

# MINUTES OF THE MEETING OF WHADDON PARISH COUNCIL

Held: Thursday, 7<sup>th</sup> July 2020, at 7.00pm via Zoom meeting reference:  
<https://zoom.us/j/95127159244>  
Meeting ID: 951 2715 9244.

Present: WPC Cllrs Sir Beville Stanier Bt (Chairman), Graham Hain, Helen Hickman, Peter Lemagnen, Graham Stewart. Other Cllrs J Chilver, L Monger, S Renshell

Members of the Public: One

Clerk: Suzanne Lindsey

## 1. PUBLIC SESSION

A member of the public attended to discuss the current status of the allotments. It was reported that huge progress had been made on reconfiguring the layout and resizing the plots, adding additional water tanks, leasing additional plots and organising a gardening community called Community Food Ark Whaddon. Future plans include the provision of a seating area and BBQ and a children's area for which funding would be needed; it is intended for leaseholders to raise the funds. Enquiries were made whether the Parish Council would be willing to undertake the treasurer role for the funds; concern was expressed about how this might work and the Clerk asked to check regulations. Thanks were expressed by Cllrs for the excellent progress made.

## 2. APOLOGIES

Cllrs Hazel Hedges, Derek White

## 3. DECLARATIONS OF INTEREST

No declarations of interest

## 4. MINUTES

The minutes for the previous meeting were adopted and signed.

## 5. UPDATE ADMINISTRATIVE MATTERS AND WQ

### a. Administration

- i. Cllrs discussed the change of meeting time to 7pm on second Thursday of the month to facilitate Cllrs wishing to attend the Little Horwood meeting at 8pm. It was agreed to try the new arrangements.
- ii. The Clerk reported that the annual accounts had been submitted for audit. Research on obtaining a better rate for electric for street lighting was on-going. Outstanding payments from advertisers had been chased and payments received.
- iii. The Clerk advised that the current WQ editor had advised his August edition would be his last. Cllr Hain advised that two residents had expressed interest in taking on the role, and the Clerk was asked to arrange contact between the editor and new volunteers to discuss further.

### b. Highways

- i. The Clerk advised that TfB had responded to the hedge ownership issue at 1 Briary View, advising that the BC did not own any land in the area, and that the purpose of the hedge was a barrier between the property and the road for the benefit of the property owner. It was therefore the responsibility of the resident to ensure the hedge was cut and maintained. The Clerk reported that no response on the land ownership at Old Manor Close had been received, and this was being chased.
- ii. Cllrs reviewed MVAS data and noted that the new location outside the recreation ground was counting traffic. Around 10k vehicles had been recorded approaching from Westcroft.

c. Property

- i. Constable's Plot. No items.
- ii. Recreation Ground. The Clerk expressed concern about recent easing of restrictions allowing the play equipment to be reopened from 4<sup>th</sup> July 2020. Guidance on how to do this correctly and safely was not clear and at times contradictory plus there was a requirement for a large number of hazard posters, administrative paperwork, checking of equipment and inspections needed, which could not be done in the time frame. In addition concern was expressed about a virus outbreak in an adjacent community, and it was noted that organisers of the PATP play sessions had cancelled their planned events due to compliance issues. It was agreed that the play equipment should remain shut for now. The Clerk advised that litter picking had restarted; new litter picking equipment and supplies had been provided and written instructions issued on procedures to ensure safety. Littering was a significant problem, and this had taken a great deal of effort to clear up.
- iii. Allotments. Cllrs confirmed arrangements agreed in the Public Session above.
- iv. Bus Shelter. The Clerk reported that renovation work had been completed as agreed. It had been discovered that the roof support timbers were not in good condition, but adequate for current purposes. It was agreed to await developments with the Bus Stop Swap Shop before undertaking further repairs.

d. Finance

- i. The Clerk advised that a suitable new banking arrangement had been identified with a Lloyds Treasurers Account, but new accounts were not being accepted. The situation would be monitored and arrangements made to move to Lloyds once restrictions were lifted.
- ii. The Clerk presented income and payments for approval, as follows:

Income

The following payments have been received:

2/5/20	A Bennett – inv. 1193 – WQ Ad	£60.00
21/5/20	Centennial LLP – inv. 1215 hedging Vicarage Rd	£50.00
17/6/20	R Butcher – inv. 1130 – WQ Ad	£60.00
17/6/20	P Bush – inv. 1190 – WQ Ad	£72.00
26/5/20	St Mary's Church – inv.1216 – printing	£22.00
24/6/20	D Taylor – Rent Constable's Plot	£150.00
Various	Allotment Rents	£9.00
Various	Interest received	£2.74
	Total	£425.74

Expenditure

The following invoices have been received for approval:

245	E.On Street Lights – replacement for cheque 236 signature rejected.	£5,833.38
246	Lee Anne (Claire) Stephen – water tanks	£80.00
247	E.On UK Plc – electric street lights	£188.94
248	S J Lindsey – expenses May-Jun 2020	£270.20
249	S J Lindsey – salary May-Jun 2020	£1,260.13
250	F Hayward – Litter picking	£21.80
251	E.On Energy Solutions Ltd – street lighting maintenance	£125.10
252	D Taylor Handyman – repairs bus shelter, mowing recreation ground and verges	£660.00
	Total	£8,439.55

Bank Balances as at 9/7/20

Metro Bank Account – current	£11,648.70
Metro Bank Account – deposit	£17,234.36
	£28,883.06

