



**Draft Minutes of the Virtual Meeting of the Parish Council**  
held on  
Monday 14 September 2020

Present: Cllrs J Covington (Chair), J Reynolds, M Covington, R Gilbert, B Stainton and the Clerk and Ward Councillor Geary

Also present: 6 members of the public.

**1. Apologies**

Apologies were received from Ward Cllrs Hosking and Mclean.

**2. Declarations of Interest Relating to Matters on the Agenda.**

Cllrs J Covington (Chair) and M Covington declared a pecuniary interest in Item 4(b) Planning Applications 20/02143/Ful and 20/02144/LBC for Cherry Tree Cottage, High St, Weston Underwood as they had carried out work for the applicant and took no part in the debate.

**3. To Confirm the Minutes of the Previous Meetings.**

The minutes of the Meetings of 3 August 2020 were agreed and signed by the Chairman as a correct record of the meetings.

**4. Planning Applications and Planning Issues**

**4(a) Application 20/01806/FUL - Woodlands Farm Wood Lane, Weston Underwood - Change of Use to a Medieval Longbarrow**

The Parish Council noted that this application had been re-submitted following withdrawal in response to comments received by Milton Keynes Council to an earlier application in July/August 2020 (Minute page 727 refers).

The Parish Council received a presentation from the applicants who summarised the background to the application and answered the main points raised previously with reference to the Operation of the Site, Management and Maintenance Plan and Parking Layout for 4-6 cars. With reference to access, the applicants stated that access would be carried out by appointment only with interested parties in small family groups. The applicants commented that they understood residents' concerns that Wood Lane was a single-track road and the site would increase use of the Lane but also raised the anomaly

that the Wood Lane had a 60mph speed limit, which added to the access issues.

The Parish Council heard from Cllrs M Covington, R Gilbert and B Stainton who indicated that their concerns with reference to traffic issues, access, parking, wildlife and management of the site and visitors had now been answered to their satisfaction.

Cllr R Gilbert proposed that the issues of reducing the current speed limit of 60mph and the overall reduction of traffic in Wood Lane should be discussed further by the Parish Council.

Seconded: Cllr B Stainton

On being put to the vote no objections to the application were received and it was resolved that:

**RESOLVED: -**

That the issues of reducing the current speed limit of 60mph and the overall reduction of traffic in Wood Lane be discussed further by the Parish Council.

**4(b) 20/012143/FUL and 20/02144/LBC Cherry Tree Cottage, High St, Weston Underwood - replacement of slate roof tiles on the main house, enlargement of dormer window at the rear and two new dormer windows to the front elevation.**

The Parish Council noted that Cllrs J and M Covington having declared a pecuniary interest in the item took no part in the debate.

The Clerk reported that a written submission had been received from a resident in objection to the planning application, had been circulated to the parish councillors and read the submission out.

In summary, the written submission indicated that the dormer windows impacted on the articulation and composition of the non-designated heritage asset and the conservation area (a designated heritage asset), due to the limited height of the roof space, the dormers were sited on the upper part of the roof slope, wholly out of character with the prevailing vernacular, which was characterised by dormer windows being positioned centrally within the plane of a house roof.

The Parish Council also heard from a resident who agreed with the above comments and added that other dwellings in the village had higher pitched roofs that allowed for dormer windows, that there was no indication of the usage of the loft space where the dormers were to be located and the ridge tiles should be clay.

The Parish Council heard from Cllrs J Reynolds, R Gilbert and B Stainton who agreed with residents' concerns in relation as above.

The Clerk suggested that the MKC Conservation Officer could be asked for their view.

The Clerk indicated that the MKC Conservation Officer could be asked for their view.

Cllr R Gilbert proposed, and Cllr B Stainton seconded that:

(a) That the comments that the dormer windows in relation to the overall appearance in the low pitched roof were detrimental to the street view, that the interior of the cottage was listed, that there was no application to use the loft space where the dormers were to be located and that the application was contrary to the conservation status of the village, be submitted to MKC.

(b) That the MKC Conservation Officer be asked for their view.

Agreed: All

And it was RESOLVED:

(a) That the comments that the dormer windows in relation to the overall appearance in the low pitched roof were detrimental to the street view, that the interior of the cottage was listed, that there was no application to use the loft space where the dormers were to be located and that the application was contrary to the conservation status of the village, be submitted to MKC.

(b) That the MKC Conservation Officer be asked for their view.

#### **4(c) Re-Submission of 20/000879/FUL Penmayne, High St, Weston Underwood –**

##### **Alterations to the approved roof for single story side extension**

Cllr M Covington indicated that the revised plan were difficult to read and a cross section plan of the roof view was required to establish if the revised plan would be satisfactory and clarified that the new roof should not impact on the ridge of the adjacent Emperor Cottage as described in the statement.

Cllr B Stainton indicated his agreement with Cllr M Covington.

Cllr B Stainton proposed, and Cllr J Reynolds seconded that the new roof should not impact on the ridge of the adjacent Emperor Cottage as in the statement.

