



MINUTES OF WAVENDON PARISH COUNCIL MEETING - HELD AT 7.30 PM ON THE 19 JULY 2021 AT WAVENDON COMMUNITY CENTRE.

Present: Cllr's D Hopkins, (Chairman), A Braddish, R Hill, D Oster, R Jamieson, J Goss, M Levermore and 6 Residents. Clerk was in attendance.

1. To receive apologies for absence:

None

2. Public Open Session:

2.1 – Two residents attended the meeting to voice concerns of many residents on the ongoing traffic issues on **Walton Road** and asked the Parish Council to urgently get a commitment from MKC Highways Team when a solution will be designed for local consultation to be sought. Questions were also asked on what the current proposals were for **Stockwell Lane** as changes were promised at least 18 months ago.

The Parish Council confirmed that efforts are continually being made to get a response on these two ongoing actions but would escalate this again to MKC Highways department.

2.2 – A representative from the **charity event taking place on the Recreation Ground on Saturday 23 July 2021** attended the Public Open Session. **See agenda item 8.3 for details.**

2.3 – Three residents attended the meeting concerning the ongoing issues raised under **minute reference 6.1** and details of discussion are recorded under this section.

2.4 – A resident **congratulated one of the football teams of W&WFC for winning the Under 16 MKDDL league** and asked for this to be recorded in the Parish Council minutes.

2.5 – Clerk read out an email from a resident asking for an update on the following.

- More tree planting in the village.
- Special name for the Traditional established part of Wavendon.
- Street Lighting issues / lack of drain cleaning on Walton Road.
- Introduction of LTN scheme for Walton Road and Stockwell Lane. Update on actions discussed at the Community Police Forum on the 28 June 2021.
- Support from MKC on the recording of existing hedgerows.

Following discussion, the Clerk was tasked with responding to this resident.

2.6 – Clerk read out an email from a resident concerning planning application 21/02120/NMA raising concerns regarding the electrical supply to this development that also has an impact on neighbouring properties. **Clerk was asked to write to MKC to request that this issue is resolved to the satisfaction of all concerned before development work commences.**

3. 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 minute **item 9.8**.
- Cllr D Braddish declared an interest in **agenda item 9.21** of the minutes and did not take part in any discussions on this planning matter.

4. 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.

5. Approval of Minutes:

The minutes of the meeting of 21 June 2021 were approved and signed as a true record.

6. Matters Arising:

	ACTION
<p>6.1 – (item 6.1 of minutes 17/05/21) Seven residents attended the meeting today to raise the issue regarding planning application reference 20/01406/FUL for four large dwellings and other concerns regarding reducing the speed limit on Cranfield Road.</p> <p><u>A record of the response received from MKC on 16/07/2021 is noted below:</u></p> <p>Apologies for the delay in responding to you on this. There are a number of questions that have been raised which we have now taken a look at. I have highlighted (below) in bold each of the bullet points from the letter and included a related response. Hopefully, this is reasonably clear to follow.</p> <p>They believe that Policy D5 regarding overlooking, and privacy was not adhered to in granting permission.</p> <ul style="list-style-type: none"> • The assessment of the application requires the policies of the Development Plan to be balanced against material planning considerations. Policy D5 of Plan:MK requires that all proposals should create a good standard of amenity and protect amenity enjoyed by existing properties surrounding new development. An element of professional judgement is therefore required in establishing whether the proposal accords with the policy. A material consideration in this matter was a previous permission granted for a similar development. • The officer’s report confirms that comments received in respect of overlooking and privacy were taken into account. Having reviewed this assessment, which applied the guidance set out in the Residential Design Guide SPD, the proposal was correctly assessed against policy D5. <p>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.</p> <ul style="list-style-type: none"> • This is a planning enforcement matter. As you have noted an enforcement complaint has been opened under ref: 21/00397/ENF. Zehn Sajid is the officer assigned to the case. <p>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.</p> <ul style="list-style-type: none"> • Our records confirm that MKC Highways were consulted on 28 February 2018. However, no response was received before a decision was made. The Planning Inspector did not ignore the concerns raised and stated <i>“third parties have raised concerns relating to the effects on road safety of increased traffic.... However, the Council raises no objections in relation to these matters and I have seen no substantial evidence that would lead me to different conclusions...”</i>. The Inspector does not rely solely on the lack of an objection from the Council, noting that the evidence before him did not demonstrate an unacceptable effect. For the 2019 application (19/03219/FUL), the Inspector also found acceptable highway impacts arising from the three-dwelling proposal – despite this being advanced as a reason for refusal following a material change in policy (i.e., adoption of Plan:MK). The Inspector stated they had seen no evidence the use of the existing access has caused safety problems and there was <i>“no reason to come to a different conclusion in respect of the proposed access arrangements.”</i> 	

- The delegated report on the 2020 application considers the response given by MKC Highways at that time, but it is noted that they did not hold an objection against the proposal, taking into account the material planning consideration of an extant permission for up to four dwellings. For the officer to raise objection unilaterally and seek to refuse permission on highway grounds, there would have needed to be substantive evidence to counter the Inspectors' previous conclusions. To refuse permission would have most likely led to an award of costs at appeal on the grounds of unreasonable behaviour, and this is evidenced by the cost's decision on the 2019 refusal which states *"the Council was entitled to consider highway safety in assessing the full planning application, no changes to the highway circumstances have been put forward to justify a different conclusion. I find unreasonable behaviour on the part of the Council in failing to provide an objective analysis to justify a different conclusion in this respect"*.

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.

- Assessment of technical matters for a planning application is informed by the responses of consultees holding relevant specialist knowledge. This includes the input of the Lead Local Flood Authority (LLFA) on flood risk and drainage matters, in the same way as MKC Highways consider highway safety and capacity matters.
- The Inspector considers drainage concerns raised during the appeal but found that the impacts arising from this development could be satisfactorily resolved under a planning condition attached to the permission (paragraph 17). It is also noted that other legislation addresses sewer network capacity, and *"it would be a matter for the appellant and the appropriate water authorities to ensure that satisfactory provision could be made"*. This position was a material consideration in the assessment of subsequent applications, and it is noted that under the latest application in 2020 the officer reaches the same conclusion – that a condition can adequately address these matters.

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.

- Again, this is a planning enforcement matter and will be investigated under the above complaint (ref: 21/00397/ENF).

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.

- Having reviewed the Parish Council's representation on the 2018 application, it states *"the tree survey does not take into consideration on how existing trees will be protected in the future and the impact that this development will have on the local habitat"*. This does not appear to seek a tree survey to be carried out or a TPO to be made. The creation of TPOs involves other services from across the council. Therefore, for this to be investigated it would be helpful if the Parish Council could provide copies of the relevant correspondence requesting the survey and/or TPO.

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.

<ul style="list-style-type: none"> Condition 9 of the appeal permission requires an associated management and maintenance plan. It then goes on to state that the approved drainage scheme shall subsequently be implemented in accordance with the approved detailed design and shall be retained thereafter. Should subsequent occupiers not manage the installed drainage in accordance with the management and maintenance plan, then this would be a matter for planning enforcement to investigate in liaison with the LLFA. <p>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.</p> <ul style="list-style-type: none"> The Inspector was considering an outline application which proposed 'up to' 4 dwellings. He provides a clear marker of his concerns at paragraph 12 of the decision, but correctly acknowledges that the layout and scale of the proposed dwellings was a reserved matter and not before him for consideration at that time. The subsequent applications have proposed only three dwellings, and the 2019 Inspector notes "<i>although taller than the adjoining bungalows, the proposed dwellings would not be unduly out of scale and would respond appropriately to the local context of one and two storey properties</i>", going on to conclude that the proposed development would not have such a harmful effect on the character and appearance of the area as to justify withholding permission. <p>Residents thanked the Parish Council for the help in achieving a response from MKC but still felt let down by MKC Planning Department and considered that part of the response was not acceptable.</p> <p><u>Cllr D Hopkins agreed to arrange for residents affected by this development to meet with Iain Stewart (MP) on Saturday 24 July 2021 to voice their concerns. He also promised to supply details on the process on how to raise a formal complaint to MKC on the handing of this planning application.</u></p> <p>6.1A- It was noted that Cllr D Hopkins has written to Central Bedfordshire Council regarding the reduction of the speed limit to 40 MPH and the ongoing drainage problems that are within their boundary.</p> <p><u>Update – MKC & CBC are regularly being contacted regarding the introduction of a lower speed limit and it understood that CBC are looking into the drain problems.</u></p>	Cllr D Hopkins
<p>6.2 - (item 2.1 of minutes 21/06/21) – The Parish Council was also asked to report that the hedges along Lower End Road need action to prune overhanging branches as soon as they are legally allowed to undertake the work. They also asked the Parish Council to investigate the feasibility of installing a defibrillator somewhere in Lower End as soon as possible.</p> <p><u>Update</u></p> <ul style="list-style-type: none"> <u>Hedgerows / grass verges - This has been reported to MKC under reference FS350117592.</u> <u>Defibrillator – Clerk will ask MKC for funding / suitable location at a meeting on the 4 August 2021.</u> 	
<p>6.3 - (item 18.1 of minutes 21/12/20) - Trees on St Marys Green: Cllr Hill asked if the old trees could have tree preservation orders applied to them.</p> <p><u>Update – Confirmation received from MKC that they have visited the site and assessed and plotted the trees. Details are currently being documented in the next two to three weeks and this will be provided to MKC planning department so that requests for TPO's can be made to the legal department.</u></p>	
<p>6.4 - (item 18.4 of minutes 15/02/21) - New Development Area - Cllr R Hill asked who is responsible for the maintenance of all the green spaces located in the new development areas.</p> <p><u>Update - The Parks Trust have been chased again this month regarding providing a definitive map showing the land they manage, and we are waiting for a reply.</u></p>	Clerk

