



## **MINUTES OF WAVENDON PARISH COUNCIL MEETING - HELD AT 7.30 PM ON THE 17 MAY 2021 AT WAVENDON COMMUNITY CENTRE.**

**Present:** Cllr's D Hopkins, (Chairman), A Braddish, R Hill, D Osler, R Jamieson and 13 Residents.  
Clerk was in attendance.

**1. Election of Chairman:**

Cllr. Hopkins was proposed, seconded, and unanimously elected.

**2. To receive apologies for absence:**

None

**3. Election of Vice-Chairman:**

Cllr. R Hill was proposed, seconded, and unanimously elected.

**4. Confirmation of Responsible Finance Officer:**

Parish Clerk was proposed, seconded, and unanimously elected.

**5. Nominations to any Forums / Sub-Committees:**

It was agreed that Cllr R Hill would continue as chair of the Community Centre, Sub-committee.

A decision on who will represent the Parish Council on the Parishes Forum will be taken on a meeting basis.

**6. Public Open Session:**

**6.1** – Seven residents attended the meeting today to raise the following issues regarding planning application reference **20/01406/FUL** for four large dwellings and other concerns

**Their concerns regarding the planning application are noted below:**

- They believe that Policy D5 regarding overlooking, and privacy was not adhered to in granting permission.
- Now that site work is in progress some of the dwellings (Plots 2 & 3) are taller than when planning permission was granted. Ground level is being built up and is now higher than that at Sheen Cottage with the consequential flood risk due to run-off.
- The lack of any comment from MKC Highways at the outline planning stage in 2018 no doubt resulted in planning approval being obtained at the appeal stage. HMG planning inspectorate had no option but to ignore the objections made at appeal by MKC Highways. The Delegated Report giving approval for 20/01406/FUL essentially ignores the concerns expressed by MKC Highways regarding visibility splays and refers to the HMG Planning Inspectorates decision in 2018 to suggest that visibility splays were not an issue. This demonstrates a clear lack of understanding of the reasoning behind the decision by the Planning Officer.
- There have always been problems with drainage in the area and the concerns of residents have not been taken seriously enough by Milton Keynes Council.
- The developer does not seem to have put proper tree root protection area barriers in place as per the advice from his own tree survey, thus root damage and compaction will probably take place, and which could result in the trees along Cranfield Road at the site having to be felled. The appeal inspector made a point of saying retaining the trees was important to avoid an urban look in a countryside area.
- A request for a tree survey on the site was made to the council, via the parish council, early in 2018, however, the council did not get around to it until 2019/20 by which time the developer had felled most of the trees on the site and the only TPO granted, other than the ones on Cranfield Road, was one for a tree in a neighbour's garden which was not at risk.
- The developer's drainage assessment clearly stated the risk of run-off water causing flooding at Sheen Cottage and that to prevent this, the residents of the new properties would have to maintain the various features, such as porous asphalt, to prevent this. However, since they will have little or no incentive to do so, flooding at Sheen Cottage will no doubt occur at some point in the future. Despite comments being made in the objection letters, this matter does not seem to have been seriously considered.

- The appeal inspector considered the proposed development too much for the site, but it was left to MKC to decide on an appropriate level of development, however, the development went ahead without any changes to the developer's plans resulting in an over development of an open countryside site.

**The Parish Council agreed to highlight the above concerns to the MKC relevant departments.** It should be noted that not all the points raised above are 'Enforcement' issues, many are directed at failings in the planning process that need addressing to the Parish Council and residents' satisfaction.

**6.2** – Four residents attended the meeting today to raise issues regarding planning application reference **20/01109/REM at 20 Newport Road, Wavendon.**

**A summary of the issues raised are as below:**

- Design of the property has changed from outline planning application from a three bed-room property to a larger 4 bed-room property further eroding the privacy of neighbouring properties.
- Drainage / flooding concerns.
- Access to the site and insufficient parking provision.

The Parish Council agreed to support the concerns of the residents and if planning permission is granted by the Planning Officer, then a request will be made for it to be referred to the MKC Development Control Committee for a decision. The Chairman will speak in support of the residents' objections to this planning application.

**6.3** – Two residents attended the meeting today to seek advice on how to respond to the **Church Farm planning application.**

For details on the discussion on this item see minute reference 15.5.

**7. Declaration of interest:**

- Under the localism act 2011 (section 26-37 and schedule 4) and in accordance with the Councils code of conduct Cllr D Hopkins referred to his entry in the member's register of interests about **agenda item 11** and planning application reference 21/00943/REM under **agenda item 15.4. The chair was handed over to the Vice-Chairman, Cllr R Hill for this planning application and Cllr D Hopkins left the PC meeting whilst this was discussed.**
- Cllr Hill declared an interest in **agenda item 21.2 and 21.3** of the agenda and did not take part in any discussions on the updating of the Wavendon Recreation Ground Licence and a new licence for Wavendon Heights Playing Fields / Storage Facilities.

**8. Chairman Announcements:**

It was noted that a copy of the Chairman's Report was circulated to Parish Councillors via email before the Parish Council meeting. A copy will be available to view on the Parish Council website and are appended to these minutes.

**9. Approval of Minutes:**

The minutes of the meeting of 19 April 2021 were approved and signed as a true record.

