



Draft Minutes of the Virtual Meeting of the Parish Council
held on
Monday 16 November 2020

Present: Cllrs J Covington (Chair), J Reynolds, M Covington, R Gilbert, B Stainton and the Clerk and Ward Councillors Hosking and Mclean.

Also present: 1 Member of the public.

1. Apologies

Apologies were received from Ward Cllr Geary.

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

None received.

3. To Confirm the Minutes of the Previous Meetings.

The minutes of the Meeting of 16 September 2020 were agreed and signed by the Chairman as a correct record of the meeting.

4. Planning Applications and Planning Issues

- 4(a)** Planning Application 20-02546-FUL & 20/02547/LBC The Cottage Cross Lane Listed building consent for the proposed single storey rear extension, inclusive of demolition of existing conservatory. Removal and installation of replacement windows. Provision of small auxiliary extension to front detached outbuilding. No comments were received.
- 4(b)** Planning Application 20/02540/TCA White Cottage Notification of intention to Reduce & reshape T1 - Maythorn + Cypress - Reduce and reshape by 1/3rd Planning application agreed by Milton Keynes Council
- 4(c)** Planning Application 20/02690/CLUE Overbrook House Certificate of lawfulness for the existing erection of dwelling house constructed without discharging pre-commencement conditions.

The Parish Council heard that the issue had been previously decided by MKC Development Control Committee in 2014 (Planning Applic.14-02367-FUL)

Cllr Gilbert indicated that the reasons supplied by MKC at that time still existed therefore Certificate of Lawfulness for the Agricultural Tie should not be removed. He also indicated that the reason to discharge it due to a lack of enforcement was incorrect.

Cllr M Covington indicated that a new planning application should be submitted.

Ward Cllr Hosking indicated that he would discuss the matter with the MKC Planning Officer.

The Parish Council also heard from Cllr J Covington during the discussion.

Cllr R Gilbert proposed that the application to remove the Certificate of Lawfulness for the Agricultural Tie be refused and the matter be called in to MKC Development Control Panel.

Seconded: Cllr M Covington

On being put to the vote it was unanimous that the Parish Council objected to the Planning Application and it was resolved that:

RESOLVED: -

1. That should above planning application be permitted, the Parish Council wished to call it in to Development Control Committee as the stated assertion that “The original planning consent had not been implemented meaning that the Occupancy Condition has never been applied to this dwelling” had been incorrectly interpreted.
2. The Parish Council did not consider that a lawful certificate for the existing use of Overbrook House as a single dwelling house and not subject to an agricultural occupancy condition should be granted by Milton Keynes Council as the reasons for refusal of Planning Application 14/02367/FUL by MKC Development Control Committee are still valid.

These were: “The applicant has failed to demonstrate that the dwelling is not required for occupation by an agricultural worker locally employed or last employed in agriculture. The application, if permitted, would result in unjustified housing in an open countryside location which is contrary paragraph 89 of the National Planning Policy Framework and policies of the Milton Keynes Local Plan.

Informatives (1) The applicant needs to provide evidence to demonstrate that the dwelling has not been occupied by a current or retired agricultural worker for at least 10 years. (2) The applicant needs to demonstrate that the dwelling has been marketed as an agricultural workers property and that no interest was received”.

3. A new Planning Application for residential use was required. **Action: Clerk**

- 4(d)** MKC Response to the Consultation on the Government White Paper on Planning Consultation.
The Parish Council noted the response from MKC to the Rt Hon Robert Jenrick MP Ministry of Housing, Communities and Local Government.
The Parish Council also noted that currently national planning legislation was being further reviewed.
- 4(e)** Planning Application no 20-02792-FUL No 7 The High St and Emperor Cottage
Proposed Amalgamation
No comments were received.

5. Clerk's Report

The Parish Council noted the Clerks Report:

1. Planning Applications 14 September 2020.

- (a) Application 20/01806/FUL - Woodlands Farm Wood Lane, Weston Underwood - Change of Use to a Medieval Longbarrow - Approved
- (b) Applications 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 – Refused.
- (c) Re-Submission of 20/000879/FUL Penmayne, High St, Weston Underwood – Alterations to the approved roof for single story side extension – Approved.

