

HANSLOPE PARISH COUNCIL

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Minutes of the Meeting of Hanslope Parish Council on Monday 9th December 2024, 7pm
at Hanslope Pavilion, MK19 7LG.

MINUTES

Present:

D Courtman (Chairman)
E Price
A Geary
Cllr C Wardle (MKCC Ward Cllr)

R Simpkins
W Pacheco

Clerk: G Merry

1 member of public

24.134 Apologies: Apologies were received and accepted from Cllrs Wallond, Andrew and Flatley.

24.135 Minutes from previous meeting held 11th November 2024

MOTION: To approve the minutes PROPOSED by Cllr Simpkins SECONDED by Cllr Pacheco and AGREED

24.136 Declarations of Interest: No declarations.

24.137 Public Participation:

- A member of the Planning Working Group raised issues re. MKCC's new Planning portal. When an application is permitted with conditions, often those conditions are addressed with additional and/or changed features from the original. Occasionally, these have resulted in the eventual make up of the build being significantly altered. Addressing of conditions does not seem to receive adequate scrutiny. There seems to be no document trail of these changes but the conditions are discharged and the build permitted, often long after the original submission. It was discussed and agreed that this should be monitored closely and greater vigilance needed in checking the portal, particularly for larger developments. Additionally, the published approach to planning enforcement, appears so watered down as to be almost ineffectual.
- He further advised that Cityfibre, currently installing fibre optic in the village, are excavating roads and pavements only recently completed by developers. It is not clear what checking is taking place on completion and to what standard. The clerk advised reporting any poor workmanship to MKCC Highways' via the Ward councillors.

24.138 Council

- i. **Clerk's Report:** The clerk again reminded councillors that all communications must come via the clerk. At 30/11/24 Income stood at £199,247 (120%) and Expenditure at £109,171 (66%), on target for this point in the financial year. £15,439 of expenditure has been from earmarked reserves. Both the S106 payment and the COF fund payment for the solar panel installation have been received and allotment payments are coming in. The Christmas lights and the tree are up. 2 procedural issues on the agenda: Motion 24.139 i. Planning (co-option of Mrs Cass to the Planning Group) needs to be amended to an "agreement to engage the services of J Cass as an ad hoc planning consultant". This was agreed. Having found out the PC can continue to run the cancelled parent and baby session by buying-in a service, £5K had been added to

the budget. S106 funding for equipment may be applied for. Since the budget agreement comes before discussion on the play group, Cllrs need to be mindful of that when voting.

- ii. **Highways and Speeding updates:** Cllr Courtman reported that speeds up to 77mph had been recorded on Park Road, with 58% exceeding the speed limit. This was 79% on Hartwell Road. Cllr Simpkins enquired whether the SIDs were correctly calibrated and the clerk offered to find out. A Community Speedwatch group has been formed for Tathall End.
- iii. **Crime Updates:** No crime report had been received for November.
- iv. **Any reports from Cllrs:**
 - Cllr Courtman had circulated information re. the proposed Ward boundary changes. It was discussed and agreed that Cllr Geary would meet with MKCC’s Electoral Services officer and the chair of Castlethorpe PC, to find out more. This would then be discussed at the January meeting with a view to commenting.
 - Cllr Courtman had attended a briefing re. the Local Nature Recovery Strategy and advised that all planning applications must now address net biodiversity gain.

24.139 Planning

- i. Mrs. Cass will be retained as an ad hoc planning advisor, as discussed at 24.138 i. and a rate of £15/hour agreed
MOTION: To agree to engage the services of J Cass as an ad hoc planning consultant @ £15/hour PROPOSED by Cllr Geary SECONDED by Cllr Pacheco and AGREED
- ii. **New planning applications Dec. 2024.** These were discussed as follows (column 4):-

PLN/2024/2186	THE WATTS ARMS, CASTLETHORPE ROAD, HANSLOPE, MK19 7LG (Charles Wells Ltd)	Erection of two three-bed detached dwellings (Use Class C3), utilizing an existing access off Long Street Road, with associated parking and landscaping.	OBJECTION. Comments prepared by Mrs Cass were discussed and agreed to be submitted
PLN/2024/2394	15 ST JAMES CLOSE, HANSLOPE, MILTON KEYNES, MK19 7LF	The erection of front porch	NO COMMENT OR OBJECTION
PLN/2024/2414	FORGE COTTAGE, 20 GOLD STREET, HANSLOPE, MILTON KEYNES, MK19 7LU	Crown reduction of Magnolia grandiflora from approx. 7m to approx. 5m and reduce spread from approx. 5m to approx. 3.5m	NO COMMENT OR OBJECTION
PLN/2024/2366 -	MULBERRY MANOR, 81 HARTWELL ROAD, HANSLOPE, MILTON KEYNES, MK19 7BY	Erection of a two-storey front porch	NO COMMENT OR OBJECTION
PLN/2024/2573	69 WESTERN DRIVE, HANSLOPE, MILTON KEYNES, MK19 7LB	Prior Approval for removal of garage and existing extension and erection of single storey rear extension, with eaves at 3.00 metres high, a maximum height of 3.00 metres, and extending 7.00 metres from the original rear wall.	NO COMMENT OR OBJECTION

Mrs. Cass had prepared and circulated proposed objections to PLN/2024/2186 as follows: -

- New buildings will compromise setting of listed building site on edge of conservation area
- Local residents concerned over loss of only pub garden in village
- Not a sustainable urban location as described in applicant’s Design & Access statement – this is a rural location
- MKCC’s own assessment says Hanslope no longer a sustainable location needs road access improvement + cycleways & pedestrian access + less pressure on existing infrastructure
- Not a site allocated for development in Neighbourhood Plan
- Water efficiency needs to meet 85 litres per person per day requirement
- Development not appropriate in this location, no local need for additional 3 bed detached houses

- If application allowed will compromise viability of the pub (an important village asset) against policies HAN7 and Plan:MK ER11
- No commitment from applicant that any profit from development will be spent on making the Watts more attractive to prospective tenants. If development permitted will lead to loss of pub exactly as the Globe has done.

These were discussed and agreed, with the addition of commenting on net biodiversity gain/loss and the requirement for Listed Building Consent.

MOTION: To agree the parish council's responses as above, PROPOSED by Cllr Price SECONDED by Cllr Courtman and AGREED.

iii. **Enforcement Matters:** No additional comments

24.140 Finance

- Reconciliations and financial situation report to Nov 30th 2024:** The clerk circulated the accounts to 30/11/24 and Cllr Price was satisfied that the reconciliation checks balanced. There were no other questions.
- Budget and Precept 2025-26:** The clerk circulated a revised budget for 2025-26 with an additional amount to cover costs associated with supporting a replacement parent and baby group. It was discussed and agreed that the level of precept should not be significantly reduced but return to the 2023-24 level, after an increase in 2024-25, to underwrite the council's obligations. The budget was therefore set at expenditure of £174,729, income at £46,535 and a precept of £128,194.

MOTION: To approve the budget for 2025-26 at £174,729

MOTION: To approve the precept for 2025-26 at £128,194

Both PROPOSED by Cllr Geary, SECONDED by Cllr Pacheco and AGREED

- Approval of payments, including any grant applications – Dec. 2024:** The list of payments was circulated and it was agreed the hedge trim on Forest Road had been necessary for safety reasons but going forward, must be carried out by the resident.

