hanslope on Monday 10th July 2017 at 7.30pm

Present: - Councillors: Jeannette Green (JG) – Chair
Martin Palmer (MP) – Vice Chair
Eileen Price (EP)
Richard Green (RG)
Dorothy Courtman (DC)

Also Present: - Cllr Geary, Ward Councillor; Juliet Lewis, Clerk.

Meeting started at 19:37.

- 17.315** To receive **Apologies of Absence:** Cllr Wheeler and Cllr Proctor sent apologies ahead of the meeting which were accepted by all.
- 17.316** To receive **Members' Declarations of Interest:** None received.
- 17.317** To approve the **Minutes of the Meetings Monday 12th June 2017.**
It was **resolved** to accept the minutes as a true and accurate record of the meeting which took place on Monday 12th June 2017.
- 17.318** To discuss **Matters arising** from these minutes only: None
- 17.319** **Presentation by Smith Jenkins – re 17/01486/FUL:** Jennifer Smith gave the following information regarding planning application 17/01486/FUL on behalf of their clients McGann Homes:
- The plan includes 4 x 3 bed, 6 x 4 bed & 4 x 5 bed homes inc 1 bungalow
 - This will involve demolishing the equestrian centre but will also include removal of the flood lit ménage.
 - The current owners have tried to sell the site as a going concern but have been unsuccessful
 - All development will be contained in the current site
 - Current hedge borders will be maintained
 - Views in and out of the development have been carefully considered for the least amount of impact
 - Link to the village will be via a new footpath
 - The site is currently very busy with traffic from owners using the DIY livery / Dog club / Pony club / competitions at weekends
 - It has been calculated that housing would reduce traffic in and out of the site by 130 daily trips
 - A good example of the look they are trying to achieve is Edlesborough

- It is not intended that any equestrian facilities will be maintained on the site.

Cllr J Green requested that the Parish Council are able to walk the site to enable a better understanding of the scale of the development. Cllr Price is organise the visit with Ms Smith.

Cllr R Green commented that the village will be losing a facility / village amenity.

Cllr Courtman commented that she is concerned about the loss of the history of the site.

Cllr Geary queried the density of the project which Ms Smith confirmed as 1.34 per hectare based on 14 dwellings. He commented that a density as low as that is unlikely to be viewed favourably by Milton Keynes Council. What we need is higher density with some affordable housing.

Ms Smith concluded by stating that they wanted to provide a seamless transition between the village and the open countryside which is why the density is relatively low.

17.320

Public Time (15 mins): Kirsty (PCSO) reported that one burglary had been reported in the last month. This crime had taken place using a stolen car which was picked up on the ANPR camera.

She explained that she had not had the opportunity to tickets cars parked inconsiderably / illegally but it was on the agenda.

Cllr Courtman raised the issue of a white van parked in the village. Kirsty has promised to investigate.

17.321

Planning: The following planning applications were discussed:

17/01486/FUL | Demolition of Equestrian Centre and erection of 14 dwellings with associated works | Malt Mill Farm Castlethorpe Road Hanslope. Following on from the presentation above, the councillors made the following comments / observations:

- Cllr J Green – we need to walk the site to get a proper understanding but would be happier if the site included some affordable housing
- Cllr M Palmer – I agree we need to walk the site and talk to the current owners but it would be a shame for the village to lose such an amenity. Inclusion in the neighbourhood plan with some affordable housing may be a better option
- Cllr D Courtman stated she would rather have smaller developments than those large scale developments which have been proposed recently. She does not have a problem with low density attractive housing in a village setting
- Cllr R Green stated that Hanslope is already subject to a large amount of development and it is too early for new houses. There are things we need more than houses

- Cllr E Price agreed that it's a nice looking development but what about afterwards? Concerned about the loss of history. Maybe it could be delayed in terms of being included in the neighbourhood plan
- Cllr Geary stated he would rather see this as part of the neighbourhood plan. There is more need for housing for humans than there is for horses. However higher density is possible without damaging the outlook. The development is outside of the village envelope so technically it is open countryside.

It was agreed to postpone the decision on this application until after the sit visit.

17/01503/FUL | Replace existing shed with an oak framed barn | The Corn House 34 Tathall End Hanslope. **No objection.**

17/01531/FUL | Two storey front extension, single storey rear extension, reduction of window to front elevation, and replacement doors to rear elevation | 53 Hartwell Road Hanslope. **No objection.**

17.322 **Weed Control:** Milton Keynes council have significantly reduce weed control in and around the village. Cllr Geary commented that verges are not being cut outside the village which could cause issues with visibility.

It was resolved to speak to Castlethorpe to organise a meeting of local Parish Councils in order to secure the best deal for taking on the role going forward.

17.323 **Tree – 51 St James Close.** Although we had had a few complaints around this tree our powers are limited. It is on private property and the walk way is rarely used by pedestrians. The last letter we sent to the property did not get a response.