<p>6.5 - (item 19.6 of minutes 15/03/21) - Farm Building – Cllr Hill raised a concern about some derelict farm building in Phoebe Lane.</p> <p><i>It was also noted that Bucks Fire & Rescue Service has contacted O&H Properties representatives on this issue as there have been several recent fires on this site. Ongoing.</i></p>	
<p>6.6 - (item 17.1 of minutes 15/03/21) - T&F Committee for a Green Agenda for Wavendon in response to the climate emergency.</p> <p><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></p>	
<p>6.7 - (item 22.2 of minutes 19/04/21) – Cllr Jamieson asked if the Clerk would investigate whether the Lime trees in the field opposite the Wavendon Arms are protected with tree preservation orders and if not start the process for them to be protected.</p> <p><i>Update – Confirmation received from MKC that they have visited the site and assessed and plotted the trees. Details are currently being documented in the next two to three weeks and this will be provided to MKC planning department so that requests for TPO's can be made to the legal department.</i></p>	
<p>6.8 - (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.</p> <p>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 was sought from MKC on how to approach this task and it was suggested that the PC appoint an ecologist to help with actioning this item.</p> <p><i>Before deciding on this the Clerk was asked to contact MKC to ask for a meeting with the correct department to seek further advice on how to undertake this task.</i></p> <p><i>Update – Clerk is still trying to arrange this meeting.</i></p>	Clerk
<p>6.9 - (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.</p> <p><i>Update - Clerk has sent a letter 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. Response awaited.</i></p>	
<p>6.10 - (item 25.2 of minutes 19/04/21) – 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.</p> <p><i>Update – Drain problems are regularly reported to MKC in the Parish and in most cases, nothing gets done. To be escalated.</i></p>	Clerk
<p>6.11 - (item 25.3 of minutes 19/04/21) – Graffiti (Kingston Island) – 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.</p> <p><i>Update – This has been reported to MKC under reference FS350118941.</i></p>	
<p>6.12 - (item 25.4 of minutes 19/04/21) – 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.</p> <p><i>Update – Recommendation to move this table tennis table to the new Community Hub and install a disabled friendly picnic bench as the base is suitable and has good access. This was agreed by all present.</i></p>	Clerk

<p>6.13 - (item 18 of minutes 21/06/21) - To review all Parish Council Legal and Procedural Documents:</p> <p><i>Update – the following two documents still require action. Clerk to review / update in August 2021.</i></p> <ul style="list-style-type: none"> • Equality Policy – <u>To be reviewed.</u> • Guidance and Rules for the Recreation Ground – <u>To be issued in conjunction with new signage.</u> 	Clerk
<p>6.14 - (item 22.1 of minutes 21/06/21) - Cllr Braddish asked if MKC will continue with the booking system for the Household Refuse Sites as he believed that this policy was not helping to stop fly tipping.</p> <p><i>Update – MKC still to be contacted on this issue by the Clerk.</i></p>	Clerk
<p>6.13 - (item 22.2 of minutes 21/06/21) - Cllr Jamieson asked if TVP will be undertaking any speed checks in Wavendon, and Woburn Sands as promised at the recently held Community Police Forum via Zoom. <u>If the Clerk cannot get a satisfactory response from TVP it was suggested that we should invite a representative from TVP to attend the September 2021 Parish Council meeting.</u></p> <p><i>Update – Clerk has invited a representative from TVP to attend the Parish Council Meeting on the 20 September 2021 which has been accepted.</i></p>	

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

All Parish Councillors were asked to review the work programme to identify the priority issue that should be immediately addressed for agreement at the September 2021 Parish Council meeting.

8. Correspondence:

	ACTION
<p>8.1 - Email received 08/07/2021 from MKC regarding a Limited Scope Community Governance Review.</p> <p>Clerk advised that following a letter from Wavendon Parish Council dated the 11 May 2021 to MKC asking for authority to be able to increase the number of Parish Councillors from 7 to 9 we have been asked to provide further supporting evidence.</p> <p>Following discussion, the following resolution was agreed by all present.</p> <p><i>‘This council, given the rapid increase in the population of the Parish of Wavendon through the development of Eagle Farm South, Glebe Farm and numerous smaller developments, requests Milton Keynes Council to authorise the increase in the number of Councillors from seven to nine at the earliest possible date’.</i></p> <p><u>Clerk was tasked with advising MKC accordingly.</u></p>	Clerk
<p>8.2 - Emails received from several residents highlighting anti-social behaviour at Heath Court Apartments at the junction of Lower End Road / Newport Road.</p> <p><i>It was noted that this serious issue is being dealt with by Cllr D Hopkins and he provided an update of the situation to date.</i></p>	Cllr D Hopkins
<p>8.3 - Request received now to serve alcohol at the charity event that approval was given at the Parish Council meeting in April 2021 for the use of the recreation ground on Saturday the 23 July 2021.</p> <p>A representative from the charity who attended the ‘Public Open Session’ of this Parish Council meeting gave assurances on how the event would be managed.</p> <p><i>Following discussion, it was agreed by all present to approve the request to serve alcohol at the event.</i></p>	

9. Planning:

	ACTION
<p>9.1 - 21/01701/DISCON - Details submitted pursuant to conditions 3 (external materials), 8 (arboricultural), 9 (levels), 10 (sustainable drainage) and 14 (broadband) attached to planning application 20/01786/FUL at Land Incorporating 32 and 36 Newport Road, Wavendon.</p> <p><u>Clerk confirmed that he had sent a response to MKC on the 23 June 2021 following discussion at the Parish Council meeting on the 21 June 2021.</u></p>	
<p>9.2 - 21/01795/FUL - Construction of new dwelling and alterations to existing access (re-submission of refused application 21/00765/FUL) at Long Acre, 38 Cranfield Road, Wavendon.</p> <p><u>Clerk confirmed that he had sent a response to MKC on the 5 July 2021 following discussion at the Parish Council meeting on the 21 June 2021.</u></p>	
<p>9.3 - 21/01352/FUL - Installation of PV System on the roof of Amazon Warehouse STN8 covering an area totalling 8,876sq, including cable drop and a fixed inverter on concrete base at Unit 510, Harvie Card Way, Eagle Farm North, Milton Keynes.</p> <p><u>No issues were raised.</u></p>	
<p>9.4 - 21/01633/TPO - Crown lift to 1.5 meters from the ground of 3x Oak trees T1, T2, T3 protected by Milton Keynes Council Tree Preservation Order PS/540/15/168 at 2 Wedgewood Close, Wavendon. <u>No issues were raised.</u></p>	
<p>9.5 - 21/01682/REM - Reserved Matters application following 15/02337/OUT for access, appearance, layout, and scale for internal roads, pump station, three residential units (Plots 99, 108 and 109) and a convenience store at Land North and West of Wavendon Business Park, Ortensia Drive, Wavendon Gate, Milton Keynes.</p> <p><u>No issues were raised.</u></p>	
<p>9.6 - 21/01832/FUL - Demolition of attached garage and front extension and construction of 2-storey side/front/rear extension connecting to new single storey rear extension, fenestration alterations, alterations to porch/bay window and construction of detached garage at front of plot at Fair Oaks, 47A Newport Road, Wavendon.</p> <p><u>No issues were raised.</u></p>	
<p>9.7 - 21/01850/DISCON - Details submitted pursuant to the discharge of condition 4 (lighting plan) attached to planning permission 18/02881/REM at Land South of Wavendon Manor, Cross End, Wavendon. <u>No issues were raised.</u></p>	
<p>9.8 - 21/01888/DISCON - Details submitted pursuant to the discharge of conditions 5 (Foul water strategy), 7 (Ground conditions), 12 (finished floor and ground levels), 13 (Sustainability Statement), 14 (Noise mitigation measures), 17 (Code of construction practice), 19 (Cycles, parking and manoeuvring), 22 (Boundary treatment), 27 (Storm water drainage design) and 38 (Lighting plan) relating to planning permission 13/02382/OUTEIS at Wavendon Community Building and Sports Pitches, Stockwell Lane, Wavendon. <u>No issues were raised.</u></p>	
<p>9.9 - 21/01891/FUL - The erection of 1 detached dwelling with a garage, external parking, and associated works (re-submission of 20/03392/FUL) at Land to the West of 6 And 8 Cross End, Cross End, Wavendon.</p> <p>Following discussion, the Clerk was asked to write to MKC as noted below:</p> <ul style="list-style-type: none"> <u>The Parish Council are concerned as to the impact of this development on neighbouring properties and would ask that the views of neighbours are seriously considered prior to deciding on this application.</u> 	Clerk
<p>9.10 - 21/01952/DISCON - Approval of details required by condition 18 (external materials) relating to 13/02382/OUTEIS (re-submission) at Land at Glebe Farm, Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p>9.11 - 21/01958/DISCON - Details submitted pursuant to the discharge of conditions 4 (lighting plan), 9 (tree survey) and 10 (soft landscaping) of permission ref. 21/00584/FULMMA at Land South of Wavendon Manor, Cross End, Wavendon.</p> <p><u>No issues were raised.</u></p>	

