

HAVERSHAM cum LITTLE LINFORD PARISH COUNCIL

DRAFT MINUTES OF THE MEETING OF THE HAVERSHAM CUM LITTLE LINFORD PARISH COUNCIL held at Haversham Social and Community Centre on Monday 18th September 2017 at 7.30pm

PRESENT- Cllrs N Watson (in the Chair), I Burgess, C Langham, P Furniss, B Clift, P Williams and E Neal; 11 members of the public including Patrick Upton, Harvey Gilbert, Lesley Gilbert, Jackie Brown, Pat Brightman and David Stabler from Great Linford Parish Council.
Clerk J Vischer.

1. APOLOGIES

Ward Cllr A Geary. These were accepted.

2. PUBLIC FORUM

- 2.1. Lesley Gilbert** reiterated a complaint concerning traffic speeds on entering the Lower village from Little Linford. She had noted that no '30' speed roundel was marked on the road surface for traffic descending the hill from the '40' to the '30' limit where there are several such reminders to drivers at other points on this road. The Clerk expressed doubt that Milton Keynes Council (MKC) Highways would respond to such a request but it was agreed he should make enquiries into the possibility of the Parish Council paying for it. **CLK**
- 2.2. Mr Upton** reported back on a meeting held between concerned residents and Ward Councillor Andrew Geary at Great Linford Parish Council offices regarding the Keswani/Portfields and Linford Lakes planning applications (17/02105/OUT & 17/01937/OUTEIS below). Concerns revolved around the possible success of a planning appeal by the developers on the basis of the validity of the MKC Five-Year Land Supply. It was agreed to append these notes of the meeting to the minutes. Mr David Stabler (Great Linford Parish Council (GLPC)) confirmed Mr Upton's summary and added that GLPC had already objected to the Linford Lakes proposal (as had Haversham cum Little Linford PC) and stated that they would probably be objecting to the Portfields application as well on the grounds of increase in traffic. The possibility of a traffic survey to challenge the developers' figures was mooted.

- 3. COUNCILLORS DECLARATION OF INTEREST** on any matters pertaining to this agenda – Cllrs Watson and Furniss declared a standing interest in item 17.1 as adjacent residents. Cllr Langham regarding Skate Park Project as adjacent resident to the recreation field.

4. APPROVAL OF MINUTES

The minutes of the meeting on 17th July 2017 were approved. Proposer Cllr Williams, seconder Cllr Langham. Unanimous.

5. MATTERS ARISING FROM PREVIOUS MINUTES

- 5.1. Archiving – Digital** – Cllr Neal was invited to gather costings etc on the options for digital storage of all parish electronic files on a 'disaster-recovery' basis in the first instance. Systems should be officially approved, with storage inside the UK as a preferred option. The Clerk to enquire as to what MKC does for storage and whether it extends a service to parish councils. **CLK/Cllr Neal**

Hard-copy – Cllrs Clift and Furniss reminded members of the two filing cabinets stored in the garages here at the HSCC and the need for document sorting. Members were invited to consider paying a helper to at least sort the papers into appropriate categories.

- 5.2. Website training** – Cllr Clift reported that the Clerk, the Magazine editor Lesley Gilbert and himself attended an hour-long web-shared screen training session offered by the webhost provider. Clerk, Editor and Councillor had subsequently met together and tackled various issues regarding website editing and drawn up a list of significant improvements for both administration and ease-of-access by users. This had been submitted to the webhost, and a

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quotation to make these improvements was awaited. [*post-meeting note*: a quote was received for £500 the day after the meeting]. The Chair invited Cllr Clift to take the lead on website matters and asked for an analysis of shortcomings and remedies to be drawn up. Cllr Clift happily accepted the role. **Cllr Clift**

- 5.3. Any Other Matters Arising – Noise from Recycling plants** – Cllr Neal pointed out that although there had been no significant reports there was almost continual low-level noise and odour pollution.
- 6. CLERK'S RESIGNATION** – the Clerk had circulated his imminent resignation due to health problems via email. He reiterated that he would be willing to stay during a hand-over period until November to train up the new recruit. The Chair thanked the Clerk for all his work. It was agreed to advertise the post in the next edition of the Magazine. Clerk to check official training opportunities. **CLK**
- 7. COMMUNICATION** – after some discussion it was agreed that the website should become the hub of all communication regarding Parish Council business. This would become more important with the development of the Neighbourhood Plan. Pointers to the site should be given on the local Facebook page. Pending the result of Cllr Clift's analysis of the website (*see above item 5.2*) a working party may be set up.
- 8. COUNCILLORS' PRIORITIES** – prior to the summer break councillors had been asked to consider the most important issues facing community and Parish Council.
Cllr Burgess: housing and traffic
Cllr Neal: Waste Recovery Centre
Cllr Langham: local amenities
Cllr Furniss: environmental protection
Cllr Williams: devolvement of services
Cllr Clift: website
Cllr Watson: communication
It was agreed that housing and traffic, local amenities, and environmental protection should be central to the proposed Neighbourhood Plan. Devolvement of Services to be added to next agenda.
- 9. PLANMK WORKING GROUP** Nothing to report – awaiting MKC's response to the consultation, probably due in the New Year. To be temporarily removed from the agenda
- 10. ALLOTMENTS** Cllr Watson reported that he and plot-holder Dennis Hopkins had removed the last vestiges of all the rubbish and detritus from the allotments. A van had been hired – expenses of £67.50 incurred. It was agreed to add this to the payments list. The Chair proposed a vote of thanks to Mr Hopkins for his community-spirited commitment. This was agreed by all.
- 11. NEIGHBOURHOOD PLAN** – Cllrs Williams and Watson had met to discuss the way ahead. It was agreed with their suggestion that the core group, the Neighbourhood Plan Development Group (NPDG), be made up of 7 to 8 members and comprise 50/50 parish councillors and residents. It was decided that the Chair remain outside the NPDG to retain impartiality when ratification was required. Sub-groups to be set up as and when necessary to lead on certain aspects and with other residents if suitable. Terms of reference to be drawn up. To feature in Chair's imminent magazine article. Also **Resolved: to appoint Neil Homer as the consultant: Proposer Cllr Watson, seconder Cllr Williams. Unanimous.** **CHR/Cllr Williams**
Mr Homer would be in Haversham on 27th September to 'walk the village' – Cllrs Williams, Burgess and possibly Neal to attend.
- 12. SKATE PARK PROJECT** – the result of the MK Community Foundation grant application was awaited. There had been no responses received by the Clerk as a result of the lengthy article/request for views published in the last issue of the Magazine. Clerk to verify insurance cover. [*post-meeting note*:

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confirmed by MKC – ‘as things stand the skate park would be added to our maintenance and insurance (public liability)’]

- 13. SPEED INDICATOR DEVICE** – Cllr Burgess reported that the device had been posted three times since July – twice in the upper village and once in the lower. With the help of Cllr Neal the data card would be downloaded next before a final stint in the lower village then retuning the equipment to Castlethorpe. **Cllrs Burgess/Neal**
- 14. MAGAZINE COSTS IMPROVEMENTS** – Nothing to report. Cllr Williams requested the Clerk to ask NBR Printing to itemise the latest invoice. **CLK/Cllrs Langham/Williams**
- 15. REPORTS FROM REPRESENTATIVES**
- 15.1. Haversham Social and Community Centre** - Cllr Clift reported that a very successful village Show had been held with over 60 entrants. Unfortunately the Fireworks Show has had to be cancelled this year due to the building works at the school. The search for new activities had established a Christmas Wreath-making Club. Members of the Committee had attended a building works pre-start meeting for Phases 1 and 2 – car park and all-weather pitches respectively. The HSCC containers had had to be cleared out in order to move them prior to the commencement of building works.
- 15.2. Save St. Peter’s Group** (Stanton Low) – Nothing to report
- 15.3. MK Waste Recovery Park** – Both Cllrs Furniss and Neal had attended the latest liaison meeting and had raised both noise and odour issues. Fully operational status had again been delayed, to the end of October.
- 15.4. Parishes Forum** – no meeting. Next meeting: Thursday 19th October at the Council Chamber at 7pm.
- 15.5. Haversham School** – Cllr Burgess reported that over the holidays no school meetings are held.
- 15.6. Rural North West Forum** – Cllr Watson was duly appointed as Parish Council representative. Clerk to inform Secretary. **CLK**
- 15.7. MKALC** – It was agreed to not join this organisation as the Parish Council already subscribed to both the Society of Local Council Clerks and Buckinghamshire Association of Local Councils.
- 16. ONGOING ENVIRONMENTAL ITEMS**
- 16.1.** Low-set drain covers/kerb along High St. (FS56276761 & FS56277478, July) reported *complete* 28/7. Kerb reported as ‘no further action’ etc. 4th Aug. These had all been done bar one. Clerk to re-report **CLK**
- 16.2.** Overgrowing hedges on Little Linford Lane – (FS56286832, July). These had been done but not on the concrete bridge and other side. Could this be the neighbouring landowners responsibility? **CLK**
- 16.3.** Hole in verge by pavement – (FS56271696, July). *No further action*, 28th July
- 16.4.** White-lining Wolverton Rd. – (FS56171433, July). This had been completed.
- 16.5.** Overhanging weeds / pavement – (FS56154599, July) – reported *complete* 28 July. Although this had been done and the surface weeds on the pavement recently sprayed off the pavement remained a considerable trip-hazard and became slippery in wet weather. The Clerk was asked to enquire after work recently done in Weston Underwood, which appeared very effective. **CLK**
- 16.6.** Road/tarmac improvements - a roundabout ‘bump’ at the junction Wolverton Rd/Brookfield Road; a road narrowing island at the bottom of the hill at the Eastern end of the High St; the possibility of a pedestrian-crossing across Wolverton Road. – June. Asked to wait until they could put an officer on to it. Clerk to follow-up. **CLK**
- 16.7.** Streetlight 16A gone out – reported 23/02/17 - FS13381292. Still out.
- 16.8.** Footpaths 42 & 43 – still outstanding. Footpath 38 reported June. Footpath 35 July. To be checked. **Cllr Langham**

