

MINUTES OF THE PARISH COUNCIL MEETING OF WHADDON PARISH COUNCIL

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Held: Thursday, 9th November 2023, at 7.00pm
at The Chapel School Room, Stock Lane, Whaddon, MK17 0LS

Present: Cllrs Sir Beville Stanier Bt (Chairman), Helen Hickman (Vice Chairman), Georgina Geddes, Jane Herriman, Peter Lemagnen, Graham Stewart, Derek White.

Members of the Public: One
Clerk: Suzanne Lindsey

35/23 Public Forum

A member of the public advised Cllrs that he had submitted a legal objection to Buckinghamshire Council (BC) regarding the SPD for Shenley Park, based on non-compliance with the Town and Country Planning Act (Local Planning) (England) Regulations 2012 and Planning and Compulsory Purchase Act 2004. This document had been acknowledged by BC but no response yet received. Hope was expressed that any inconsistencies between the emerging SPD and the adopted VALP would be rectified by BC, in the which case the legal objection would fall away, but if not, the next step would be negotiation with BC, which if unsuccessful might be followed by a Judicial Review, or if that was not considered appropriate, it might be possible to try and get any final planning decision 'called in' by the Secretary of State.

36/23 Apologies

Cllr John Chilver

37/23 Declarations of Interest

None

38/23 Approval of the Minutes of the Last Meeting

Cllrs approved the minutes which were signed.

39/23 Matters Arising from the Minutes

None.

40/23 Reports from Buckinghamshire Councillors

Cllr Stanier (Chairman) noted that all BC departments were working hard to finalise a budget for the coming year. No additional staff were being recruited, and dealing with inflation was of great concern. It was noted that the Community Board was doing very well and keen to get applications for suitable projects ahead of financial year end.

41/23 Planning

- a. To review and discuss Crest Nicholson' Outline Planning Application 23/02180/AOP Shenley Park and 23/01310/OUT MKCC application. Cllrs reviewed Cllr Stewart's planning report. Cllr Stewart advised that WPC submissions to the SPD were done on time and no further news was forthcoming currently. Both BC and MKCC were requesting more time and decisions were not expected soon; delays were understood to be mainly attributed to transport and connectivity matters. Cllr Stewart reported he continued to request information on all relevant matters which was generally not forthcoming.

- b. See above.
- c. To review and discuss the Bucks Council SPD exhibition and SPD Consultation response on Shenley Park, plus update on further SPD meeting with BC and their consultants. Cllr Stewart reported that 270 response forms from residents objecting to the SPD were submitted to BC ahead of the deadline, along with an unknown number of online responses. Cllr Stewart thanked members of the public for their help and support for this project, and in particular the two residents who contributed greatly to the production, distribution, and collection of the 'simplified resident forms'. Cllr Stewart reported that an online meeting to discuss matters with BC was scheduled for 22nd November, details of when and where to meet to be finalised immediately after receipt of the BC response to WPC's concerns was received a couple of days before the meeting, giving Cllrs time to consider BC's response. Cllrs discussed the Legal Objection presented by the Member of the Public at the Public Forum, which was welcomed and supported, and it was agreed that WPC would advise BC that it was aware of the Legal Objection and ask for BC's reaction at the forthcoming meeting, because the legal obligation was very much in line with the WPC Objection, especially where the SPD was in conflict with VALP by introducing new strategic policies which undermine the Local Plan adopted policies.
- d. To discuss Crest Nicholson's response and their request for a meeting with WPC. Cllr Stewart reported that Crest Nicholson was urging for an opportunity to meet with WPC as part of their liaison programme, and Cllrs agreed it was important to secure their commitment to assist and support WPC's case ahead of agreeing to meet, and in any event, not to meet before the final version of the BC-SPD is known.
- e. To receive any updates on the A421 study and local traffic counters. Cllr Stewart reported that the recent meeting on the A421 study had been cancelled and warned the study would take a very long time, and there was little chance of resolution ahead of the approval of the Shenley Park SPD. He expected some 'tinkering' with the A421 duelling and access, but no resolution of the main traffic capacity and safety issues. The appearance of automatic traffic counter cables along Stratford Rd and Shenley Rd was noted. The former is in connection with the Oaks Farm Solar Farm access, while the latter is in connection with EW Rail Ltd.
- f. To explain the new vehicle access that has appeared along Stratford Rd within Milton Keynes district. Cllr Stewart reported this was in connection with a temporary (possibly 2-3 years) access to a large allotment site serving the Western Expansion Area. WPC has requested that legal obligations relating to CEMP and WEA construction traffic be reinforced to prevent illegal vehicle movements through Whaddon. When an internal estate road can properly connect to the allotments, the verge and hedgerow will be reinstated to its current state.
- g. To review local planning applications, including any applications listed on the BC Planning Portal prior to the start of the meeting. Cllr Stewart referred to his planning report. On 23/00016/REF 33a Stock Lane, Cllr Stewart noted that the appeal for a proposed car port had been dismissed as The Inspector found that the proposed building would harm the character and appearance of the area. Cllrs welcomed this as a reassuring result, as it will hopefully discourage any garage/carport planning applications that might otherwise spoil the openness of Stock Lane.
- h. To review the presentations of Parks Trust and Novus and agree (any) next steps. Cllr Stewart referred to his planning report. No further action needed on Parks Trust at this time. On the Solar Park submission, the planning application had been delayed due to traffic data requirements. The Applicant has been invited to the January 2024 meeting to present details of any further news and progress on the now expected December application.