2. BT OpenReach Broadband

Response from Martyn Smith of MKC

"I spoke at length to Cllr Gilbert earlier this week who agreed to obtain a list of the premises that cannot order service so I can check here and raise with Openreach as required. Regarding the issues with the previous works in the village I'll pass your comments onto Openreach for them to deal. As far as I know the Communication Provider (CP) that each resident chooses to buy from initiates any additional works required to connect the properties, hence there's not much I can do regarding future issues which will need to be raised directly with the CP as problems are identified.

The issues regarding Pheasant's Nest have also been discussed with Cllr Gilbert so that he can take action etc."

3. Garages at the Close.

Cllr Emily Darlington (Cabinet Member for Housing at MKC) and Stephen Young (Housing MKC) were contacted on 14 September and a response was received that the Housing and Regeneration team would be looking at a long term garage strategy for all sites including The Close Weston Underwood in order to decide on options to demolish, redevelop with new build, or retain and repair. No decision was available at the current time but they would be setting up working groups to include: MKC Neighbourhoods, Assets Management, Development teams with Parish and tenant participation in order to make the right decisions on the strategic direction of these sites across MKC, which were numerous.

3. With regard to a request to agree in advance a payment to SLCC for advertising the Clerk and RFO Vacancy, the Parish Council indicated this should be delayed until a later date depending upon responses to current advertising.
4. Cllr M Covington requested that a Christmas Tree be bought for the Green as in previous years, the cost would be circa £75.00. **Action: Cllr M Covington**

8. To Note Correspondence

The Parish Council noted the following items of correspondence that had been circulated prior to the meeting:

1. MKC Waste Services Consultation information.
2. Letter from MKC to Rt Hon. Grant Shapps MP Re Changes to Bus Service Contracts & the Future of Public Transport in Milton Keynes.
3. Invitation for Parish Councillors to join the Parishes Advisory Group
4. Reminder that the next Parish Forum online on 10 December 2020.
5. Posters about Xmas recycling items to go on notice boards.
6. A Request had been from the Fete Committee and the Parochial Church Council for the Clerk to agree to Carols on the Green on 20th December at 6pm subject to Covid or any other restrictions in place.
The Clerk indicated that this event could go ahead subject to any Covid 19 legislation in place at the time.
7. Request from MKC for Volunteer Community Champions.

9. Cowpers Alcove and Landscape Maintenance

1. Cllr J Covington (Chair) reported that there had been incidents of fire setting activity at Cowpers Alcove. It seemed groups of people were accessing the Alcove with shop bought logs/kindling and firefighters during many weekend evenings between about 8-9pm, lighting fires and generally leaving rubbish and fire remains. Some damage had been caused to the flooring.
The Parish Council was aware that this area is patrolled during the day by TVP Neighbourhood Officers and asked the Clerk to request evening visits as the damage may well get worse and obviously the groups are breaking Covid19 restrictions.
Action: Clerk
2. Cllr M Covington raised that fly tipping was increasing although MKC reacted to requests for items to be removed very quickly and Ward Cllr McLean responded that MKC Environmental Health prosecuted where they had proof of identity but it was an issue across the borough.
3. Ward Cllr McLean reported that MKC had signed the HIF Grant from the Government for the East of M1 Expansion Area and a planning application was due to be received in the first quarter of 2021.
4. Ward Cllr McLean reported that Sherington Parish Council had noticed that planning dates has been amended by hand on Planning Applications when they were posted in the village. This was due to an anomaly in the Planning Office and had been raised with senior management in the MKC Planning Dept and should not happen again.

5. Ward Cllr McLean reported that the Draft MKC Budget was scheduled to be decided by Delegated Decision for consultation, rather than a full MKC Cabinet meeting in December 2020.
6. Ward Cllr McLean reported that the MKC Demand Responsive Transport trial which removed bus routes but replaced them with a request by using an App or telephone request was being rolled out and should in main work to residents' advantage. However, the removal of the No 37 route via Ravenstone was a concern for residents getting to/from work, and the No 37 Route from Lavendon was causing concern. Discretionary Fares were yet to be finalized.

10. Open Forum

No comments were received from members of the public.

11. Date of Next Meeting

The Chair indicated that the next Meeting would be held on Monday 14 December 2020.

Meeting closed at 08.55pm