17.324 **Neighbourhood Development Plan:** Cllr Palmer confirmed that, as suggested by the planning consultant, the group has been split into two groups to look at specific areas. Cllr Price stated she was concerned that the team looking at prospective development sites does not contain any Parish Council representation. Cllr Palmer stated that he had done that deliberately and reminded the meeting that these groups, and indeed the working party as a whole, do not have decision making authority. It was suggested that the planning consultant reviews the make up of the groups.

Cllr Proctor requested that the following email was read out during the meeting:

I would be grateful if you could minute the fact that I was asked not to attend any further Neighbourhood Plan meetings nor take an active part in the working group. I feel this request lacks foresight by the Parish Council and it is imperative that the NP process is not driven by partisan interests. A NP is about directing development not seeking to restrict it and does not solely relate to residential development. It is important that the objectives of a NP are considered at future meetings.

I would also like to confirm that I still await details, despite requests, of those professionals that tendered for the work of assisting with the NP and I have

previously made my concerns known regarding the appointed consultant. Please note guidance on Neighbourhood Planning grants state “under no circumstances can we fund activity that has happened in the past, or prior to the grant being awarded” as such please ensure that any consultant appointment reflects this and is compliant.

Although we would dispute ‘repeated requests’ the clerk will forward the details requested. Clerk to speak to Neil regarding funding.

17.325

Finance: (a) The following monthly Receipts & Payments were put forward for approval:

Date	Chq No	Payee	Details	££
10/07/2017	2735	J Lewis	Salary & Expenses (July & Aug)	£2,229.59
10/07/2017	2736	LCM Services	Caretaking	£562.00
10/07/2017	2737	Marcus Young	INV 2138, 2137 & 2136	£1,543.00
10/07/2017	2738	A H Contracts	Dog bin emptying	£48.00
10/07/2017	2739	A-on	Insurance	£2,214.11
10/07/2017	2740	R Courtman	Storage & SID movement	£342.00
10/07/2017	2741	BALC	Membership	£80.00
10/07/2017	2742	Castlethorpe Parish Council	NAG Funds	£343.00
10/07/2017	2743	Milton Keynes Council	Car park	£35,282.70
10/07/2017	2744	TBA	Rec Ground gate	£100.00
10/07/2017	2745	TLDC	Newsletter delivery	£108.12
10/07/2017	2746	E-on	Rec Ground Electric	£637.38
10/07/2017	2747	British Gas	Rec Ground Gas	£320.52
			Total	£43,810.42

It was resolved that these payments be accepted in accordance with the Local Government Act 1982 and subsequent amendments.

(b) Annual audit review: Update will be given at the next meeting.

(c) Clerk pension: Autorenewal is imminent. The clerk has requested that she be able to join the Local Government Pension Scheme as stated in her contract. Details had been circulated prior to the meeting. Cllr Palmer proposed that the clerk joins the LGPS scheme, seconded by Cllr Courtman, all agreed.

(d) Bank Accounts: Date of Births for signatories was recorded by the clerk. New current account to be opened with Natwest and saving account with Nationwide.

- 17.326 Recreation Ground: (a) Redevelopment:** 3 builders have now agreed to quote. Decision will be made at the next meeting. We need to give the football and cricket club one months notice to remove items from the pavilion prior to the start of the redevelopment. We need to plan the redevelopment around usage but someone is going to be impacted. Cllr J Green stated that the end of the year is the most likely completion time.
- (b) Car park Marking:** This will now be included in the redevelopment.
- (c) Rubbish removal:** Waiting for contractor to complete the job.
- 17.327 NAG – Update and ANPR Signage:** Cllr Courtman gave the following update:
- The proposed SID sharing is not going ahead
 - ANPR signs will cost £17 each and we require 6. All agreed to the purchase of these signs at the costs quoted.
 - NAG funds have now been transferred to Castlethorpe Parish Council.
- 17.328 Bus Shelter repair:** Invitation to tender to be re-issued. Company who originally quoted will be asked to re-quote.
- 17.329 Councillor vacancies:** we currently have 2 vacancies, to be advertised on the notice board. Closing date 8th September.
- 17.330 Caretaker vacancy:** The role will be split. Clerk to contact AH Contracts to expand emptying dog bins to all bins. Two other roles will be created, cleaner of the pavilion and village caretaker. Cllrs J Green, E Price and D Courtman to conduct interviews. All agreed delegated powers to offer the job/s as they see fit.
- 17.331 Contact over the summer period:** All councillors confirmed their commitments over the holiday period. The clerk will be unavailable from 22nd August to 6th September 2017.
- 17.332 Correspondence received by the clerk not covered above.** Email received regarding over growing vegetation in the alley way in Western Drive. Cllr R Green will contact the resident concerned directly. Hard copy of the email passed to Cllr Green for reference.

Meeting concluded at 21:55

Next Meeting will be Monday 11th September 2017 at 7.30pm