42/23 Clerk's Update

- a. Administration and Whaddon Quarterly
 - i. General Activities. The Clerk referred to the Activities Update provided. Discontinuing unused email addresses was confirmed and a reduction in the costs of email services were noted.
 - ii. Website. It was agreed to proceed with using Hugo Fox for the short term. An email newsletter facility would be needed longer term, and it was agreed to consider the offer from Eyelid Communications for this purpose in the near future.
 - iii. Whaddon Quarterly. Cllr Herriman agreed to check on the current status of the Editor and her proposed resignation.
- b. Highways
 - i. Minor highway issues. Cllr White reported that the condition of the white entrance gates was poor, the Clerk confirmed the Stratford Rd gate had been reported as being in need of urgent repair. Cllrs considered the option to take over maintenance of these entrance gates, subject to them being handed over from Highways in a good state of repair. Repairs in progress to the kerb stones on the High St were noted.
 - ii. Cllrs reviewed MVAS traffic data.
- c. Property
 - i. Recreation Ground. The Clerk advised that due to wet conditions the final year's mowing had not taken place. Litter picking was good and the compensation rate for the litter picker confirmed at minimum wage. The need for planned upgrade and renewal of equipment was noted; and Cllr Stanier advised that funding may be available via the Community Board. The Clerk was asked to obtain suggestions and ideas. Annual price increases for mowing and hedging were noted and agreed.
 - ii. Allotments. The Clerk noted that 2023-34 leases and invoices had been issued and that £155 of payments were outstanding. The standard lease had been updated to clarify that tenants were responsible for clearing the drainage ditches around their plots. Three plots were vacant, and tenants sought; the large plot may be best divided into two. A new padlock combination would be issued shortly to improve security and prevent access by tenants with unpaid invoices.
- d. Finance
 - i. Cllrs reviewed and approved the budget for FY 1/4/24-31/3/25.
 - ii. Consideration of budget projections for FYs 2025-2027 were held over to the next meeting.
 - iii. The precept was agreed at £35,000.
 - iv. Payments were approved.

Income

The following payments have been received:

15/9/23	Precept	£16,500.00
2/10/23	D Taylor – rent Constable's Plot	£150.00
30/9/23	Interest on deposit account	£325.77
Various	Rent allotments invs. 1324,1325,1326,1328,1329,1330,1331,1332,1335,1336,1339	£230.72
	Total	£17,206.49

Expenditure

The following payments have been made since the last meeting:

15/9/23	DD	Npower – electric streetlights	£46.92
15/9/23	BACS	PKF Littlejohn – audit fees	£252.00
15/9/23	BACS	S Lindsey – salary and expenses – Jul-Aug 2023	£1,179.85
15/9/23	BACS	Kompan Ltd – Play equipment inspection	£264.00
15/9/23	BACS	Kompan Ltd – Spare parts for climbing frame.	£51.03
15/9/23	BACS	Harlequin Press – printing WQ	£305.00
15/9/23	BACS	D Taylor – mowing	£690.00
15/9/23	BACS	D Taylor – repairs recreation ground	£434.00
15/9/23	BACS	CPRE membership	£36.00
15/9/23	BACS	Anglian Water – allotment water supply	£23.11
30/9/23	DD	Bank service charge	£18.00
9/10/23	SO	Freethought – email services	£9.50
16/10/23	DD	Npower – electric streetlights	£70.99
20/10/23	DD	Nest pension	£11.00
7/11/23	SO	Freethought – email services	£9.50
			£3,400.90

The following future payments were approved:

BACS	F Hayward – litter picking Aug/Sep 4hrs @£10.42	£41.68
BACS	E.ON Streetlight maintenance contract Jul-Sep 2023	£57.60
DD	Npower electric streetlights Oct 23 due 14/11/23	£80.52
BACS	Kompan Ltd – parts for equipment repair	£51.90
BACS	Ross Lawry – mowing and hedging Apr-Oct 2023	£3,000.00
BACS	S Lindsey Salary and Expenses Sep-Oct 2023	£1,406.84
BACS	D Taylor - Mowing	£130.00
	Total	£4,768.54

Bank Balances as at 9/11/23

Unity Bank – deposit	£55,917.72
Unity Bank – current	£6,261.78

43/23 Other Parish Matters

- a. Resignation of Cllr Lemagnen. Cllr Stanier (Chairman) thanked Cllr Lemagnen for his long and dedicated service to the Council, joined by all the Cllrs and Clerk. His resignation date was confirmed for 30th November 2023.
- b. Devolution Policy. Discussed 42/23 above.
- c. Christmas Tree and Light Up. The Clerk confirmed arrangements were in hand. The ceremony was scheduled for 2nd December in conjunction with the Village Hall.
- d. D-Day Celebration. Cllrs Herriman and Hickman advised arrangements were on track. The Village Hall had agreed to open for access to toilets and a raffle in the evening with proceeds to the Village Hall.
- e. Yellow Line Project. Cllr Stanier advised progress was being made and approvals in process, albeit very slowly.
- f. Cllrs reviewed an update on planning enforcement NC/22/00368/LB and noted an enforcement notice covering a fire escape ladder, UPVC windows and a chimney pot had been served. Concern was expressed that changes to the ancillary buildings had not been included in the enforcement notice and The Clerk was instructed to liaise with BC Planning Enforcement in that regard.
- g. Benches and Planters for Village Green. It was agreed to await the completion of the yellow lines and to proceed with this project.

h. Salden Chase sec. 106 contribution. No further update.

44/23 Date of Next Meetings

The next meeting(s) of Whaddon Parish Council will be at 7pm; 11th January 2024, 14th March 2024 9th May 2024 (AGM), 11th July 2024, 12th September 2024, 14th November 2024, 9th January 2025, 13th March 2025.

Signed:

Chairman

Date: