**MAIDS MORETON PARISH COUNCIL**

Clerk to the Council – Adele Boughton-Clerk

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

**Present** -

**In attendance**

Adele Boughton (Clerk)

Graham Maw (Chair)

Pat Hardcastle (Vice Chair)

Carolyn Cumming

Kenneth McClintock

Ausra Mohandas

Clare Hodgson

**Apologies:** None

Attendees: Nine members of the public Ade Osibogun and Anja Schaefer

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|  |  | **Actions** |
| 92/23 | **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.  **-Planning queried, any submissions after 30th November be taken into consideration due to different planning number. Pat will make the point when he contacts them.** | Public |
| 93/23 | **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 |
| 94/23 | **Approval of minutes**: To agree the minutes from the Parish Council Meeting held on the 1st November 2023.  **-All Agreed.** | MMPC |
| 95/23 | **Correspondence**  -Concerns about speed of tractors on Main Street and elsewhere due to the conditions of the road. Graham will investigate who the farmer is.  -Cllr John Ingle has resigned noted.  -Issues with the Rugby club and field, no agreement drawn up as to which part they should use, Cricket Club are not concerned about it, but dog walkers are. Concerns brought up over undercharging the Rugby Club. Causing concerns as using the whole pitch. MMPC will put something in place on what they can use and parking.  -Proposed extension of Vitalograph has brought up proposals of traffic control, MMPC considering doing one across Walnut Drive/Main Street. Two quotes for a survey, £750 inc Vat and £560 ex Vat. Can start within days. Would have to come from reserves. All agreed to go ahead on the £560.00 plus VAT. It will be for one week for 24 hours a day.  -Street Lights, three to be fixed, they will be replaced with LEDS. The top light will need to be replaced. £1432 inc Vat. All agreed. | MMPC |
| 96/23 | **Finance**   * 1. **Schedule of Payments –** to acknowledge and agree to pay the invoices listed on the Schedule of Payments. **All Agreed.**   2. **Increased clerk cost and pension**-**All Agreed.**   3. **Budget- Precept request agreed as**: £38,478.27. Adele to ask SSE re LED load and metre. MMPC need to investigate how many lights are LED. Scouts and Rugby club rent increases discussed. DK Childcare pay commercial rent currently, increase rent and look at usage. Adele to ask for a monthly gas reading. Adele to request the precept.   4. **To decide on an internal auditor**- All agreed Joanna Simpson at a cost of £200.00.   5. **To decide if Parish Councillors and Clerk can attend a virtual training session on implementation, monitoring, and review of neighbourhood plans for Parish Councillors and staff which will cost £350.00 + VAT –** All to think about and let Adele know, all agreed.   6. **Grant request from the church** – Not heard anything. Pat suggested they contact Elmers Charity.   7. **Grant request from the conservation group-** Request for £225.00, All agreed. | MMPC and Adele |
| 97/23 | **Planning**  **-23/02826/ADP - MAIDS MORETON**  **Email: maidsmoretonclerk@gmail.com**  **Land Off Walnut Drive And Foscote Road Maids Moreton Buckinghamshire MK18 1QQ**  **Reserved matters being sought for appearance, landscaping, layout and scale for 163 dwellings on land off Walnut Drive and Foscote Road and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of outline approval 16/00151/AOP**  **- 23/01306/APP - MAIDS MORETON**  **Land At Avenue Road Maids Moreton Buckinghamshire MK18 1QA**  **Development of 15 custom / self build dwellings (plots) including provision of on site affordable housing and landscaping. Creation of a public common use area.** 23/01306/APP Development of 15 custom / self-build dwellings (plots) including provision of on-site affordable housing and landscaping. Creation of a public common use area. Land At Avenue Road Maids Moreton Buckinghamshire MK18 1QA The applicant requested an Extension of Time request, which was approved by the Case Officer, Dipa Chatterjee, who told them in her response that she was minded to refuse the application. Nothing of any importance has been submitted since then. The BC Heritage Officer submitted a very thorough comment listing copious grounds for refusal but it is not her call. The MMNP now has very significant weight and the whole of Scott’s Lane fields are included in our Local Green Space.  On 30 November, we submitted a detailed objection based on our initial objection that only summarised the grounds on which we objected. We have submitted a call-in request, too, in which we asked for the application to go to Committee in the event that the case Officer reversed her view and recommended approval. Anja has supported our comments and also requested it is called-in. Warren asked for it to be called in but he has now moved away. Pat has asked Ade and Howard to submit a three-member call-in with Anja, too.  It is now in the hands of BC until a decision is made.  **-Appeal- Site Address: Land West Of Moreton Road And Castlemilk Buckingham Buckinghamshire**  **Proposal: Erection of 130 dwellings, associated access and parking, landscaping and amenity space and the change of land from agriculture to use as sports pitches/recreational open space and informal open space. Appeal by: Bellway Homes LTD And Avenue Farms LTD**  **Application Ref: 20/00510/APP Appeal Ref: 23/00047/CIPA**  **Planning Inspectorate Ref: APP/J0405/V/23/3322305**  **Awaiting outcome of the Appeal to the Secretary of State**  **-23/00253/APP**  **Erection of dwelling together with associated ancillary development, Maple Lodge South Hall**  **Maids Moreton**  This application, to which we made four objections, was approved on 18 November. The Officer’s Report completely omitted any reference to, or discussion of, two earlier and very similar applications, one of which went to an appeal. The Appeal Inspector’s report was very clear and should have been used, or at least referred to, in reaching this decision.  Pat emailed Steve Bambrick, who delegated his message to his subordinate. This resulted in a simple email that the OR and the decision had been reviewed and were correct. MMPC’S planning adviser, Dave Chetwyn, disagrees with this and the matter is ongoing. There are very serious governance and legal issues involved and the reinterpretation of MMNP and VALP policies by the officer is a very worrying precedent.  **23/03206/APP - MAIDS MORETON**  **Email: maidsmoretonclerk@gmail.com**  **Old Manor House, Duck Lake, Maids Moreton MK18 1RG**  **Single storey glazed link extension to join Old Manor House to the stables, conversion of stables to habitable accommodation**  This is an updated application to cover work that was approved under an earlier application, 18/01202/ALB. MMPC appreciates the high quality of the supporting documents submitted with the application and the detailed consideration given to retaining historic features while making the barn a usable living space. This approach will support the property being retained as an asset of historic value for future generations.  MMPC supports this application and the parallel application 23/03207/ALB for listed building consent.  **23/03284/APP - MAIDS MORETON**  **Email: maidsmoretonclerk@gmail.com**  **Vitalograph Ltd Vitalograph Building Walnut Drive Maids Moreton**  **Buckinghamshire MK18 1SW**  **Erection of office and warehouse building**  We have to respond by 8 December 2023, MMPC need an extension of time but could put in an initial objection from what we have at the moment. Note: Employment class B1 is offices, B2 is general industrial and B8 is storage and distribution.  With regards to the Transport Assessment (TA), I would certainly note the following issues/omissions:   * The TA makes references to several local “services and facilities”, none of which has any bearing on the development proposals and do not support the assertion that it improves the developments sustainable credentials. Why do employees need access to the schools and Rugby Club? * The Design and Access Statement (DAS) makes reference to the mini-roundabout improvements at the Walnut Drive / Main Street junction, but the TA suggests different schemes. It is not clear why, and none of the designs includes vehicle tracking; * The TA relies on data collected in support of the neighbouring application, which was last validated in 2018. I would question whether this data is still valid, given the time that has elapsed; * The TA has made no reference to existing staff travel habits / origins. Something I would expect to see, as it would likely determine future traffic generation and distribution; * The development proposals comprise a portion of B8 use, which would be expected to generate HGV traffic. There is no Vehicle Tracking demonstrating that an articulated HGV can safely negotiate any of the junctions, particularly the designs suggested at the Walnut Drive / Main Street junction; * The trip rates are for business parks. It is not clear why the assessment has not sought to separate B1 and B8 uses as the surveys selected for the business park use all constitute B1 use classes. Whilst this may be considered robust, no consideration of HGV traffic generation has been given; * None of the junction capacity modelling has included HGV proportions and only the Towcester Road / Main Street junction has been considered; * The modelling considered a 2021 assessment year with no consideration of a future assessment year; * Notwithstanding the above, the development infers that access by sustainable means is achievable but does not propose any improvements to the pedestrian and cycle accessibility of the site. The existing private road is c.4.5m wide and does not provide for existing or future staff. The road is also unlit and therefore “safe” access for all users has not been satisfactorily demonstrated.   With regards to the Framework Travel Plan:   Why is it a Framework? The development is an extension to an existing site and as a such a staff travel survey should be undertaken.  Further comments to include:   * MMNP was validated by BC on 31 October and now has significant weight. Progress with the Neighbourhood Plan has been posted on the Buckinghamshire Council website in a timely manner in accordance with relevant legislation. * MMPC are pleased that Vitalograph has been such a successful business and appreciate that they now wish to both expand and increase the efficiency of the business. However, we believe that expansion of the business on the present site would be severely constrained and strongly suggest that it is now time the whole enterprise relocated to a site on an industrial estate with good accessibility for staff and infrastructure that has been designed to accommodate heavy transport vehicles and would allow for future expansion. * The present site has difficult access through an historic village conservation area on residential roads and is completely unsuitable for accommodating increased heavy traffic. Much of the traffic to development of 163 houses that has outline planning permission would also use these roads. The Design and Access Statement suggests 40 additional vehicle movements in the AM peak hour and 33 in the PM peak hour. Combined with current traffic plus that from 163 new dwellings this lead to severe traffic flow issues as well as exacerbating damage to the historic buildings that are passed. Much traffic would also pass the Old Gaol junction in Buckingham which is already over capacity. Traffic flow increases are far from “minor” as claimed in the D&A Statement. * MMPC are concerned by the increase of traffic movements that would affect both MM and Buckingham. The bald figures do not differentiate small and large vehicles and we are aware that increased activity will require increased numbers of container transport along residential streets and past historic buildings that lack foundations. * MMPC note that the applicant aims to increase employment substantially and that the DAS suggests the current site is easily accessible from Buckingham, Aylesbury and Milton Keynes by public transport and accessible from Buckingham on foot and by bicycle. Maids Moreton does not a have bus service that allows commuting to Buckingham, meaning that people would have to either walk to and from Buckingham or take a taxi. It is not an easy walk uphill and quite a long way on a cold wet morning or evening, especially with personal items. Given the lack of regular bus services, we disagree with the conclusion that the site is a suitable location for increased employment. * VALP paragraph 6.2 states: *Economic development can have a significant impact on the quality and character of an area, particularly in rural or residential locations. Development should not, either on its own or cumulatively, (in combination with other established or proposed developments in the vicinity), significantly adversely affect the area’s landscape, heritage and built environment, or the amenities of residents. The potential increase in vehicle movements generated by employment development and the impact on the highway network must also be acceptable.* * MMPC considers that the proposed development would negatively affect adversely all of these aspects as well as increasing unacceptable the number of vehicle movements. * In respect of the three pillars of sustainable development on which NPPF is predicated, we consider that this application scores negatively on all three: * The economic contribution would be better served by relocation to an industrial estate as this would avoid the economic disbenefits of people travelling to work and the increased number of vehicle movements, especially of heavy vehicles. Relocation to a more suitable site would also facilitate future expansion at lower cost; * Relocation would aid the social pillar by eliminating the negative effects on quality of life of existing residents from increased traffic causing noise, queues and highway damage as well as making employees’ journeys to work by public transport easier and less stressful; * The environmental pillar would benefit from relocation by much reduced damage to the historic environments of Maids Moreton and Buckingham and could further benefit by restoring the current site for biodiversity and visual amenity. * MMNP MMG1 (2) states: *Development to support the rural economy or to diversify agriculture and will be supported, where there is no unacceptable loss of best and most versatile agricultural land (Grade 3A and above) and no unacceptable impact on the amenity of nearby residents or the historic and rural character and economy of the area.* This application fails to meet this requirement on the grounds of unacceptable impact on the amenity of nearby residents and on the historic and rural character of the area. * Combined with the impacts of the already approved development of 170 houses (16/00151/AOP, which is now at the Reserved Matters stage) we believe that this application requires a full EIA that includes the combined impact of both proposals.   [Note: there is a solid objection from the Environmental Health Officer, to which I would make reference, and from Buckingham Town Council, who are concerned about increased traffic in the centre of Buckingham and also note the lack of public transport to MM and the steep hill for walking or cycling. There are also many excellent individual objections already posted.  MMPC Objects to this application for the reasons stated.  **Buckingham Rugby Club Duck Lake Maids Moreton Buckinghamshire MK18 1RF**  **Erection of single storey extension to form new changing room block and covered walkway and fenestration alterations (amendment to approval 23/01861/APP)** This application is only for minor amendments to an earlier application that has already been approved and with which we had no issues. What is proposed are merely minor changes to fenestration and we have no further comments to add.  MMPC supports this application  **23/03635/VRC - MAIDS MORETON**  **Email: maidsmoretonclerk@gmail.com**  **Land At Scotts Farm Scotts Farm Close Maids Moreton Buckinghamshire**  **Variation of condition 1 (plans) relating to application 21/02661/ADP (Approval of Reserved Matters pursuant to outline permission 18/01385/AOP for appearance, landscaping, layout and scale of a residential development of 12no dwellings)** | MMPC |
| 98/23 | **Neighbourhood Plan update.**  -Pat will be the count observer at the referendum. | MMPC |
|  | **Story Board**  **-**Pat has been waiting to speak to Alice. | MMPC |
| 99/23 | **S106 from Lodge Park re: money for Scout hut and Cricket Pavilion and to agree projects.**  -Covered under the budget, £67,370.00 | MMPC |
| 100/23 | **Scout Hut Working Group Report**  -Deferred due to John Ingle resigning. | MMPC |
| 101/23 | **To discuss and decide on a play park users survey.**  -Add to the next agenda. | MMPC |
| 102/23 | **Fireworks report to include:**   1. **Thanks to the Rugby Club for organising stewards and setting off the fireworks and Scouts for the BBQ.** 2. **Fireworks Councillors comments on the 2023 fireworks, the organisation and fund raising-** Concerns and confusion over contributions as the Scouts walked out further to collect, residents thought they were giving to Parish Council, need to avoid the confusion next year. Parish Council should be at the front. Overall positive response on the actual fireworks. Scouts to be within perimeters next year and only fundraising their own from BBQ, no buckets. 3. **2024 possible changes to rules around fundraising,** Helpful to be visible with tabards and to look into QR codes and buckets with card machine, Adele to contact the pub for more information. | MMPC |
| 103/23 | **Councillors Open Forum**  **-None.** | MMPC |
| 104/23 | **Public Open Forum**  **-**Missing minutes, MMPC requested member of the public to email Clerk or Chair.  -New housing strategy mentioned. | PUBLIC |
| 105/23 | **Date of next meeting**  **7th February 2023** | MMPC |

**Meeting ended:** Meeting ended at: 21.28pm

Chair’s Signature Date

Schedule of payments and bank balances-DEC 23

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| --- | --- | --- | --- | --- |
| Date | Invoice Details | Amount inc VAT | Signature | Signature |
| 01/11/23 | Cartwrights-Grass cutting | £312.00 |  |  |
| 30/09/23 | Village Hall-Meetings | £24.00 |  |  |
| 31/10/23 | Village Hall-Meetings | £24.00 |  |  |
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Clerk Renumeration and expenses

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| A Boughton | Working from Home Allowance | £26.00 |  |  |
| A Boughton | Renumeration | £852.60 |  |  |
|  | Back Pay | £420.00 |  |  |
|  | NIC | -£26.95 |  |  |
|  | Total | £1271.65 |  |  |
|  |  | To be paid as £818.60 Nov 28th |  |  |
|  |  | -Back pay and salary increase from to be paid via bank transfer after meeting £453.05 |  |  |
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Paid/Agreed to be paid with Authorisation mid month

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| 06/11/23 | Paper, post it notes and pens | £9.55 |  |  |
| 09/11/23 | Richard Green-Trees and Shrubs in the playpark | £300.00 |  |  |
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Account balances

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| Treasurers account | £10,666.01 on 5th Dec 23 |  |  |  |
| Business Account | £22,843.10 on 5th Dec 23 |  |  |  |
| Precept | Total for 2023/2024 received | 34,937.24 |  |  |

2023/2024 Direct Debit Payments

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| Octopus Energy -Electric Playing Fields - Monthly  BT Lite- Gas Cricket Pavillion- Monthly  BT Lite-Gas Scout Hut- Monthly  SSE-Street Lighting- Monthly  Anglian Water Playing Field- Quarterly  ICO - Annually  Grundon Bins Monthly  Zoom Yearly |

*Excerpt from Financial Regulations May 2022: 4. Budgetary control and authority to spend 4.1. Expenditure on revenue items may be authorised up to the amounts included for that class of expenditure in the approved budget. This authority is to be determined by: • the council for all items at £500 or above; • the Clerk, in conjunction with Chairman of Council, for any items below £500. Such authority is to be evidenced by a minute and/or by an authorisation slip duly signed by the Clerk, and where necessary also by the appropriate Chairman.*