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- 16.9. Old 'Kill Your Speed' sign – re-reported 25th October FS9196085. Re-reported 23 Jan 2017 – Given new ref FS12115562 following Sharkey letter, 2/8/17. Not to be done. To delete.
- 16.10. Drains – Chair's letter to Duncan Sharkey. Cllr Burgess stated that he was not satisfied with the indirect response received. This had been a focus on actions to deal with the environmental matters raised as examples in the letter but had not addressed the underlying problem with the reporting system. Cllr Burgess to prepare a further response. **Cllr Burgess**
- 16.11. Monitoring Recycling lorries using village as shortcut. Cllr Burgess had compiled a detailed list of guilty recycling lorries. Clerk to report. **CLK**
- 16.12. Verge by Little Linford Lane MK Council depot reported 23rd March 2016. Re-reported dumped concrete June 23rd ref FS4283073. Reported resolved 4 July. Re-reported 4th October with photos - new ref: FS7897000. Re-reported 23 Jan 2017 new ref FS12193989. Reported cleared 31 Jan 2017. Not cleared. Given new ref FS56801817 following Sharkey letter, 2/8/17. Reported 'done' 4th Aug. To be checked. **Cllrs Williams/Burgess**
- 16.13. Street gutter weeds in Brookfield Rd – new ref FS4300224. To be checked. **Cllr Furniss**

17. PLANNING MATTERS

- 17.1. **Land Registry - Former Anglian Water land behind Brookfield Road** – Cllr Furniss reported that she had submitted witness statements on behalf of the Parish Council as required. The hearing was scheduled for some time early in the new year.
- 17.2. **Land Registry rectification** on BM 338140 (Rec. Field) – Cllr Furniss reported that MKC had corrected their registration of the School land so the way was now clear for the Parish Council to register the recreation field. Cllr Furniss offered to do this on behalf of the Parish Council. This offer was gratefully accepted. **Cllr Furniss**
- 17.3. **Previous planning applications**
17/01463/FUL Little Linford House Little Linford Lane, Change of use of former agricultural barns to office accommodation including an extension, internal alterations and external works. *Pending*.
17/01504/FUL North West of Linford Hall Lane To Church, Construction of cricket pavilion, car parking and cricket pitch. *Application withdrawn*
17/01645/FUL 15 High Street Haversham, Two storey rear extension to existing house and erection of new dwellinghouse within garden (resubmission of 16/02825/FUL). *Permitted*
17/01695/FUL 88 Wolverton Road Haversham, Proposed double storey rear extension. *Pending*
17/01772/FUL M1 Motorway Service Area North And South Little Linford Lane, Creation of 16 x electric car parking bays and associated works (part retrospective). *Permitted*
17/01791/FUL Haversham Mill, Demolition of an existing single storey rear facing conservatory, erection of a two storey rear facing extension. Proposed first floor over existing study and single storey rear facing extension to the living room plus internal alterations. *Permitted*

17.4. NEW planning applications

- 17/01937/OUTEIS Land At Linford Lakes, Outline planning application up to 250 residential units with access and provision for drainage, open space and amenity areas and the creation of an area for car parking (25 spaces) on land off Little Linford Lane for use in association with the use of land for an extension to the River Valley Park. All matters reserved except for access. Reiteration of previous objection had been issued 4 September. *Pending*
- 17/02105/OUT Land To The West of M1 Off Little Linford Lane, Hybrid application for Full and Outline permission. Outline application (all matters reserved except for access, drainage, open space and play areas, noise attenuation and highway infrastructure). A Full application for phase 1 of the development containing 81 dwellings, estate roads, surface water drainage attenuation, landscaping and phase 1 of the noise attenuation bund. **To object on the grounds of traffic issues due to the inadequate calibre of Little Linford Lane and its bridges, and also wildlife.**