DATE	Invoice from	For	Net	Vat	Total
End Nov	Alison Andrew	Reimburse printing cost of Herald	£ 890.00		£ 890.00
End Nov	Information Commissioner's Office	Annual Registration Fee	£ 40.00		£ 40.00
30/11/2024	RCOH (O'Neil Homer)	NHP Consultancy - 1 day	£ 700.00	£ 140.00	£ 840.00
30/11/2024	Suez	Nov empties - wheely bins	£ 43.62	£ 8.72	£ 52.34
02/12/2024	Tara Davies	Hall and Pavilion cleaning	£ 180.00		£ 180.00
03/12/2024	Anne Washington	Caretaking – Nov	£ 497.00		£ 497.00
04/12/2024	SLCC	Membership 2025	£ 300.00		£ 300.00
01/12/2024	Marcus Young Landscapes	Nov bins and dog bins	£ 781.00	£ 156.00	£ 937.00
02/12/2024	Tove Landscapes	Monthly maintenance contract - Nov	£ 1,954.16	£ 390.84	£ 2,345.00
02/12/2024	Tove Landscapes	Rhymer Close hedge - phase 2 - replanting - bare root whips	£ 371.00	£ 74.20	£ 445.20
02/12/2024	Tove Landscapes	Alley - Keswick to Nevill clearance and replanting	£ 1,198.15	£ 239.63	£ 1,437.78
02/12/2024	Tove Landscapes	Hedge trim - Forest Road (safety & risk to public)	£ 200.00	£ 40.00	£ 240.00
02/12/2024	Tove Landscapes	Picket fencing - Christmas Tree	£ 510.96	£ 102.19	£ 613.15
09/12/2024	G Merry	PC Expenses – Nov	£ 11.97		£ 11.97

MOTION: To approve invoices as presented, PROPOSED by Cllr Courtman SECONDED by Cllr Geary and AGREED.

24.141 Recreation Ground

- i. **Updates from the Rec. Ground Liaison Meeting:** The clerk circulated the minutes from the Rec. Liaison meeting, attended by members of Hanslope Cricket Club, Hanslope Hornets and the Groundsman. The plans for the new cricket nets had been discussed, with concerns raised about potential water run-off and flooding. The clerk advised that the Groundsman and the supplier had since made suggestions to address the concerns.
- ii. **MUGA any safety issues:** The council had received reports of injuries sustained in the MUGA, although this facility had passed a ROSPA inspection earlier this year with no issues. Duty of care was discussed and a simple solution agreed, whereby the uprights could potentially be covered by corner protectors. The clerk will obtain costs and revert to the January meeting.
- iii. **Trade Vans:** The suggestion of potentially using the car park on the Hanslope Fields estate (school side) to site a food van, was discussed and supported.
- iv. **Cricket Nets Proposal:** A revised quote had been requested from the supplier and circulated, adding: two tone Green carpets, one with lines, one without, black powder coat and netting and vermin skirts. An additional £700 was also added for installation of a French Drain, with all costs to come from S106 money.
MOTION: To the updated quote @ £33,170 as above PROPOSED by Cllr Pacheco SECONDED by Cllr Simpkins and AGREED
- v. **Woodlands Children's Centre Update:** The group had now closed and the clerk reported on similar provision by parish councils. MK Play Association were interested in providing this service and costs are awaited. It was agreed to add £15,000 into the budget, with a view to launching this service ASAP, to cover salaries, transport and play equipment.
- vi. **MKPA:** Prices for summer play sessions had been received and circulated. It was discussed and agreed to pay for 5 regular children's sessions @ £520 and 2 teen sessions £1040, making a total of £4680. £5000 had been allocated in the budget.

24.142 Village Projects

- i. **Update on Hanslope Field's transfer of car park and Public Open Spaces:** Progress on legal stages was still awaited.
- ii. **Update on Wheatfield's transfer Public Open Spaces:** Cllr Simpkins reported that Davidsons were requesting a site meeting with parish councillors, with a view to closing the snagging list and proceeding to transfer. Cllr Simpkins had responded, underlining the need for them to address the SUDs issue, before any further progress could take place.
- iii. **Rhymer Close phase 2:** Having removed a significant amount of the overgrowth, there were now gaps and the contractor had suggested filling these with bare root whips. The total cost for plants and installation was £561 +VAT and this was agreed.
- iv. **Christmas lights:** It was discussed and agreed to extend the scheme to Gold Street for 2025.

24.143 S106 Projects:

- i. **Overall S106 picture:** The clerk was working on which S106 amounts and developments could be allocated towards the planned remodeling/extension of the current buildings, although the ITT was already published on Contract Finder. She had prepared the application for the First Responder Medical equipment and will also work on the request for S106 for the cricket nets. The information evening for the public was scheduled for 7pm on 22/1/25 and James Williamson from MKCC will attend.
- ii. **Other updates:** None

24.131 Allotments: No updates

24.132 Date of Next Meeting: 13th January 2024.

Signed (Chairman):

Date: