**MAIDS MORETON PARISH COUNCIL**

Clerk to the Council – Adele Boughton-Clerk

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**Minutes 1st May 2024 at 7.30pm**

**Present** -

**In attendance**

Graham Maw (Chair)

Pat Hardcastle (Vice Chair)

Adele Boughon (Clerk)

Clare Hodgson

Malcolm Sayers

Carolyn Cumming

Kenneth McClintock

**Apologies:** None

Attendees: Ade Osibogun and 12 members of the public

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|  |  | **Actions** |
| **01/24** | **Nomination and acceptance of Chair**  -Pat Hardcastle nominated Graham Maw, Carolyn Cummings seconded. | MMPC |
| **02/24** | **Nomination and acceptance of Vice Chair**  -Graham Maw nominated Pat Hardcastle as Vice Chair, Clare Hodgson seconded Pat Hardcastle. | MMPC |
| **03/24** | **Public Open Forum 1**  -None. | PUBLIC |
| **04/24** | **Members’ Interests**  -None. | MMPC |
| **05/24** | **Approval of minutes**  -All agreed. | MMPC |
| **06/24** | **Update from Ward Councillors**  -Ade Osibogun gave a report and mentioned a Grant,Community Board and council tax reduction. | WARD COUNCILLORS |
| **07/24** | **Correspondence**  -River Watch weekend noted, Dementia awareness event noted, Biodiversity course noted, £10.00 per delegate on 17th June, Pat to attend. Magic Roundabout teams meeting to be attended by Carolyn and Pat. Electricity refund noted. Octopus energy due to be renewed in July, agree closer to the time.  -Dog bins to be renewed at twice a week, Adele will let them know.  -Tree work done; logs have gone. An ash tree will need to come down in the autumn from the playing fields.  -Scout Hut spreadsheet explained. Roof work will be started on June 24th. | MMPC |
| **08/24** | **Finance**   * 1. **Schedule of Payments –** to acknowledge and agree to pay the invoices listed on the Schedule of Payments. **All agreed**   2. **To agree the AGAR 2023-2024** to include The Annual Internal report (section one) to approve the Annual Governance Statement (section 1), to approve the Accounting Statements (section 2) and to approve the Notice of Public Rights will be 3rd June 2024-12th July 2024 and note the internal auditor is Joanna Simonds**. All agreed. Thanks given to Adele.**   3. **To agree payments** that are normally paid by direct debit and standing order to continue to be paid by direct debit and standing order for the year 2024/2025. **All agreed.**   4. **To note Octopus Energy** will need to be renewed on 15th July 24**. Noted to be discussed closer to the time.**   5. **To discuss Rugby Club grass cutting** and all other grass cutting. Rugby club used to cut all of the grass and it was altered in the past for MMPC to pay it. MMPC have decided it needs to be cut by the Rugby Club, Cartwrights are no longer contracted to MMPC, they are now paid by the rugby club. MMPC will cut the rest (around rugby club, cricket pitch and playground) Greenwood will cut once a month from now on at £500.00 and if the Cricket Club want more they will need to apply for a grant. Graham will let Greenwood know Review in six months time**. All agreed.** | MMPC AND ADELE |
| **09/24** | **Planning**  *23/01636/ADP - MAIDS MORETON*  Land Off Walnut Drive And Foscote Road Maids Moreton Buckinghamshire MK18 1QQ  Submission of details of siting, design, external appearance and landscaping for the erection of 163 dwellings pursuant to outline planning permission  16/00151/AOP and discharge of condition 22 (biodiversity net gain) and  condition 8 (CMP) of planning approval 16/00151/AOP  [MMPC Objection to Walnut Drive 23/01636/ADP and 23/02826/ADP] The made Maids Moreton Neighbourhood Plan (2023), together with the adopted VALP (2021), form  the statutory development plan for the area. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires determination of planning applications to be made in accordance with the development plan, unless material considerations indicate otherwise.  We make the following observations from our review of the most recent documents relating to this application:  - We appreciate that the proposal complies with MMNP policy MMG2 on housing mix;  - The development brings no new facilities to the village and relies totally on Buckingham for shopping and medical services as well as access to the wider public transport network;  - While additional tree planting together with the protection and enhancement of existing trees and hedges are noted, the final BNG calculations are still awaited. There are no recent surveys  of specific wildlife, including protected species such as bats, which is required to meet Policy MME 1 as well as national legislation;  - The design of all the new houses is generic. To some extent, it emulates the adjacent Manor Park development that was built in the late 1960s but is neither locally distinctive nor does it  reinforce the sense of place, as required by policy MME 3 (1). It lacks any attention to policy MME 3 (1b) as it has no features linking it to the wider characteristics of the historic parts of  Maids Moreton. The new properties are largely either red brick or render, yet the majority of the village where bricks are used is buff. A greater mix of materials would be welcome with  attention given to meeting policy MME 3 (8);  - Policy MME 3 (2) on boundary treatments suggests the use of hedges and low walls but the development design focuses on open front gardens, as in the immediately adjacent Manor  Park, while ignoring other close-by examples where hedges and low walls are used;  - Although the design includes bin and cycle storage for all properties, as required by policy MME 3 (9), there are problems for those that have a single row of in-line parking between house walls on both sides, such as houses 23 – 25, 36, 37 and 40, where it would be difficult to move a bin along the driveway past two parked vehicles. Policy MMI 1 (3) requires parking standards to comply with VALP (2021). While spaces comply with the 2.8m width required by VALP Policy T6, Appendix B to this policy notes in paragraph 6.2 that spaces may need to be wider when one-side is constrained by a wall. A 2.8m width between two walls would make it impossible to fully open the doors of most family vehicles, even on one side;  - Policies MME 4 (2) and MMI 1 (4) require highway infrastructure proposals to respond positively to the character and appearance of the Conservation Area. Examples of how to achieve this are detailed in the AVDC (2012) Highways Protocol for Conservation Areas, yet the changes proposed for the junction of Walnut Drive with Main St and around the church include both excessive signage and lack of consideration of the historic assets;  - Policy MME 3 (7) requires landscaping and green infrastructure to be an integral part of design and layout. While recognising that the applicant has made efforts to retain existing trees and  hedges, the location of the play area at the northern extremity of the site combined with the massing of planting along the NE boundary is counter to this policy. It also goes against policy  MME 4 (1h) as it largely eliminates the current open views towards Foxcote Reservoir;  - Although access and movement within the site is well catered for, movement between the  existing village and the new development is severely limited to the two access roads and Rocky’s path from Main St into the development. This path is planned to be resurfaced while  maintaining vegetation in a parallel strip. However, from Main St to the new development, the path is not overlooked, with a high wall to the SE and high hedges to the NE. It is not a safe transit route for children and women on their own. Yet it would be the route used by children to and from school and children from the existing village accessing the play area;  - Policy MMI 1 (1) encourages active travel including safe pedestrian and cycle connectivity. A much better location for the play area would be along the SW boundary of the development  with access past the garages between houses 18 and 19 Manor Park. This would yield safe and overlooked access and also reduce substantially the negative impact of the loss of view from  the houses along the NE boundary of Manor Park. There is a more frequent bus service proposed in the S106 Agreement but the route and timings are not yet decided. Assuming the  buses travel down Main St and not through the development, good pedestrian permeability will be essential;  -There continue to be divergent views expressed by the applicant on compliance with VALP Policy H6c on Accessibility. In their Revised VALP Compliance Table (document reference  2184826) the applicant stated: All of our affordable units and the Private market dwellings will be Cat 2 (M4(2)) compliant. BDW have also agreed 15% Cat 3 (M4(3)) housing is to be  provided. This is a clear that unequivocal commitment;  -The MMNP policies noted above are all consistent and coherent with the related VALP (2021) policies and these linkages are noted specifically in the Neighbourhood Plan itself.  As this application is at the reserved matters stage, we expect that the above comments and suggestions be responded to fully and adequately.  *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**.**  **-Nothing updated currently.**  *23/03284/APP - MAIDS MORETON*  Vitalograph Ltd Vitalograph Building Walnut Drive Maids Moreton  Buckinghamshire MK18 1SW Erection of office and warehouse building  **-Signs are up.**  *23/03635/VRC - MAIDS MORETON*  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)  **-Still waiting for a determination.**  *24/01008/APP - MAIDS MORETON*  Fayrefield Towcester Road Maids Moreton Buckinghamshire  Erection of 8 residential dwellings in the form of two detached apartment buildings, together with the associated access track, parking, amenity space and landscaping.  [MMPC Objection to Fayrefield 24/01008/APP]  The made Maids Moreton Neighbourhood Plan (2023), together with the adopted VALP (2021), form the statutory development plan for the area. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires determination of planning applications to be made in accordance with the  development plan, unless material considerations indicate otherwise.  We make the following observations from our review of this application:  - While the application identifies MMNP policies MMG 1 and MMG 2, there is no analysis of these. Furthermore, the application fails to mention and consider relevant MMNP policies  MME 3, MME 4 and MMI 1. The applicant needs to include an analysis of all relevant and applicable policies in their Planning Statement but this has not been done;  -The site is outside the Maids Moreton settlement boundary and therefore contrary to MMNP Policy MMG 1 (1). Although the application emphasises policy MMG 2 (1) on the need for smaller homes, this need has to be met in a sustainable location and within the settlement boundary. Furthermore, application 23/01636/ADP, which is at the reserved matters stage, includes eight 1-bed properties, four of which are affordable, and 48 2-bed properties, 23 of which are affordable; - Policy MME 1 (1) seeks to protect the natural environment. The BC Ecologist has requested a BNG assessment and consultation with the BC District Licence officer in respect of Great Crested Newts. As the proposal is outside the settlement boundary and would intrude  into open countryside, it is also non-compliant with policy MME 1 (6). There is insufficient detail provided to assess compliance with policy MME 1 (7); The site is subject to surface flooding when heavy rainfall occurs. This is caused by the extensive non-swelling kaolinitic clay which is widespread in surface soils in the area.  Documents under application 23/01636/ADP include detailed infiltration studies, which resulted in the whole surface area being classified as impermeable. The application should  have much more detail on this if it is to meet policy MME 3 (5);  - No mention is made in the Planning Statement of policy MME 3 on sustainable design and consistency with this policy is not demonstrated. The plans show buildings that are not  distinctive, do not complement existing structures and would be isolated massing in the middle of an open space. No details of boundary treatments are provided, as required by  policy MME 3 (2). The description of materials given in the application is insufficient to demonstrate compliance with policy MME 3 (8) nor is there is any clarity on storage for bins  and cycles, as required by policy MME 3 (9);  Policy MME 4 requires new development to complement the historic character of the area but this is not addressed. The AVDC Maids Moreton Conservation Area (2009) document emphasises the importance of the open view from Duck Lake behind the listed and noted  properties that lie SE of this site, which is reinforced by the Heritage Assessment that accompanies the Maids Moreton Neighbourhood Plan. This proposed development would not  be consistent with the requirement to maintain this open view;  - Policy MMI 1 relates to Transport and Active Travel. The application does not include details of secure cycle storage, as required by policy MMI 1 (2). Also, the two buildings lie astride PROW MMT/6/1, as noted in the comment from the BC Strategic Access Officer. Consequently, the application does not meet the requirements of policy MMI 1 (5); The MMNP policies noted above are all consistent and coherent with the related VALP (2021) policies and these linkages are noted specifically in the Neighbourhood Plan itself.  Having reviewed this application and noting the specific divergences from the MMNP (2023) and VALP (2021) detailed above, it is clear that, applying Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this application should be refused. | MMPC |
| **10/24** | **Neighbourhood Plan**  -It has been useful for objections. | MMPC |
| **11/24** | **Storyboard**  -MMPC applied a community grant for a Storyboard, £1000 has been granted, an artist of £300.00 to be paid upfront by MMPC and claimed back from the Community Board grant. | MMPC |
| **12/24** | **Fire Risk Assessment for Scout Hut and nominated councillor to oversee this.**  -Scouts produced a fire assessment.  -A councillor needs to be appointed to a MMPC fire assessment as the renovations. Malcolm will take this on. | MMPC |
| **13/24** | **Biodiversity Policy**  -Covered above. | MMPC |
| **14/24** | **Councillors Open Forum**  -Fire alarm on next agenda for Scout Hut.  -Traffic Report given by Malcolm noted. | MMPC |
| **15/24** | **Public Open Forum**  -Notice board scout hut on next agenda.  -Grundon Bins mentioned. | PUBLIC |
| **16/24** | **Date of Next Meeting- Annual Public meeting is May 22nd 2024 and the next Parish Council Meeting is June 5th 2024** | MMPC |