**10. Matters Arising:**

	<b>ACTION</b>
<p><b>10.1</b> - (item <b>2.2</b> of minutes 19/10/20) - An issue was raised regarding broadband in the village asking when there will be some investment in improving the service to existing areas of Wavendon.</p> <p><u>Cllr D Hopkins advised that he is in discussion with the Broadband Stakeholder Group at MK Council examining ways in which Wavendon could benefit from upcoming government initiatives. More detail should be available at the June 2021 PC meeting.</u></p>	<p>Cllr D Hopkins</p>
<p><b>10.2</b> - (item <b>7.1</b> of minutes 21/12/20) - Email received 09/12/20 from <b>MKC</b> regarding <b>Public Spaces Protection Order No.2 – Dog Fouling</b> and requesting help from Parish Councils in displaying posters.</p> <p><u>Cllr R Hill offered to display the posters within the Parish of Wavendon. <u>Item closed.</u></u></p>	

<p><b>10.3 - (item 2.1 of minutes 18/01/21) - Tree Planting</b> – Following the successful planting of small trees at St Marys Green a local resident asked the Clerk to ask the Parish Council if further funds could be made available to plant trees in other parts of Wavendon.</p> <p>It was agreed that this was a good suggestion and accepted in principle, subject to availability of funds, where the trees are planted, and the necessary landowner permissions obtained.</p> <p><u>Clerk confirmed that now that lockdown conditions are being relaxed that he would investigate this suggestion and make a recommendation at a future PC meeting.</u></p>	Clerk
<p><b>10.4 - (item 2.2 of minutes 18/01/21) - Grant Application</b> – A group of residents have created a simple community channel for the sharing (electronically) of information about developments in the area, to facilitate resident discussion, with the objective of being able to gather and consolidate views on items such as upcoming planning. This is called Wavendon Voice. It is run by a core group of residents.</p> <p><u>Payment made of £60 to Wavendon Voice for the cost for SEMK Consultation leaflets which leaves £140 left from a Ward Councillor grant.</u></p> <p><u>Clerk will ring fence the balance and release payment on receipt of invoices.</u></p> <p><u>Consideration for a further grant from Wavendon Parish Council will be considered at a future Parish Council meeting as the group is more formally constituted.</u></p>	Clerk
<p><b>10.5 - (item 18.1 of minutes 21/12/20) - Trees on St Marys Green:</b> Cllr Hill asked if the old trees could have tree preservation orders applied to them.</p> <p><u>Clerk confirmed that he has written to MKC on this issue and was waiting for a reply and confirmed that he would follow up for a response.</u></p>	Clerk
<p><b>10.6 - (item 2.1 of minutes 15/02/21) – Recycling</b> - I wonder if we could support the charity recycling initiative by having a terracycle collection point/bins at the community centre? I know like us there are a few households who support it, collecting certain packets that otherwise cannot be recycled and now individually people take theirs to the point near MK centre where a volunteer in MK runs Charity Recycling MK from his home. He has raised over £40,000 for Willen hospice and an animal charity. I know there are other collection points in MK that then go to him, it would mean contacting him to discuss as folk have to sort and carefully present what they send and would also need volunteers this end to get the donations over to his facility, but it would encourage better recycling in the village.</p> <p><u>This will be included as an agenda item on the first agenda for the recently reformed Community Centre Committee. Date for first meeting provisionally scheduled for the 28 June 2021.</u></p>	Clerk
<p><b>10.7 - (item 2.2 of minutes 15/02/21) - Village Issue</b> - Now we have lost the rural feel we all loved about Stockwell Lane and are reeling from the imposed decimation of trees and verges which has created more traffic noise and sight from Newport road and will also have affected wildlife, please could we have more trees planted along there (I think Trevor has already mentioned more cherry trees in the village) and equally as important all the verges planted up with wild flowers?</p> <p><u>Clerk confirmed that now that lockdown conditions are being relaxed that he would investigate this suggestion and make a recommendation as a future PC meeting.</u></p>	Clerk
<p><b>10.8 - (item 18.4 of minutes 15/02/21) - New Development Area</b> - Cllr R Hill asked who is responsible for the maintenance of all the green spaces located in the new development areas.</p> <p><u>NO CHANGE - The Parks Trust have been asked to share a definitive map showing the land they manage, and we are waiting for a reply.</u></p>	

