` **MAIDS MORETON PARISH COUNCIL**

Clerk to the Council – Adele Boughton-Clerk

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**Minutes 6th September 2023 at 7.30pm**

**Present** -

**In attendence**

Adele Boughton (Clerk)

Pat Hardcastle (Vice Chair)

Clare Hodgson

Kenneth McClintock

Ausra Mohandas

Carolyn Cumming

**Apologies:** Graham Maw (Chair) and John Ingle

Attendees: Two members of the public

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|  |  | **Actions** |
| 48/23 | **Public Open Forum 1**: Members of the public are invited to bring matters to the attention of the council. Please note that only items on this agenda can be discussed and agreed at this meeting.  **-None.** | Public |
| 49/23 | **Members’ Interests**: Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda, as required by the Maids Moreton Parish Council Code of Conduct for Members and by the Localism Act 2011.  -**None.** | MMPC |
| 50/23 | **Approval of minutes**: To agree the minutes from the Parish Council Meeting held on the 5th July 2023  **-All Agreed.** | MMPC |
| 51/23 | **Correspondence**  **-**20 mph speed limits- MMPC support it. Pat will send a letter of support and information from SIDS.  -12th Sept at Swan re A421, Pat potentially attending.  -No attendance from MMPC at planning demystified.  -Mound Painting-Pat will write to Steve Banbrick. MMPC are supportive of everything Lyn Robinson has done.  -Half Marathon on May 12th 2024 agreed at £150.00, Adele will let them know.  -Warm Soup lunches all agreed, MMPC’s event- All agreed. | MMPC |
| 52/23 | **Finance**   * 1. **Schedule of Payments –** to acknowledge and agree to pay the invoices listed on the Schedule of Payments. **All agreed.**   2. To note the external signing off on the accounts for 2022/2023 and to note that 2023/2024 working from home allowance should not be included in staff costs despite it being on payroll. **Noted.** | MMPC and Adele |
| 53/23 | **Advertising in the newsletter**  **-**No advertising accepted. | MMPC |
| 54/23 | **Dog bins**  -Pat to ask Andy to put drainage holes in the bottom of the bin. | MMPC |
| 55/23 | **Planning**MMPC Further Comments on revised proposal – Maple Lodge, South Hall, Maids Moreton, MK18 1QB. Planning reference 23/00253/APP To be sent to planning:  These comments are in response to the most recent documents posted by the applicant. Our earlier comments, notably on overdevelopment and conflicts with the Local Plan as well as the emerging Neighbourhood Plan, still stand. The comments below are additional to those already made.  We note that the building has been turned through 90°, which has largely eliminated the overlooking of Blue Cedars, and the previously proposed lobby by the front door has been removed from the revised plans. However, the proposal is now in breach of the Supplementary Planning Document that requires a minimum distance of 21m between glazed walls. The distance to Maple Lodge is only 11m and that to 28 and 30 Glebe Close only 18m. We also note that the bar scale on Proposed Site Plan is incorrect; it reads 0 to 5m instead of 0 to 10m.  In a comment dated 6 Feb 2023, the Ecology Officer required a BNG assessment. The applicant has submitted a BNG computation using Biodiversity Metric 3.1. but should have used Biodiversity Metric 4.0, which was released on 24 March 2023 or better still the Small Sites Metric released in May 2023.  We have reviewed the BNG matrix submitted and have severe issues with the information within it used to claim a BNG of 10.88%. This gain is achieved solely through Urban Tree planting and appears to be comprised of five new trees in the grounds of Maple Lodge and three in the grounds of the proposed new dwelling. It is our understanding that there should be a gain for both Urban Trees and hedgerows to meet BNG criteria.  Looking in detail at the submitted Excel file, we are unable to relate the areas stated to the actual extent of the property on the ground. The whole area of land currently owned by Maple Lodge is 1,800m², (0.18 ha), as stated on the application, of which the site for the new dwelling occupies 600m² (0.06 ha) leaving Maple Lodge with 1,200m² (0.12 ha). The BNG matrix states the baseline area for Urban Trees as 0.284 ha, which is 2,840m², an area 58% greater than the whole current site. It then states this will increase to 0.293 ha (2,930m²). This seems to be the only change and it is neither clear from where this area comes nor how it applies to a site of 1,800m² (0.18 ha) extent.  The Ecology Officer stated in a response dated 18 Aug 2023: *The species-specific enhancement measures detailed in the PEA and the habitat enhancement measures detailed within the BNG calculation will need to be secured through an Ecological Design Strategy*. The BNG submission will require detailed checking by the Ecology Officer if it is to be used as proposed.  The revised plan submitted only shows the ground floor layout. It is difficult to read because the labels for the rooms are now upside down compared with all other written text on the plan. It shows two bedrooms, one is called a study / bedroom. Assuming the first floor is unchanged, then it has bedroom 1 and a study / library / guest bedroom, making it difficult to know if this is a 2, 3 or 4 bedroom dwelling. There are only two car parking spaces and no clear space for visitor parking although the private access road has no space for parking.  We continue to object to this application on all the grounds stated above and previously. 23/01861/APP – Buckingham Rugby Club Already approved, MMPC comment giving support didn’t make it in time. 16/00151/AOP now 23/01636/ADP – Walnut Drive 170 (163) houses Despite several emails, no definite response from Jonathan Walton on the community engagement exercise. Pat sent multiple emails to no avail. 23/01306/APP – Scott’s Lame fields, 15 self-build houses Very good comment from BC Heritage Officer. Unclear what, if any, pre-application advice the applicant received. | MMPC |
| 56/23 | **Neighbourhood Plan update**  - Planning officers have been emailed, waiting for NP Independent Examiner’s report. | MMPC |
| 57/23 | **S106 money for Scout hut and Cricket Pavilion.**  -Graham has been in touch with Buckingham Council.  -Pat will write to the ward councillors if Graham has not already done so. | MMPC |
| 58/23 | **Scout Hut name**  -Defer until all parish councillors are at a meeting.  -Maids Moreton Community Building and Scout Hut Group mooted. A member of the public suggested: Maids Moreton Scout Hut -A Community Building.  -Working group will discuss and bring back to the next meeting. | MMPC |
| 59/23 | **National Lottery Grant for Scout Hut**  -Grant not given due to community use not being obviously evident. | MMPC |
| 60/23 | **Tree Maintenance**  **-**Pruning discussed.  -Pat will ask Richard to take off low coppice shoots on South Hall trees when grass cutting.  -Chris did a great job with the trees on South Hall, positive feedback from residents – the odd criticism from other who don’t live there! | MMPC |
| 61/23 | **Playground opening report**  -Very successful event.  -Ice creams were well regarded. | MMPC |
| 62/23 | **Councillors Open Forum**  -Fireworks. | MMPC |
| 63/23 | **Public Open Forum**  -Nothing. | PUBLIC |
| 64/23 | **Date of next meeting**  4th October. | MMPC |

**Meeting ended:** Meeting ended at: 20.22

Chair’s Signature Date