**Meeting ended:** Meeting ended at: 20.52

Chair’s Signature Date

**Schedule of payments and bank balances MAY 24**

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| Date | Invoice Details | Amount inc VAT | Signature | Signature |
| 19/04/24 | GDP Heating | £303.60 |  |  |
| 05/04/24 | BM KALC | £151.41 |  |  |
| 01/04/24 | Cartwrights | £156.00 |  |  |
| 01/04/24 | NBPPC | £20.00 |  |  |
| 23/04/24 | G Maw-Paper | £8.40 |  |  |
| 23/04/24 | Phillips Print | £16.79 |  |  |
| 26/04/24 | MM Village Hall Hire for meeting | £24.00 |  |  |
| 26/04/24 | Tree Solutions | £1320.00 |  |  |
| 28/04/24 | Green House | £500.00 |  |  |
| 24/04/24 | Joanna Simonds-Internal Audit | £200.00 |  |  |
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Clerk Renumeration and expenses

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| A Boughton | Working from Home Allowance | £26.00 |  |  |
| A Boughton | Renumeration | £835.96 |  |  |
|  | Total | £861.96 |  |  |
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Paid/Agreed to be paid with Authorisation mid month

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| 30/04/24 | Amazon-Ink | £24.83 |  |  |
| 30/04/24 | Tesco- Paper and Folder for 2024-2025 accounts | £10.60 |  |  |
| 30/04/2024 | Post Office to send off VAT Reclaim | £2.55 |  |  |
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Account balances

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| Treasurers account | £32,664.93 on 23rd March 2024 |  |  |  |
| Business Account | £7,957.95 on 23rd March 2024 |  |  |  |
| Precept | £19,239.14 2024/2025 received |  |  |  |

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  Nest Pension Monthly |

*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.*