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17.5. Any Other Planning related matters – Cllr Burgess moved that a complaint of inconsistency be levelled at MKC planning as they had permitted development at 15 High St but rejected similar applications in the past. This was agreed. Cllr Burgess offered to write such a letter. **Cllr Burgess**

18. FINANCIAL MATTERS

15.1. Accounts for payment – a) Clerk's salary - £276.12; b) Admin expenditure - £85.90; Post Office (PAYE) - £207.00; Bin emptying (July & Aug) - £69.00; Hall Hire - £28.00; Mowing July & August (of which Allotments: £227.26 net) - £1,236.52; NBR Magazine printing - £777.00; Chair's refund for Allotments rubbish clearance - £67.50.

15.2. Financial Statement

Presented cheques since last report (29 June 2017)	£3,681.63
Receipts since last report	£3.45
Reconciliation & Lloyds bank statement, 29 August 2017	£8,825.83
National Saving Account at 1 st January 2017	£10,440.98
Total of Lloyds and NSB Accounts	£19,266.81
Less new and outstanding cheques	£2,747.04
Balance per cash book (i.e. excluding Savings)	£6,078.79

Resolved: The above financial statement and payments were approved.

15. COUNCILLORS NEW ITEMS

15.1. Cllr Furniss questioned the need to replace the demolished planter at the entrance to Little Linford – motor bike accident reported and circulated to all councillors between meetings. Councillors agreed that this was perhaps the case. Clerk to confirm with insurers whether any claim had been made or whether the claimant was willing to settle on a small sum. **CLK**

15.2. Cllr Williams asked the Clerk to request a breakdown of the latest printing invoice from the Magazine printers in order to establish what services were being paid for. **CLK**

16. PUBLIC FORUM None

17. DATE OF NEXT MEETING

Monday 16th October 2017 at 7.30pm at Haversham Social and Community Centre.

The meeting closed at 10.30pm

Signed

date

NOTES BELOW FOR CIRCULATION NOT ARCHIVING

NOTES OF MEETING AT GREAT LINFORD PARISH COUNCIL OFFICES

7.30PM THURSDAY 14 SEPTEMBER 2017

SUMMARY

This meeting was held to discuss the Keswani / Portfields and Linford Lakes planning applications and the possible effects thereon of the Planning Inspector's report on the Wavendon Properties appeal due out by end September. It is believed that this report will favour the Sedgefield over the Liverpool method (used by MK) for calculating the Five Year land supply which could have very serious ramifications for future housing development for Milton Keynes.

[1] The Keswani / Portfields Planning application – 17/02105/OUT

1.1

Andrew Cole said that he had failed to find any public notice of the application in the area attached to a lamp post or elsewhere. It was agreed Andrew Geary would follow up with the Case Officer Justin Booj.

1.2

The application included a traffic management report from December 2015 which could be considered out-of-date and an unrepresentative month because of low traffic volumes due to school holidays and the Xmas period. David Stabler emphasized that we needed to hire our own traffic management consultant and commission a traffic survey in order to contest the applicant's figures. Andrew Geary said he would follow up with Jeanette Green, Ward Councillor for Hanslope, on their experience of commissioning a traffic survey there.

1.3

It was estimated that the proposed development of 377 homes would generate 2,000 extra traffic movements a day with school runs and residents commuting to/from work. This would create an enormous and unacceptable strain on Little Linford Lane towards the Red House Pub roundabout and towards Little Linford and the Gayhurst Road which was already a busy commuter route to Milton Keynes. There would be gridlock approaching the motorway bridge on Little Linford Lane and at the hump-backed bridge over the River Great Ouse which is blind and single width as is the bend before the river approaching from the M1 bridge.

Furthermore, the extra traffic along the Gayhurst Road would result in a dramatic increase in traffic through Havesham village and the Estate which was already extremely busy during commuting periods.

1.4

It is understood that Welcome Break who manages Newport Pagnell Services and the adjacent Ramada Inn are also opposed to the development because of the inevitable traffic congestion in Little Linford Lane. David Stabler said he would talk to the Services Planning Consultant for more details.

1.5

Phil Ayles would be following up with Newport Pagnell Town Council. He has already spoken to Phil Winsor on the TC. Initial indication is that the Town Council will oppose. [Note: the TC were invited but did not attend the meeting.]

1.6

Patrick Upton pointed out the Mr Keswani had applied to build 300 homes on this site in 1992 but the application was called-in and rejected. The Planning Inspector felt that development on the scale proposed would have a devastating effect on the character and appearance of attractive countryside.

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In 2004 Mr Keswani applied to have the site included in the Local Plan which was rejected by the Planning Inspector at the Local Inquiry. The site was by then included as an AAL for the River Great Ouse Valley. The Inspector judged that the proposed development would seriously detract from the rural character and appearance of the open countryside on the urban fringe of Newport Pagnell and it would be wrong to allocate this inherently unsuitable site for development even with the prospect of affordable housing. There were better sites available.

1.7

David Stabler commented on the embankment and fence on top between the proposed development and the M1 saying that this was likely to reflect traffic noise back across the M1 to the residents of Pennycress Way and beyond thereby increasing the audible effect of the traffic.

1.8

Andrew Cole stated that a public consultation for this development was held early 2017 at the Portfields Community Centre in Newport Pagnell. However, despite the development being in the Haversham-cum-Little Linford Parish no such consultation was provided there.

1.9

The plans of the development showed a margin of 20 metres from the River Great Ouse. However, the plans submitted in the application give only 10 metres.

1.10

A wildlife corridor runs right through the proposed development from east to west.

[2] The Linford Lakes Planning Application

2.1

The developer Templeview re-submitted its planning application on 19 July. This application for 250 homes around the Linford Lakes AAL off the Wolverton Road had been rejected by the DCC on 30 March 2017 on the grounds of breach of Section 10 preventing build in the open countryside.

2.2

The reason for the re-submission is that Templeview believe the Planning Inspector at the appeal by Wavendon Properties Ltd [16/00672/OUT] in June was likely to rule against MK Council's use of the Liverpool method for determining the Five Year Land Supply. If this happens (and the Inspector's report is expected by end of September) it would vitiate S10 and allow Templeview's application to succeed. Should the DCC reject the application a second time then Templeview will appeal (and an appeal has already been lodged and is likely to be heard early 2018). The DCC are expected to hear the re-submitted application in October or November.

2.3

It was agreed that the same objections should be submitted to the Case Officer Paul Keen as had been raised previously for the first submission.

[3] Discussions with the Department of Communities and Local Government [DCLG]

3.1

Andrew Geary informed the meeting that the request by MK Council for the Secretary of State for DCLG – Sajid Javid - to call-in the Planning Inspectorate's appeal hearing in July brought by Wavendon Properties Limited had been refused and that the Inspector's report was to be issued by the end of September. The requested call-in was on the grounds that the Inspector seemed in favour of the Sedgfield method of calculating the Five year Land Supply and against the Liverpool method which has been used by MK

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Planning. A Five Year land supply of 5.16 years exists under the Liverpool method but only 4.4 years under the Sedgefield.

3.2

David Stabler elaborated on the difference between the Liverpool and Sedgefield methods. The Liverpool assumes the shortfall in the Five Year land supply will be taken into account over the *policy plan period* whereas the Sedgefield assumes the shortfall will be taken into account *within the first 5 years* of the policy plan period.

3.2

Since the letter of rejection was received, Iain Stewart, Cons MP for Milton Keynes South has briefly met Sajid Javid (he had four minutes) to persuade him to make the call-in due to the serious detrimental effects on Mk Planning should the Planning Inspector's report decide that the Sedgefield method should apply for MK rather than the Liverpool. This would allow builders carte blanche to build around the periphery of MK without restraint as S10 would no longer apply without a Five Year Land supply.

3.3

Richard Pryor has been in touch with Mark Lancaster, Cons MP for Milton Keynes North, whom he hopes will also lobby the Secretary of State on this matter.

3.4

Because the Planning Inspector's report on the Wavendon appeal is due by the end of September time is of the essence. Andrew Geary emphasized that once the report had been issued MK Council's only recourse was Judicial Review.

3.5

Phil Ayles suggested that if the Inspector favoured Sedgefield we would have grounds for Judicial review of his decision since a High Court judgment in 2014 ruled that either method was well established as a means of assessing the supply of housing land and the Planning Inspector should have known this. [See *Bloor Homes v Secretary of State for Communities & Local Government* - High Court 2014]. In addition, Sajid Javid ruled in February this year in favour of the Liverpool method.

Whatever the outcome we should continue to oppose the Keswani/Portfields and Linford Lakes application.

THE NEXT STEP

Patrick Upton and others present at this meeting will address the Haversham-cum-Little Linford Parish Council at their next monthly meeting at 7.30pm Monday 18 September to explain the current situation and discuss the next steps.