6. PLANNING

- a. Cllr Stewart reviewed the planning report he issued prior to the meeting.
  - i. MKFutures2050. Cllr Stewart reported that WPC formal response had been submitted on 19<sup>th</sup> May, but the deadline for comments had been extended to consider the possible effects of Covid-19. It was agreed that Cllr Stewart would respond on behalf of WPC stating it was not possible to give a meaningful response at this early stage.
  - ii. VALP. Cllr Stewart stated progress is held up for Covid-19, and the BC response is still evolving. Technical highway data is still being prepared. It is hoped that the late introduction of Shenley Park will be properly considered by the Inspector by the reopening of the Hearing Sessions but it is very doubtful a final report will be made before early 2021.
  - iii. Cllr Stewart reported that Newton Longville is challenging the recent traffic data and appeal proceedings are likely to be heard in October. This has contributed to MKC refusal of the access plans for Saldon Chase. Newton Longville may look to nearby parishes for financial assistance with the costs at a future date, but WPC would likely be unable to contribute.
  - iv. Calverton Lane Closure. This is now expected to reopen by mid-August. Delays are partly down to theft of materials and difficulties obtaining new supplies.
- b. New Applications.
  - i. 20/01938/APP Grove Farm, Stratford Rd, Whaddon. This is located in the parish of Beachampton, with the access road in Whaddon Parish. Cllrs agreed that there would be no formal objection but a letter requesting conditions that the annex can only be used in conjunction with the main dwelling and permitted development rights should be withdrawn, ensuring that any future extensions can be properly controlled.
  - ii. CM/0033/20 – Park Hill Farm, Re-contouring of land using inert clay and soil. Cllr Stewart reported this application closely resembles the previous one rejected in July 2019. Some attempt has been made to mitigate access issues, but unsuccessfully in the Councillors view. It was agreed that WPC response dated 14<sup>th</sup> August 2018 remains relevant and original objections have not been overcome in the new application. Further objection would be made. Concern was expressed about dust, smells and damage to drainage ditches on adjacent land, and damage to land under HLS cultivation. It was considered unlikely that the suggested apple orchard would be instigated after the land re-contouring. Speculation on the outcome of the UK withdrawing from the EU and its subsequent effects on farming was not considered a material planning consideration at this stage.
  - iii. 20/02056/APP Land at The Oaks, Stratford Rd. New Agricultural Grain store. Cllrs agreed on a ‘no objection’ response subject to condition requiring demolition and removal of the existing four-bay storage building. Concern was expressed about the rationale of an agricultural building between two residential dwellings.
  - iv. 19/02345/COUR, Appeal Ref 20/00026/REF The Oaks, Stratford Rd, Whaddon, conversion of barn into four dwelling houses. Cllr Stewart reported that this application had been refused and was being appealed. Previous WPC submissions will be forwarded and considered at the appeal. An ‘update’ letter would be submitted to the Inspector in triplicate.
  - v. 20/01459/APP Land at Coddimoor Lane – vehicular access. Cllr Stewart reported that this would likely be approved. The application was considered only on its agricultural merits not potential future strategy.

- Highways Safety aspects were highlighted. Update: This application was approved on 14<sup>th</sup> July. 2020.
- vi. 20/01398/APP 5 Old Manor Close – extension. Cllr Stewart reported that some amendments on design details are likely and will lead to planning approval.
  - vii. 19/02309/APP The Oaks Demolition and replacement of dwelling. Application approved with removal of permitted development rights. Disappointment was expressed about non-approval of traffic warning signs at the crossroads junction.
  - viii. 19/03666/AOP Rear of Freshfields Stock Lane. Renewal of outline planning permission and variation of boundaries. No decision.
  - ix. 18/01333/APP Field, Stratford Rd, change of use to dog training. Cllr Stewart reported the application had been refused on 18<sup>th</sup> June. Highway safety and impact on rural and conservation area were crucial. Concerns included removal of hedging and replacement with close boarded fencing.
  - x. 18/02929/APP Field, Stratford Rd, retrospective permission for barns/klargester. Inspector dismissed the appeal as the development was not required for agriculture and had adverse impact and was not sustainable.
  - xi. 20/00723/APP 25 Stock Lane - extension. Objection had previously been registered. The extended deadline has passed with no formal decision announced.
  - xii. Newton Leys West – Community Consultation. This development is considered a ‘late runner’, and is being promoted as a possible alternative for Shenley Park which could be considered if VALP hearings are reopened. Cllr Stewart suggested lending support if a link road could be delivered and Newton Longville were supportive. An appropriate response would be sent to Willis Dawson by 7<sup>th</sup> August 2020 closing date.

#### 7. OTHER PARISH MATTERS

- a. Cllr Stanier (Chairman) advised that the new unitary authority had got off to a difficult start with new staff, working from home and generally working in difficult circumstances. Things were improving.
- b. Cllr Stewart referred to a new planning enforcement policy document issued by BC. This established a new system of requests for committee hearing to be supplied via Ward Cllrs. Cllr Stanier reported that Ward Cllrs had agreed to automatically approve all such requests.
- c. Cllr Stewart expressed concern about pavement parking blocking access for push chairs and wheel chairs. The Clerk was requested to source a leaflet that could possibly be left on windscreens of offending parked cars, but with police approval..

#### 8. DATE OF NEXT MEETING(S)

The next meeting(s) of Whaddon Parish Council will be at 7pm; 10<sup>th</sup> September 2020, 12<sup>th</sup> November 2020, 14<sup>th</sup> January 2021, 11<sup>th</sup> March 2021.