<p><b>10.9</b> - (item <b>2</b> of minutes 15/03/21) - With the mass development of Wavendon parish, the very notion of what 'Wavendon is' is fast disappearing, this will only continue given the plans for the SEMK SUE. If you search Rightmove for housing in MK or indeed this region, Wavendon is one of the biggest locations for new homes. Wavendon is more known regionally as the location of massive distribution centres than for being a Domesday Book village. This dilutes our sense of place and heritage within the heart of the village. I would like to suggest, that at an appropriate time, WPC consider (and likely involve the residents) that the traditional part of the village is given an enhanced identity such as 'Old Wavendon' or 'Church End, (Old) Wavendon'. This would appear on prominent place name markers, literature/official documents, and importantly postal addresses.</p> <p><u><i>NO CHANGE - It was agreed that this suggestion should be investigated, and the Clerk was asked to contact Milton Keynes Council to seek help and guidance on this item.</i></u></p>	Clerk
<p><b>10.10</b> - (item <b>19.3</b> of minutes 15/03/21) - <b>Cross End</b> – Cllr Ostler was concerned about the damage to the grass verges caused by the house building.</p> <p><u><i>NO CHANGE - This issue has been reported to MKC and if the verges are not re-instated on completion of building work, then the problem will be reported to MKC Planning Enforcement Team by the Clerk.</i></u></p>	
<p><b>10.11</b> - (item <b>19.5</b> of minutes 15/03/21) - <b>Fly Tipping</b> – Cllr Hill advised that a large amount of soil had been deposited on the grass verge outside one of the properties in Cross End.</p> <p><u><i>The soil has now been removed. Item closed.</i></u></p>	
<p><b>10.12</b> - (item <b>19.6</b> of minutes 15/03/21) - <b>Farm Building</b> – Cllr Hill raised a concern about some derelict farm building in Phoebe Lane and asked if the <u>Clerk could take this issue up with the property owner.</u></p> <p><u><i>This land is owned by O &amp; H Properties and the Clerk has reported the problem to them. They have promised to investigate our concerns.</i></u></p>	
<p><b>10.13</b> - (item <b>17.1</b> of minutes 15/03/21) - <b>T&amp;F Committee for a Green Agenda for Wavendon in response to the climate emergency.</b></p> <p><u><i>NO CHANGE - Nominations are being sought for a small number of volunteers from Wavendon to join this Climate Change Group with members from Woburn Sands.</i></u></p>	
<p><b>10.14</b> - (item <b>22.1</b> of minutes 19/04/21) – Cllr Braddish stated that he was sure that <b>some anti-social behaviour was taking place on Stockwell Lane.</b> <u>It was noted that Thames Valley Police will be made aware of this issue at the Community Forum meeting on the 24 May 2021 via Zoom at 7.00 pm.</u></p> <p><u><i>NO CHANGE.</i></u></p>	
<p><b>10.15</b> - (item <b>22.2</b> of minutes 19/04/21) – Cllr Jamieson asked if the Clerk would investigate whether the <b>Lime trees in the field opposite the Wavendon Arms are protected with tree preservation orders</b> and if not start the process for them to be protected.</p> <p><u><i>Clerk confirmed that he has written to MKC on this issue and was waiting for a reply and confirmed that he would follow up for a response.</i></u></p>	Clerk
<p><b>10.16</b> - (item <b>22.3</b> of minutes 19/04/21) – Cllr Braddish stated that the signs on the <b>redways are not adequate and believed that pedestrians are not protected enough from some cyclists.</b></p> <p><u><i>This will be added to the list of issues for discussion and resolution with MKC Highways Department.</i></u></p>	Clerk

<p><b>10.17 - (item 22.4 of minutes 19/04/21) – Cllr Thakker again raised concerns on how the hedgerow are being removed by developers and urged the Parish Council to be more forceful when responding to planning applications.</b></p> <p><i>It was noted that a group of local volunteers have offered to help create a list of all the hedgerows in the Parish to try and protect as many as possible from removal or damage by any new housing developments. Advice is being sought from MKC on how to approach this task.</i></p>	
<p><b>10.18 - (item 22.5 of minutes 19/04/21) – Cllr Oster stated that there is an exit onto Lower End Road from one of the development sites and asked for this to be investigated.</b></p> <p><i>Clerk was asked to write to MKC Planning Department to remind them that no access from the SLA developments onto Lower End Road was a condition applied when planning permission was granted.</i></p>	Clerk
<p><b>10.19 - (item 22.6 of minutes 19/04/21) - Cllr Oster stated that motor cyclists have been causing disturbances around the former golf course site.</b></p> <p><i>Cllr Ostler has established that the land is owned by Merton College, Oxford and is being managed by Redrow Homes. He has made them aware of this situation.</i></p>	

11. To progress the Parish Council response to the **East West Rail** advising that it had launched a **10-week consultation regarding the east west rail project connecting Oxford and Cambridge (via Bedford to Bletchley Marston Vale line) closing on the 9 June 2021:**

**Timetable.**

- East West Rail Consultation commenced on the 31 March 2021.
- First draft of report from consultant – 12 May 2021.
- Report reviewed at WPC meeting – 17 May 2021.
- Consider further response to SEMK Consultation – 17/05/2021.
- Consult with Residents – 18 May 2021 – 28 May 2021.
- Feedback from WPC to Consultant – 21 May 2021.
- Final draft report from consultant – 28 May 2021.
- Report reviewed by Wavendon Parish Council – 2 June 2021.
- Response agreed by WPC and Consultant – 4 June 2021.
- Report submitted to East West Rail - 7 June 2021 (target)
- East West Rail Consultation closes 9 June 2021.

**The draft report prepared by our consultant on the 12 May 2021 was discussed and the following issues were raised.**

- Cllr R Jamieson advised that he had involved Wavendon Voice members to ensure that residents views are reflected in the report being prepared for the Parish Council.
- Cllr D Hopkins reported that he had a meeting with Iain Stewart, who had made the point that EWR's consultation was also out of synch with the Government's promised report on the Oxford Cambridge Arc, which is due out in November 2021. Iain Stewart felt that EWR should await the outcome of that report before resolving the issues raised in their publications, and the point about the consultation's prematurity should be made in the PC's submission.
- It was agreed that Concept 2 (merger of stations) offers the best overall arrangement to achieve the best outcome for local communities (assuming appropriate mitigations for inconvenienced communities), as does retaining the existing Woburn Sands station position and keeping open a road crossing at Newport Rd in Woburn Sands.
- The Parish Council would like the report to go further in offering a solution to the problem of the frequent closure of the Woburn Sands crossing. A local resident put forward a bridge solution for road traffic on Newport Rd, which utilises part of the currently disused Pristine Wheels site north of the station, and a small part of the rec to the south of the railway, all of which appears achievable. WPC would like this idea suggested in the report. This may be time sensitive, as the current availability of the vacant commercial site is unknown.
- Further, the meeting was also of the view that EWR proposal to join up a "Woburn Sands Western Bypass" with Newport Rd to the east of Wavendon was not acceptable. This would run counter to the WPC's submission on the SEMK SPD. A proposed road bridge over the railway at Woodleys Farm could be supported as a coordinated extension of the H10 through SEMK.

Cllr R Jamieson was asked to communicate the above to our consultant as soon as possible.