Agreed: All

**4(d) The consultation for the Proposed Modifications to the Newport Pagnell Neighbourhood Plan – Notice of Pre-Submission Consultation from 1 September-12 October 2020 was noted.**

**4(e) New Government White Paper “Planning for the Future” Consultation details were noted.**

## **5. Clerk’s Report and Correspondence**

The Clerk reported that:

### **1. CIF Funding to Reduce Speeding Issues in Weston Underwood.**

Update from Naveed Ahmed of MKC – Due to delays caused by Covid and restructuring of budgets it is anticipated that most of the projects will be carried out in the next financial year however consultation work may be carried out before then.

2. Audit approval received from the Government appointed Auditors, PK Littlejohn that the Parish Council complied with the Smaller Local Authorities Audit requirements.

### 3. BT OpenReach Broadband

A response from Martyn Smith of MKC had been received that confirmed that the street issues including the cobbled areas between the Cowpers Oak Pub and the Bus Shelter and manhole cover in Cowpers Orchard would be raised with Openreach.

M Smith also indicated that with reference to Broadband access through this project for additional properties in the village was outside the scope of this phase of the project. Openreach was close to completing its own commercial deployment around Olney and parts of Weston Underwood had been included in that already, as well as parts of the village which were covered by the Milton Keynes Council's BDUK contract with Openreach. Openreach had indicated that it aimed to cover around 80% of premises in and around Olney in their commercial deployment, however, they did not currently have any plans that he was aware of to connect the more distant properties. MKC had asked Openreach to identify the properties they could enable with the remaining BDUK funding and awaited their response – probably in October/November 2020.

M Smith asked the Parish Council to advise which properties that wished to be added to the local fibre network in order that he could include these if he received the fibre modelling back from Openreach.

The Parish Council received representations from 3 members of the public who lived at properties at Pheasants Nest and outside the village and from Cllrs M Covington, Gilbert, Stainton and Reynolds.

The residents from Pheasant Nest indicated their frustration that they had been given information from OpenReach that differed from the information that had been given to the Parish Council by MKC about the access route for broadband fibre to their properties and requested support from the Parish Council to understand the capacity issues with Openreach to Weston Underwood.

Cllr R Gilbert indicated that the comments from the residents surprised him as he understood that there was sufficient capacity and his understanding was that when the main part of the village had been connected, the next phase would be to connect the outlying areas. However, the capacity issues could be tested.

Ward Cllr Geary commented that the boundary of the area referred to by Openreach could be the Settlement Boundary which could conflict with the area included in the Electoral Roll and this should be clarified by M Smith (MKC).

Cllr M Covington indicated that there was confusion that some houses had been contacted by Openreach to be connected and others had not been and requested response to this.

The Parish Council also heard from two further residents during the item.

Cllr R Gilbert summarised that he would raise the issues raised with M Smith as MKC were the Openreach client.

#### 4. Accessible Website requirements to comply with new Standard WCAG 2. 1AA by the deadline of 23 September 2020.

The Clerk has checked with our Website supplier and their website confirmed that all websites supplied by them comply.

### 6. Finance Report 14 September 2020

1.	Bank Statements at 28 August 2020	
	Community Current Account	£18596.74
	Business Savings Account	£21461.60
2.	Payments to be agreed:	£
	(i) Clerk Salary & Expenses August 2020 (included Internal Auditor Fees)	411.21
	(ii) HMRC September 2020	45.00
	(iii) D C Blunt Landscaping Weedkill Inv. 9358	65.00
	(iv) J Covington & Son Alcove Repairs	97.00

### 7. To Note the Draft “Together We Can” revised MKC Parish Protocol.

The revised Parishes Protocol renamed as “**Together We Can**” and Ward Cllr Geary’s observation that more action was needed from MKC to support the MK Parish sector were noted.

### 8. To Note Items of Correspondence

A Letter from M Bracey Chief Exec MKC to Jane Munn (Chair of the Clerks Forum) was noted.

### 9. Cowpers Alcove and Landscape Maintenance

Cllr J Covington reported that ongoing maintenance as notified to the Clerk, repairs had been carried out and the amounts of litter had decreased.

### 10. To Receive Items from Parish and Ward Councillors

- (a) Cllr M Covington requested an update on Garages at the Close following the site visit in the summer of 2019. The Clerk indicated that she had chased this up earlier in the year with MKC Housing however R Denbigh (the responsible MKC Officer) had left MKC and she was still awaiting a response. Ward Cllr Geary indicated that the Clerk should contact Cllr Darlington (MKC Cabinet Member for Parishes and Housing) for an update. **Action: Clerk**

- (b) Ward Cllr Geary indicated that the MK East development project was progressing, and Planning Applications were due to be considered by MKC DCC in the near future.

**11. Open Forum**

No comments were received from Members of the public.

**12. Date of Next Meeting**

The Clerk indicated that unless there were any planning application or business to be discussed, there would not be a Parish Council Meeting in October and the date of the November meeting would be confirmed.

Meeting closed at 09.20pm