<p>9.12 - 21/01992/REM - Approval of reserved matters (access, layout, scale, appearance, and landscaping) pursuant to outline permission ref. 19/01071/OUT for the construction of up to 23 dwellings, associated car parking, amenity space, landscaping and site access from Newport Road via Stockwell Lane and the access associated with the Glebe Farm development at Land to the East of Stockwell Lane and West of Newport Road.</p> <p><i><u>Clerk was asked to respond to this planning application based on any comments made on the outline planning application.</u></i></p>	Clerk
<p>9.13 - 21/02026/FULMMA - Variation of condition 1 (approved plans) of permission ref. 20/00288/REM seeking change to approved materials relating to Reserved Matters Application (Access, Landscape, Appearance, Scale and Layout) for 381 Dwellings pursuant to Outline Planning Permission 13/02382/OUTEIS at Land at Glebe Farm, Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p>9.14 - 21/02050/NMA - Non-material amendment to permission ref. 20/01841/REM seeking substitution of house types within plot nos. 59, 60, 81, 84-86, 91, 92, 100, 118, 125-130, 137, 141, 162, 190, 201, 202, 251, 267, 268, 277, 284, 291, 297, 309, 312, 313, 326, 329, 340, 334, 347, 366, 371, 372, 377, 381, 382, 390, 392, 396, alteration of parking spaces for Plot 199 and addition of 2 visitor south of Central Green Square, relating to 400 dwellings and associated works, pursuant to outline planning permission 14/00350/OUTEIS at Wavendon Golf Centre, Lower End Road, Wavendon. <u>No issues were raised.</u></p>	
<p>9.15 - 21/02055/DISCON - Details submitted pursuant to Condition 6 (Boundary treatments), 7 (Hard & Soft landscaping), 9B (Foul water drainage) and 10 (Materials) relating to planning permission ref. 19/01159/FULMMA at Site at Stockwell Lane Farm, Stockwell Lane, Wavendon. <u>No issues were raised.</u></p>	
<p>9.16 - 21/02058/DISCON - Approval of details required by condition 46 (Surface Water Disposal) of permission ref. 13/02382/OUTEIS at Lot 1- Parcel A, Glebe Farm, Wavendon. <u>No issues were raised.</u></p>	
<p>9.17 - 21/02065/REM - Approval of reserved matters (layout, scale, appearance and landscaping pursuant to outline permission ref. 13/02381/OUTEIS for the construction of 121 dwellings at Land at Eagle Farm, Phase 4 Parcel D, Cranfield Road, Wavendon. <u>No issues were raised.</u></p>	
<p>9.18 - 21/02080/DISCON - Approval of details required by conditions 3 (Schedule of external materials), 5 (Ecological mitigation & enhancement) and 7 (arboricultural method statement) and of permission ref. 20/03295/FUL at 73 Newport Road, Wavendon. <u>No issues were raised.</u></p>	
<p>9.19 - 21/02085/OUT - Outline application (matter of access to be considered with matters of layout, scale, appearance, and landscaping reserved) for the construction of up to 103 residential dwellings, together with associated access, parking, open space, landscaping and all ancillary works at Land West of Newport Road, Woburn Sands, Milton Keynes.</p> <p><i><u>Following discussion, it was agreed that this planning application was premature, and the Clerk was tasked with writing to Swan Homes Limited and Milton Keynes Council to totally object to this planning application.</u></i></p>	Clerk
<p>9.20 - 21/02105/TPO - Installation of root barrier to the right and rear of the property (subsidence claim) at 35 Wavendon House Drive, Wavendon. <u>No issues were raised.</u></p>	
<p>9.21 - 21/02120/NMA - Non-material amendment to permission ref. 20/01786/FUL seeking to omit 1 chimney from each plot, change detail above windows and doors to brick soldier course, omit rooflights from plot 2 bathroom and add window to first floor or rear elevation to serve the bathroom relating to demolition of the existing bungalow (No.36) and construction of three detached dwellings. Works include utilising the access of No.32 and alterations to the size of the rear garden of No.32. (re-submission of 19/02943/FUL) at 36 Newport Road, Wavendon.</p> <p><u>See agenda item 2.6 for details.</u></p>	Clerk

<p>9.22 - 21/02153/DISCON - Approval of details required by condition 5 (WSI for Archaeological Mitigation) of permission ref. 17/00303/OUT at Land to the West of Wavendon Lodge, Lower End Road, Wavendon. <u>No issues were raised.</u></p>	
<p>9.23 - 20/03080/FUL- Full planning application for 46 no. dwellings comprising a partial re-plan of details approved under reserved matters to include an uplift of 7 no. dwellings and a revised mix across the relevant development parcels and associated development works at Site South East of Elmswell Gate, Towergate, Milton Keynes.</p> <p><u>Notification received 02/07/21 from MKC that full planning permission had been granted.</u></p>	
<p>9.24 - 21/00935/FUL - Demolition of front porch and single storey side store and construction of 2-storey front extension with associated drainage works, fenestration alterations, single storey rear extension, 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.</p> <p><u>Notification received 28/06/21 from MKC that full planning permission had been granted.</u></p>	
<p>9.25 - 21/01264/DISCON - Details submitted pursuant to the discharge of condition 27 (Storm Water Drainage) attached to planning application 13/02382/OUTEIS for Parcel A - Lot 1 at Glebe Farm, Wavendon.</p> <p><u>Notification received 24/06/21 from MKC that planning condition had been approved.</u></p>	
<p>9.26 - 21/01325/FUL - 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.</p> <p><u>Notification received 29/06/21 from MKC that full planning permission had been granted.</u></p>	
<p>9.27 - 21/01431/TPO - 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.</p> <p><u>Notification received 25/06/21 from MKC that tree preservation order consent had been approved.</u></p>	
<p>9.28 - 21/01140/FUL Single storey rear extension at 8 Ambridge Lane, Glebe Farm, Milton Keynes.</p> <p><u>Notification received 30/06/21 from MKC that full planning permission had been granted.</u></p>	
<p>9.29 - 21/01465/FUL - Insert bi-fold doors with Juliet balcony to east side elevation at attic level at 12 Wavendon Lodge Mews, Wavendon.</p> <p><u>Notification received 13/07/21 from MKC that full planning permission had been granted.</u></p>	
<p>9.30 - 21/01499/DISCON - Details submitted pursuant to the discharge of condition 14 (sample panels of external materials) attached to planning application 14/00350/OUTEIS at Former Wavendon Golf Centre, Lower End Road, Wavendon.</p> <p><u>Notification received 17/07/21 from MKC that planning condition had been approved.</u></p>	
<p>9.31 - 21/01759/NMA – Non-material amendment to planning permission 20/02979/REM including relocation of the Pavilion building location and alterations to the Parking layout. The addition of an attenuation Pond for the Pavilion & Car Park, layout to match the Pavilion Reserved Matters Application. Additional fencing added to pond and amendments to the enhancement Planting on the Landscape Strategy to fit with the current proposals. A reassessment of the approved District Licence to capture the above alterations and the addition of the pond at Land at Glebe Farm, Newport Road, Wavendon.</p> <p><u>Notification received 08/07/21 from MKC that non-material amendment had been approved.</u></p>	

10. To discuss 106 Tariff Projects / Funding:

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

- Picnic tables for the Recreation Ground. Three tables made from recycled material ordered (including one with disabled access). Quotation being obtained to install a base for each table.
- 6 x Additional Dog Bins for new development area. Order placed, waiting delivery. To be held in storage until suitable sites are agreed.
- Replacement bench at the front of the Community Centre. Order placed.
- Replacement benches at St Marys Green. Quotations still to be being obtained.
- 4 x Parish Notice Boards for new development area. No change to price, order to be placed. To be held in storage until suitable sites are agreed.

Phase 2 – Clerk will meet with MKC on the 4 August 2021 to agree release of funding to enable these projects to be processed.

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

Phase 3

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

Separate Project

- Replacement Bus Shelter on Newport Road – 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 to agree details of the project with them.
- This will also incorporate required expenditure on new allotments sited within the new development area.

Separate Project – Street Lighting Upgrade.

- Clerk confirmed that he met with MKC to agree a scheme to replace the street lighting on Walton Road, Stockwell Lane and some new ones in St Marys Close on the 19 May 2021 and is currently waiting for a quotation to obtain agreement with MKC on funding and gain Parish Council agreement. No change, although the Clerk is chasing MKC on a regular basis to progress this item.

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 was held on the 22 June 2021 to progress this issue, but we are still waiting for feedback on the Community Access Agreement. Ongoing.

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

11.1 - New Community Hub progress update:

- Building work to commence in August 2021 with a target completion date in August 2022. A budget will be prepared over the next two to three months and negotiations will start with MKC on the preparation of a 99-year lease.
- Thoughts about an opening ceremony to be discussed at a future Parish Council meeting.

11.2 - Reports Community Centre:

- Final meeting held with Little Oaks Nursey 14/07/2021, Clerk to update sub-lease and then forward to our Solicitor as quickly as possible.
- Quotation received to install new guttering, down pipes, replace soffit boards at £18,080 + VAT. Estimated expenditure given by MKC on the roof was £33,750 + VAT when WPC Lease started in January 2020. We have £20,000 left from the 106 tariff monies. Clerk was authorised to place the order at £18,080 +VAT.
- Fire Safety Review – Additional signs now displayed, and fire safety documentation has now also been displayed in both sides of the Community Centre.
- Clerk advised that he was getting a quotation for consideration to have the conservatory roof insulated. No change.
- Still a few electrical issues to be resolved including some emergency lights that cannot be tested in the former school. Quotation requested.
- New drain cover required. First quotation was £340.00 + VAT. Another quotation is being obtained.
- Shower Boilers – Requested quotation to fix these two boilers. They are not being used but have been highlighted as an issue by the contactor that undertakes the Legionnaire survey.
- Introduce a Recycling Scheme at the Community Centre. Clerk to obtain costs.
- Electric Supply – Requires renewal on 20 September 2021.

11.3 - 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 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.
- Order placed for two disclaimer signs at £144.54 including installation as agreed at WPC Meeting 21/06/21.
- Clerk is seeking permission from MKC regarding having an electric charging point installed in the car park. No change.

12. To receive Financial Statements:

12.1 - Bank Statement: Balance as of 19 July 2021:

Community Account as of 30 June 2021:	£49,210.92
Less Cheques to be cashed – 101185, 101200, 101287, 101288, 101289	(£3,547.26)
Less New Cheques – 101291 to 101297 plus S/O's & D/D's	(£3,158.82)
Total	£42,504.84
Business Saver Account (Parish Funds)	£10,960.69
Business Saver Account (Ring Fenced Funds from Wavendon Cricket Club)	£2,830.01
Total	£13,790.70
Business Saver Account (Mrs Robinson's Account)	£998.94

12.2 - Payments:

<u>Cheque No.</u>	<u>Payee</u>	<u>Amount</u>
101291	Anglia Water Ltd – (Water Rates for Community Centre)	£90.43
S/O	Alan Kemp - (July 2021 Salary)	£828.00
101292	H M Revenue & Customs – (Tax & NI for Clerk)	£248.12
S/O	Robert Hill – (Caretaker Salary)	£201.50
101293	Auditing Solutions Ltd (Internal Audit Fee)	£306.00
101294	Vision ICT Ltd - (Email Hosting Fee)	£21.60
101295	Mrs H Price (Additional copies of Wafas & Wallas)	£215.00
101296	Lockcraft Electrical Ltd – (Community Centre)	£903.60
101297	Alan Kemp – (Stationary + Community Centre)	£231.04
D/D	BT – (Community Centre)	£59.99
S/O	EON (Electric) – (Community Centre)	£33.63
S/O	EON (Gas) – Community Centre	£19.91

This expenditure was proposed, seconded, and carried unanimously.

12.3 - Receipts:

Business Premium Account – Parish Council – Interest	£0.34
Business Premium Account – Parish Council – VAT Refund	£2,373.81
Business Premium Account – Mrs Robinsons – Interest	£0.02

12.4 - To sign off a corrected version of the Annual Financial Return for 2020/2021:

Clerk advised that he had been asked by PKF Littlejohn LLP (external auditors) to submit a corrected version of the Annual Return. The correct document was signed by the Chairman and the Clerk and will be returned to PKF Littlejohn.

13. To consider village projects / items to apply to MKC for Community Infrastructure Funding grants for 2022/2023:

Clerk advised that the deadline for submitting applications for funding is the 27 August 2021. There is a shortfall in funding for the New Community Hub and it was agreed that the Clerk and Chairman would investigate the if there are any items that a grant application could be submitted.

14. To discuss any Highway Issues:

14.1 – Major Projects.

The following update has been received from MKC on the following schemes.

- **Low Traffic Neighbourhood Scheme for Walton /road** – James Povey (Strategic Transport Lead) is looking at the introduction of these. No change.
- **Stockwell Lane Traffic Scheme** – there is no funding available for this project, however Paul Van Geete may be able to provide Tariff monies. **See note below from PVG.** Cllr D Hopkins gave an update on the meeting that was held with Cllrs, Hill, and Jamieson on suggestions how the scheme should be developed for the benefit for residents. MKC to be asked to prepare drawings for consultation with residents.
- **Cross End Closure** – the S106 funding has not been paid by developer yet. Completion date TBA. No change.
- **Cranfield Road Speed Reduction** – we believe that because most works are in CBC, unfortunately there is no funding available for this. **See note below from PVG.** No change.
- **Lower End Road Speed Reduction** – there is no funding available for this project, again though there may be Tariff funding available. **See note below from PVG.** No change.

The following input has been received from Paul VanGeete.

- There is potentially funding for 'local roads' schemes around areas of Tariff development, to cater for the additional impacts of growth, subject to identifying and agreeing on the appropriate schemes. Stockwell Lane and Lower End Road could both qualify under this heading given the ongoing SLA development.
- On Cranfield Road we have been working on a more comprehensive study which would assess growth in a wider context, South-East MK, and potential CBC development adjacent to MK, so perhaps this is something that could be looked at as part of that work although this would need to be in conjunction with CBC.

Clerk and Cllr D Hopkins will make every effort to arrange a meeting with MKC Highways in August 2021 to obtain dates when the above-mentioned traffic projects can be implemented.

14.2 - (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 agreed to a site meeting when COVID lockdown measures were relaxed but unfortunately the MKC Highways Engineer that agreed to this request has now left the employment on MKC. Clerk to seek further advice from MKC

14.3 - (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. No change.

14.4 - 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 reported that Planning Enforcement have closed the case stating that there were changes to planning permission. Clerk cannot find any evidence that condition 6 has been discharged and has written to the Planning Officer for clarification.

14.5 - (item 19.3 of minutes 15/03/21) - Cross End.

- Cllr Ostler was concerned about the damage to the grass verges caused by a house building developer. 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.

14.6 - item 22.3 of minutes 19/04/21) – Redway concern.

- Cllr Braddish stated that the signs on the redways are not adequate and believed that pedestrians are not protected enough from some cyclists. No change - This will be added to the list of issues for discussion and resolution with MKC Highways Department.

15. Clerks Report / Local Issues:

15.1 – NO CHANGE - Recreation Ground.

- Amended Fields in Trust Deed and signed Statutory Declaration by the Clerk was posted to our Solicitor on the 12 July 2021.
- This will enable the Recreation Ground to be registered with the Land Registry.

15.2 - NO CHANGE - St Marys Green Registration.

Land Registry have now requested the following further information.

- What is the value? This is presumably written into your accounts and will be a minimal amount as a community asset.
- Could you give me a selection of maintenance records?

15.3 – 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 of £650.00. The estimated cost is £1,300 a shortfall of £650.00. We were given tariff funding of £600.00 to replace the Oak Tree on the Recreation Ground, this is now showing signs of recovery – Clerk suggested diverting this funding to complete this footpath project and all present agreed to this request.

15.4 - Christopher Welch Memorial Bench & Tree at Wavendon Tower.

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

15.5 – 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.** The coach is booked and a suitable venue for the community meal has been provisionally reserved. Slow uptake so far only 12 people so far.

15.6 – Cherry Trees.

- Two of the new trees at St Marys Green require replacing. Request for replacements submitted to the supplier by the Clerk – target delivery – August / September 2021.

15.7 – Damaged Football Gate.

- The footpath gate (FP4 and FP5) from Wavendon Recreation Ground requires replacing. MKC Rights of Ways Team are in contact with the Landowner.

16. To conduct a Risk Assessment Review:

Clerk confirmed that he had updated the Risk Assessment document (issue 17) for the Parish Council and will be available to view on the website. Clerk to ensure that this is included as an agenda item at the March 2022 meeting.

17. To discuss the management of allotments located in the new development areas.

Clerk gave the following update.

- MKC Landscape Team have been engaged to draw up plans on how many allotments can be accommodated within the plot.
- Clerk will meet with MKC on the 4 August 2021 to start and produce a project plan with target timescales for the completion and opening of both allotment sites.
- 12 people now on the waiting list.

18. Unitary Reports:

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

19. Councillor Reports:

19.1 – Cllr Jamieson advised that a review of the planning rules is being undertaken by the Government in the Autumn and suggested that we should write highlighting our concerns with this legislation. It was agreed to include this as an agenda item at the September 2021 Parish Council meeting.

20. To agree items for forthcoming agendas:

- Representative from Thames Valley Police.
- Government Planning Bill.

21. Future Meetings:

The next two meetings of the Parish Council will take place on Monday the 20 September 2021 and Monday the 18 October 2021 commencing at 7.30pm in Wavendon Community Centre.

There being no further business the meeting closed at 9.45 pm.