It was noted that MKC have agreed to accept further comments on the SEMK Consultation up to the closure of the EWR Consultation on the 9 June 2021. This will be actioned by our consultant.

**12. To discuss the current Parish Councillor Vacancy:**

It was agreed that normal process is for the Chairman, Vice-Chairman, and the Clerk to interview people that had responded to the advert in the last edition of Wafas & Wallas. Clerk confirmed that four people have expressed an interest and that he would make the necessary arrangements.

**13. To discuss Wavendon Parish Council Priority Work programme for 2021 / 2022:**

The list of suggested issues was discussed briefly, and Cllr R Hill was asked to review the issues to identify the most appropriate ones to focus on first.

**14. Correspondence:**

	<b>ACTION</b>
<b>14.1</b> – Email received 28/04/2021 from <b>Thames Valley Police</b> regarding <b>help in promoting Neighbourhood Watch Schemes and Thames Valley Alert Messaging System.</b> <u>It was noted that this would be promoted in the next edition of the Parish Newsletter.</u>	

**15. Planning:**

	<b>ACTION</b>
<b>15.1 - 21/00731/FULMMA</b> – Variation of condition 3 relating to application 19/01159/FULMMA to provide an alternative solution for highway works at Site at Stockwell Lane Farm, Stockwell Lane, Wavendon.  <u>Clerk confirmed that he had sent a response to MKC on the 21 April 2021 following discussion at the Parish Council meeting on the 19 April 2021.</u>	
<b>15.2 - 21/00765/FUL</b> – Construction of new dwelling and alterations to existing access at Long Acre, 38 Cranfield Road, Wavendon.  <u>Clerk confirmed that he had sent a response to MKC on the 04 May 2021 following discussion at the Parish Council meeting on the 19 April 2021.</u>  <u>Notification received 11/05/21 from MKC that full planning permission had been refused.</u>	
<b>15.3 - 21/01038/EIASCR</b> - Residential led development with access from the A5130 Newport Road and the Bow Brickhill Road with land safeguarded for a new vehicular bridge crossing of the Railway. Development to comprise up to 1450 dwellings (use classes C2 and C3) a 3.0-hectare site for a primary school (use class F1) a 0.44 hectare for a mixed-use local centre (use classes C2, C3 and E) formal and informal open spaces including strategic planting, allotments, sports pitches, and children's play areas. Land within the site to be safeguarded for the extension of the H10 grid road, a relocated railway station for Woburn Sands and a MRT interchange at Land West of Woburn Sands and South of Wavendon, Newport Road, Wavendon, Milton Keynes.  <u>Clerk confirmed that he had sent a response to MKC on the 21 April 2021 following discussion at the Parish Council meeting on the 19 April 2021.</u>	
<b>15.4 - 21/00943/REM</b> - Reserved matter application for the approval of access, appearance, landscaping, layout and scale in respect of 350 dwellings, neighbourhood play area, surface water attenuation, electricity sub stations, foul pumping station and discharge of conditions 12 (surface water disposal),14 (storm water drainage system),15 (foul water strategy) and 26 (open space including the neighbourhood play area) relating to application 14/01610/OUT at Land South of Church Farm, Walton Road, Wavendon.  <u>A draft of the response from WPC was distributed to all Parish Councillors prior to this meeting. It was agreed that this was the correct response with some additions concerning the protection of hedgerows, trees, and the bridleway to be included.</u>	Clerk

<p><b>15.5 - 21/01109/REM</b> - Reserved matters application for appearance, landscaping, layout, and scale pursuant to outline planning permission 18/00295/OUT for one detached dwelling at 20 Newport Road, Wavendon.</p> <p><u>Clerk was asked to write to MKC to object to this planning application as recorded in minute reference 6.2.</u></p>	Clerk
<p><b>15.6 - 21/01140/NMA</b> – Non-material amendment to application reference 20/03295/FUL for alterations to rooflights at 73 Newport Road, Wavendon.</p> <p><u>Notification received 14/05/21 from MKC that non-material amendment had been approved.</u></p>	
<p><b>15.7 - 21/01215/FUL</b> - Single storey rear/side extension for conservatory replacing existing rear conservatory and glazed lean-to extension at 63 Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.8 - 21/01253/PHHSE</b> - Rear infill single storey extension with glazed sliding panels 2 meters deep, 3 meters in height and 3 meters in height at the eaves at 69 Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.9 - 21/01260/DISCON</b> - Details submitted pursuant to condition 3 (Signage) attached to planning application 20/03319/FUL at Frosts Garden Centre, Newport Road, Woburn Sands, Milton Keynes. <u>No issues were raised.</u></p>	
<p><b>15.10 - 21/01270/DISCON</b> - Details submitted pursuant to the discharge of condition 16 (certificate from delivery partner for Great Crested Newts) relating to application 20/02979/REM at Land at Glebe Farm, Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.11 - 21/00935/FUL</b> - Demolition of front porch and single storey side store and construction of 2-storey front extension with associated drainage works, fenestration alterations, widening of driveway next to house, replacement of garage roof, replacement of windows and doors and new tiled roof to conservatory at Bryer Lea, 2 Parkway, Woburn Sands, Milton Keynes. <u>No issues were raised.</u></p>	
<p><b>15.12 - 21/01304/DISCON</b> - Details submitted pursuant to the discharge of condition 5 (Drainage) attached to planning application 17/02328/OUT at Cross End, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.13 - 21/01319/DISCON</b> - Details submitted pursuant to the discharge of condition 4 (method statement soft landscaping in RPAs) relating to application 17/02483/REM at Land West of Eagle Farm South, Lower End Road, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.14 - 21/01320/NMA</b> – Non-material amendment to planning application 20/00288/REM (Reserved Matters Application (Access, Landscape, Appearance, Scale and Layout) for 381 Dwellings pursuant to Outline Planning Permission 13/02382/OUTEIS) to revise facing bricks and roof tiles (Plots 447,505-506,508,545-553,562-569,584,589-590,607-608,612-613,615 - bricks revised to houses and associated garages and Plots 545-553,562-569 &amp; 590 - tiles amended to suit brick changes above at Land at Glebe Farm, Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.15 - 21/01325/FUL</b> - Erection of an electrical substation and electrical enclosure to house electrical mains serving Glebe Farm School at Land at Glebe Farm School, Burney Drive, Glebe Farm, Milton Keynes. <u>No issues were raised.</u></p>	
<p><b>15.16 - 21/01346/DISCON</b> - Details submitted pursuant to the discharge of conditions 9 (Access &amp; Movement); 10 (Traffic Calming Works); 11 (Estate Roads, Footways &amp; Cycleways); 12 (Road Realignment); 15 (Surface Water Drainage); 16 (Foul Water Drainage); 17 (Ground Contamination); 19 (Tree Retainment/Felling); 22 (Open Space); 25 (Construction Vehicle Wheel Cleansing); 26 (Internal Noise Suppression); 27 (CEMP); 28 (Boundary Treatments) and 30-33 (Ridge) attached to planning application 14/01544/OUT at Parcel 5B and 6B Brooklands. <u>No issues were raised.</u></p>	

<p><b>15.17 - 21/01347/DISCON</b> - Details submitted pursuant to the discharge of conditions 9 (access and movement), 10 (traffic calming), 11 (estate roads, footways and cycleways), 12 (realignment of roads), 15 (surface water drainage scheme), 16 (foul water drainage scheme), 17 (ground contamination), 19 (trees), 22 (open space), 23 (construction vehicle cleansing), 26 (internal noise suppression), 27 (CEMP) and 28 (boundary treatment) relating to application 14/01544/OUT at Parcel 5b, 6b at Land at Brooklands, Newport Road, Broughton, Milton Keynes. <u>No issues were raised.</u></p>	
<p><b>15.18 - 21/01348/DISCON</b> - Details submitted pursuant to the discharge of conditions 4 (roads, footways and redways), 5 (levels), 7 (external lighting), 8 (landscape management and maintenance), 10 (parking) and 13 (Great Crested Newts) relating to application 20/03322/REM at Land at Brooklands, Newport Road, Broughton, Milton Keynes. <u>No issues were raised.</u></p>	
<p><b>15.19 - 21/01350/DISCON</b> - Details submitted pursuant to the discharge of conditions 5 (landscape management and maintenance), 6 (biodiversity enhancement), 8 (cycle storage), 9 (external lighting) and 12 (levels) relating to application 17/02226/REM at Brooklands Parcel 5B - 6B, Fen Street, Brooklands, Milton Keynes. <u>No issues were raised.</u></p>	
<p><b>15.20 - 21/01392/DISCON</b> - Details submitted pursuant to discharge condition 10 (Travel Plan (March 2021) Residents Travel Information Pack) attached to planning application 14/00350/OUTEIS at Wavendon Golf Centre, Lower End Road, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.21 - 21/01412/DISCON</b> - Details submitted pursuant to the discharge of conditions 20 (Strategic Access Road - Landscaping); 21 (Strategic Access Road - Construction Delivery Plan); 22 (Off-site Highway Works); 25 (Travel Plan); 30 (Landscape and Ecology Management Plan); 31 (Species Survey) and 32 (Biodiversity Scheme) attached to planning application 14/01610/OUT at Land at Church Farm, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.22 - 21/01431/TPO</b> - Tree Preservation Order consent to Oak T1 remove deadwood, ivy, and minor crown lift of 3 meters over access drive and garden at 69 Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p><b>15.23 - 21/01440/FUL</b> - Single storey rear extension at 8 Ambridge Lane, Glebe Farm, Milton Keynes. <u>No issues were raised.</u></p>	
<p><b>15.24 - 21/00779/PNHSE</b> - Prior notification for single storey larger householder extension to the rear of the property at 63 Newport Road, Wavendon.  <u>Notification received 22/04/21 from MKC that a full planning application must be submitted.</u></p>	
<p><b>15.25 - 20/02188/OUT</b> - Outline planning application, with the matters of appearance and landscape reserved, for the demolition of existing storage shed and the erection of a 96bedroom care home with parking and associated development (re-submission of application 20/00284/OUT) at Woburn Sands Emporium, Newport Road, Wavendon.  <u>Notification received 29/04/21 from MKC that outline planning permission had been granted. Clerk to check that a 106 agreement has been agreed.</u></p>	Clerk
<p><b>15.26 - 21/00582/DISCON</b> - Details submitted pursuant to discharge condition 16 (Estate roads) attached to planning application 14/00350/OUTEIS at Wavendon Golf Centre, Lower End Road, Wavendon.  <u>Notification received 22/04/21 from MKC that planning condition had been approved.</u></p>	
<p><b>15.27 - 21/00584/FULMMA</b> - Variation of condition 1 (approved plans) attached to planning permission 18/02881/REM (Reserved matters application pursuant to outline planning permission 17/02328/OUT for approval of appearance, landscaping, layout, and scale of 9 dwellings) to allow for an additional single storey extension to Plots 8 &amp; 9 at Land South of Wavendon Manor, Cross End, Wavendon.  <u>Notification received 12/05/21 from MKC that full planning permission had been granted.</u></p>	

<p><b>15.28 - 21/00695/FUL</b> - Proposed detached garage and conversion of integral garage to habitable space. Proposed 1.8m wall and sliding electric gate at 1 Simons Paddock, Newport Road, Wavendon.</p> <p><u>Notification received 30/04/21 from MKC that full planning permission had been granted.</u></p>	
<p><b>15.29 - 21/00798/FUL</b> – Two-storey and single storey rear extensions and single storey side extension with a first-floor roof terrace above at Wavendon House, Cranfield Road, Wavendon.</p> <p><u>Notification received 11/05/21 from MKC that full planning permission had been granted.</u></p>	
<p><b>15.30 - 21/00844/FUL</b> – Demolition of existing conservatory, construction of single storey side extension and addition of cladding on the existing rear extension at 18 Bellway, Wavendon.</p> <p><u>Notification received 14/05/21 from MKC that full planning permission had been granted.</u></p>	
<p><b>15.31 - 21/00875/DISCON</b> - Details submitted pursuant to the discharge of condition 3 (Ground conditions assessment) relating to application 19/00035/FUL at Wavendon Service Area, Newport Road, Wavendon.</p> <p><u>Notification received 14/05/21 from MKC that planning condition had been approved.</u></p>	
<p><b>15.32 - 21/00986/NMA</b> – Non-material amendment to application reference 20/01841/REM for a realignment of the private drive serving plot nos. S231-S235 Realignment of plot nos. S231-S235 and a house type substitution within plot nos. 231 and 235 from a 'BROOKE' to a 'BURNS' house type at Wavendon Golf Centre, Lower End Road, Wavendon.</p> <p><u>Notification received 28/04/21 from MKC that non-material amendment had been approved.</u></p>	
<p><b>15.33 - 21/00990/NMA</b> – Non-material amendment to application 20/01841/REM for the re-siting of the electricity substation by central square to within the parking courtyard serving plot nos. N206-N210 and the relocation of 2 resultant displaced visitor parking spaces to entrance to parking courtyard serving plot nos. 192, 194-198 (resubmission of 21/00602/NMA) at Former Wavendon Golf Centre, Lower End Road, Wavendon.</p> <p><u>Notification received 23/04/21 from MKC that non-material amendment had been approved.</u></p>	
<p><b>15.34 - 21/01073/NMA</b> – Non-material amendment to application reference 15/02768/OUT for updated house types to Plots 72, 73, 74, 75, 76, 77, 78, 79, 80, 81 and 82 only at Site South East of Elmswell Gate, Towergate, Milton Keynes.</p> <p><u>Notification received 07/05/21 from MKC that non-material amendment had been approved.</u></p>	

## 16. To discuss 106 Tariff Projects / Funding:

Payment received from MKC on the 7 April 2021 for Phase 1 projects.

### Phase 1

- Funding for 4 editions of Wafas & Wallas.
- St Marys Green – Tree planting (already completed).
- Picnic tables for the Recreation Ground and replacement tree. Quotations being obtained.
- 6 x Dog Bins for new development area (already installed).
- 6 x Additional Dog Bins for new development area. Order to be placed.
- Replacement benches at the front of the Community Centre & St Marys Green. Quotations being obtained.
- 4 x Parish Notice Boards for new development area. Order to be placed.

## Phase 2

- CCTV and Intruder Alarms – Community Centre.
- Outside Lighting – Community Centre.
- Extension of path from the side of the Community Centre to the MUGA.
- One defibrillator.

## Phase 3

- One defibrillator.
- Replacement of Street Name Signs (i.e., Stockwell Lane etc.).
- New Village Welcome Sign.

Clerk confirmed that he had arranged a meeting with MKC to start planning for the release of funds to enable projects under phase 2 & 3 to commence.

## Separate Project

- Replacement Bus Shelter on Newport Road – Some issues have been raised by MKC (Highways) on whether Parish Councils can have responsibility for bus shelters on the Highway and the Clerk is dealing with query. NO CHANGE - MKC Highways have been asked for a quotation to demolish the bus shelter and prepare the base for a new bus shelter.

## Separate Project

- New fence for allotments and tree / hedge work at the Recreation Ground. Clerk will arrange a meeting with Town's Land Trust and the members of the allotments committee as soon as lockdown rules allow to agree the project with them.
- This will also incorporate required expenditure on new allotments sited within the new development area.

## Separate Project

- Street Light survey has been completed on Walton Road and St Marys Green, waiting details of the survey from MKC so that this can be discussed and agreed by the Parish Council. Clerk confirmed that he has arranged a meeting with MKC to agree a scheme to replace the street lights on Walton Road. Stockwell Lane and some new ones in St Marys Close on the 19 May 2021.

## Task & Finish Committee for a working group working with Inspiring Futures Through Learning Trust (IFTLT) on community issues.

- A draft Community Access Agreement has been sent to the IFTLT for comments which will provide support for applying for grants (if required), to help develop the facilities. When formal agreement has been agreed with all parties this will be presented at a future Parish Council meeting for approval. It was noted that it may be necessary to seek advice from our solicitor. A meeting with all concerned will be held in June 2021 to progress this issue.

## 17. To receive a progress report on the expansion of the existing and new Community Facilities.

- Suggested date Monday 28 June 2021 for quarterly meetings of the Community Centre Committee to start. Draft agenda being prepared by the Clerk.

### 17.1 - New Community Hub progress update:

- Work will commence on earth works / landscaping in early May 2021, with building work commencing in August 2021 with a target completion by May 2022. A budget will be prepared over the next two to three months and negotiations will start with MKC on the preparation of a lease.
- A Project meeting with MKC is scheduled to take place on 20 May 2021.
- **The following question was asked by a member of the public at the March 2011 Parish Council meeting** - Will members of the public be able to use the proposed electric charging points at anytime as most household do not have in built charging facilities available. It was agreed to investigate this request. Ongoing

## 17.2 - Reports Community Centre:

- Additional information received from our Solicitor regarding the drafting of the Sub-lease for the nursery. Clerk confirmed that he has arranged to meet with Little Oaks Nursery on the 19 May 2021 to resolve minor queries they have with the lease.
- List of outstanding issues and requests for quotations now been progressed by our contractor.
- Fire Safety Review – This was held on 13/04/2021. Recommendations are now being implemented as quickly as possible.
- Clerk advised that he was getting a quotation for consideration to have the conservatory roof insulated.
- Some lights & Heater's require replacing in the former school and the emergency lights require testing. The cost is £465 + VAT and £288 + VAT. Clerk was given authority to proceed.
- Problem with Broadband coverage in the former school building will cost £199.00 + VAT to resolve by BT. Clerk was given authority to proceed.
- Clerk reported that there is a problem with one of the outside drains that will cost up to £200.00 + VAT to resolve. Clerk was given authority to proceed.

## 17.3 - Other Issues:

- Clerk is still in discussion with MKC regarding the Gas & Electricity Bills since the commencement of the lease for the former school on the 26 January 2020. As the bills are extremely high and that the heating system is old, we should commission an energy survey to establish if any savings could be implemented. Clerk to obtain costs for consideration.
- We do not have a disclaimer notice in the car park. Clerk to get quotation.
- We do not have a disclaimer for the recreation ground, i.e., no barbeques are allowed, parking at owner's risk, litter etc?
- Clerk is seeking permission from MKC regarding having an electric charging point installed in the car park.

## 18. To receive Financial Statements:

### 18.1 - Bank Statement: Balance as of 17 May 2021:

Community Account as of 30 April 2021:	£56,693.44
Less Cheques to be cashed – 101185, 101200, 101274, 101275	(£625.41)
Less New Cheques – 101272, 101276 to 101282 plus S/O's & D/D's	(£3,734.05)
<b>Total</b>	<b>£52,333.98</b>
Less Ring Fenced 106 funding balance for updating the Community Centre and former school building	(£18,932.65)
<b>Parish Funds Balance</b>	<b>£33,401.33</b>

Business Saver Account (Parish Funds)	£10,995.35
Business Saver Account (Ring Fenced Funds from Wavendon Cricket Club)	£2,830.01
<b>Total</b>	<b>£13,825.36</b>
Business Saver Account (Mrs Robinson's Account)	<b>£929.94</b>

### 18.2 - Payments:

<u>Cheque No.</u>	<u>Payee</u>	<u>Amount</u>
S/O	Alan Kemp - (May 2021 Salary)	£828.00
101272	D2D Distribution Ltd - (Wafas & Wallas)	£342.00
101276	H M Revenue & Customs – (Tax & NI for Clerk)	£248.12
S/O	Robert Hill – (Caretaker Salary)	£201.50
101277	ISE Fire Products & Services Ltd - (Community Centre)	£234.00
101278	ISE Fire Products & Services Ltd - (Community Centre)	£330.77
101279	BALC - (Membership Fee)	£215.41
101280	David Hopkins - (Gift for Y Thakker)	£50.00
101281	W&WFC – (Grass Cutting)	£1,000.00
101282	Alan Kemp – (Stationary + Community Centre)	£123.58
D/D	Information Commissioner (Data Protection Fee)	£35.00
D/D	BT – (Community Centre)	£59.99
S/O	EON (Gas) – Community Centre	£24.75
S/O	EON (Electric) – (Community Centre)	£40.93

This expenditure was proposed, seconded, and carried unanimously.

### 18.3 - Receipts:

Business Premium Account – Parish Council – MKC – Tariff Payment	£17,033.28
Business Premium Account – Parish Council – MKC – Precept	£19,400.00

### 18.4 – Budget Update – Clerk to re-issue the budget reflecting year end position as at 31/03/21.

### 18.5 – Internal Audit for 2021/2022: This will be undertaken in May / June by Auditing Solutions Limited.

## 19. To discuss any Highway Issues:

19.1 - Clerk / Cllr D Hopkins confirmed that they had both asked MKC if they could restart the monthly meetings that were held before lockdown restrictions were introduced and we are still waiting for a response.

A list of all major projects and maintenance issues was emailed to MKC during week commencing 8 March 2021 asking for updates.

It was very disappointing that we have been unable to schedule monthly progress meetings again and it was agreed that Cllr D Hopkins would take this issue up MKC Senior Management within the next 2-3 days.

### The list included the following issues that were raised at the PC meeting in February 2021.

- Drains blocked on Walton Road.
- Pot-hole on the double bend has been reported several times to MKC for repair.
- Regular flooding on Newport Road.
- When will MKC (Highways) be designing a traffic scheme for Walton Road following MKC Cabinet decision in January 2021 to implement a Low Traffic Neighbourhood?

Cllr Thakker suggested that the Parish Council should consider preparing a contingency plan just in case a scheme designed by MKC does not achieved the desired results for Walton Road. To be discussed again at a future Parish Council meeting.

- Clerk confirmed that he had again reported the street light problems on Walton Road under reference FS307013352 to MKC on 11 February 2021.

### 19.2 - (item 18.1 of minutes 15/02/21) - **Redway, Newport Road.**

- Cllr A Braddish confirmed that he has contacted MKC Planning Department and MKC Highways about serious Safety issues on part of the Redway on Newport Road and was waiting for an appropriate response from both departments. He asked if the Parish Council could contact MKC to seek a satisfactory response from both departments.

MKC have agreed to a site meeting when COVID lockdown measures are further relaxed.

### 19.3 - (item 18.3 of minutes 15/02/21) – **New Road Sign.**

- Cllr R Hill advised that a new road sign installed at Kings Close does not meet the standard that MKC adopt.

MKC have confirmed that the developer has been instructed to change the sign to the correct standard as soon as possible.

### 19.4 - **Newport Road Lay-by**

- When planning permission was granted on planning application reference 17/03125/FUL a condition was included that two additional parking spaces must be installed. As all the five properties are occupied there is a clear breach of planning approval. Clerk has reported this to Planning Enforcement and confirmation received that they will investigate.

## 20. Clerks Report / Local Issues:

### 20.1 – **NO CHANGE - Recreation Ground.**

- Amended Fields in Trust paperwork completed, now waiting return of a signed copy of the agreement. Promised return was in March 2021 as staff have been furloughed. Clerk confirmed that he had managed to get the Statutory Declaration signed by an independent solicitor and this will be returned to our solicitor together with the Fields in Trust agreement when their paperwork is received. This will enable the Recreation Ground to be registered with the Land Registry.

### 20.2 - **NO CHANGE - St Marys Green Registration.**

- This is now waiting completion by the Land Registry.

### **20.3 - Tree Work on the Recreation Ground.**

- Work on the Ash and Oak trees have been completed. Quotation received to replace the Oak tree in September 2021.

### **20.4 – NO CHANGE - Footpath Phoebe Lane to Recreation Ground.**

- Wavendon Volunteers are going to lay some gravel or sub-base in various areas entering the footpath and along this path when lockdown restrictions have been relaxed. Funded by a Ward Councillor Grant.

### **20.5 – NO CHANGE - Dog Waste Management.**

- Clerk is updating the dog waste service agreement now that we have additional 5 dog bins installed and obtaining some stickers to advise who to notify should there be any problems.

### **20.6 - Christopher Welch Memorial Bench & Tree at Wavendon Tower.**

- Clerk has been approached to ascertain how these memorials can be protected.

### **20.7 – Mrs Robinsons Outing:**

- Every effort is being made to organise this year's outing on Tuesday the 14 September 2021 (for residents over the age of 60 and living in the Ancient Parish of Wavendon), visiting **Stratford-upon Avon with meal included**. A quotation has been obtained for the coach and as current health emergency lockdown conditions are fully relaxed, arrangements will be sought for a suitable venue for the community meal.

## **21. To review all Parish Council Legal and Procedural Documents:**

### **21 1 - Clerk to review / update the following documents in May / June 2021.**

- Standing Orders
- Financial Regulations
- WPC & WCC (Roles & Responsibilities)
- Community Centre Financial Regulations
- Freedom of Information Act
- Parish Code of Conduit
- Parish Privacy Notice – Data Protection
- Councillor Privacy Notice – Data Protection
- Equality Policy

**21.2 – Wavendon Recreation Ground Licence** - Clerk explained the main reason why the Recreation Ground Licence requires updating was to ensure that we can continue to apply for grants to improve the ground and playing fields. The period is for 25 years but included in the licence is a termination clause that can be triggered on an annual basis by both parties (WPC and W&WFC) if required.

**21.3 - Wavendon Heights Playing Fields / Storage Facilities Licence** - Clerk explained the reason why there is a requirement for a new agreement to be established for the new hub was to ensure that we can apply for grants to improve the ground and playing fields as there is a chance that there could be a shortfall in the 106 funding for the project. The period is for 25 years but included in the licence is a termination clause that can be triggered on an annual basis by both parties (WPC and W&WFC), if required.

Approval for the Clerk and Chairman to sign these two agreements was given.

## **22. To conduct a Risk Assessment Review:**

Clerk to update reports for discussion and approval at the next Parish Council meeting on the 21 June 2021.

## **23. To discuss the management of allotments located in the new development areas.**

- Clerk confirmed that has arranged a meeting with Milton Keynes Council (Paul VanGeete) on the 19 May 2021 to agree actions and start to develop a plan for when the allotments will be available.
- Currently ten people are now on a waiting list.

## 24. Unitary Reports:

A copy of the Ward Councillor's reports to Wavendon Parish Council for May 2021 are available to view on the Parish Council website and are appended to these minutes.

## 25. Councillor Reports:

**25.1 – Fire Hydrants** – Cllr R Hill advised that Anglian Water have now approved works to put a security lock on the water hydrant in St Marys Close and that they have sorted out problems with the outlet at the Wavendon Arms. Grateful thanks were given to former Parish Councillor, Yogi Thakker for her dedication and time in resolving this long-standing issue.

**25.2 – Walton Road Drains / Flooding** – Cllr R Hill asked if MKC could be approached to obtain a date when the drains in Walton Road and Newport Road will be cleaned.  
Action Cllr D Hopkins / Clerk.

**25.3 – Graffiti** – Cllr R Hill asked if MKC could be approached to ascertain if there is a long-term plan for resolving this issue because as soon as an area is cleaned the artwork reappears.  
Action Cllr D Hopkins / Clerk.

**25.4 – Table Tennis Table** – Cllr R Hill highlighted that the tennis table on the Recreation Ground is not level and possibly not in the correct location. To be investigated by the Clerk.

## 26. To agree items for forthcoming agendas:

- Normal Agenda items.

## 27. Future Meetings:

The next two meetings of the Parish Council will take place on Monday the 21 June 2021 and Monday the 19 July 2021 commencing at 7.30pm in Wavendon Community Centre.