

**Minutes of the Stoke Hammond Parish Council Meeting held on
Tuesday 2nd April 2024 at 7.30pm**

Present: Cllr Newing (Chair), Cllr Noble, Cllr Champion, Cllr Sharkey, Cllr Ajaz (joined from agenda point 6, application 24/00850/CPE), Kelly Harris, Clerk & RFO & 18 members of the public (MoP)

1. To receive apologies for absence

Apologies received from Cllr Julier.

2. To receive declarations of interest

Cllr Champion declared an interest in agenda item 10.

3. To approve the minutes of the Parish Council Meeting held on Tuesday 5th March 2024

The draft minutes were agreed unanimously and approved and signed as a true record by the Chair.

Proposed: Cllr Sharkey / Seconded: Cllr Champion / Agreed unanimously

4. Finance

a) To agree the April payment run as circulated:

STOKE HAMMOND PARISH COUNCIL - PAYMENT RUN April 2024

Payee	Detail	Amount
Pencil Box Design Limited	Leaflets & printed panels for Neighbourhood Plan walk in sessions	£352.88
Cllr Champion	Expenses - Community orchard refreshments for volunteers	£15.57
rCOH Ltd	Neighbourhood Plan - pre submission review, document production & meeting	£4,161.60
Cllr Noble	Expenses - SH/NLS news	£35.40
RTM Landscapes	Supply and fit fencing and privet hedging in NLS	£1,620.00
Clerk	Clerk salary for March and any related expenses	£891.40
BCQ Solutions Limited	SH/NLS newsletter printing	£860.00
	Total	£7,936.85

Proposed: Cllr Sharkey / Seconded: Cllr Noble / Agreed unanimously

b) To agree the accounts to 29th February 2024 as circulated

Proposed: Cllr Champion / Seconded: Cllr Sharkey / Agreed unanimously

5. Update from Unitary Councillor

No Unitary Councillor was in attendance and no update was provided.

6. Planning: To discuss planning applications

24/00766/APP - STOKE HAMMOND

Knowles-Brown Properties Ltd Unit 2 Willowbridge Marina, Stoke Road

Erection of 8 No. mixed use general industrial and storage/distribution (B2/B8) units with ancillary office space, associated access, and parking

After a lengthy discussion involving residents, the developers of the site and Councillors, Councillors felt there was benefit for future job opportunities from this development although there was concern this was a new development in a rural area.

Cllrs resolved they had NO OBJECTION to this application.

Proposed: Cllr Noble / Seconded: Cllr Venn / one abstention / one against / 3 in favour so NO OBJECTION passed.

24/00790/CPE – STOKE HAMMOND
Fairview Farm, Fenny Road

Certificate of Lawfulness for existing use for residential purposes as accommodation for travelling showpersons, use of areas within the site for parking, storage and maintenance and fixing of machinery and fairground rides comprising B2 and B8 uses and activities. The subject residences are identified as units A, B, C and D and the subject development also comprises touring caravans.

Cllrs resolved they had NO OBJECTION to this application.

Proposed: Cllr Newing / Seconded: Cllr Champion / one abstention / 4 in favour.

24/00850/CPE – STOKE HAMMOND
Brook Farm, Leighton Road

Certificate of Lawfulness for existing use for confirmation development has been implemented on application 16/02432/AOP (Erection of up to 33 residential dwellings)

Cllrs resolved to OBJECT to this application for the following reasons:

- Condition 9 associated with the application related to pre commencement of the development states: No development shall begin until a detailed service water drainage scheme for the site has been submitted and approved by the Local Planning Authority.' It is a matter of fact that nothing was received by the council until January 2023. As such the activity supposedly starting the work on the 10th August 2022 was not permitted.
- It is self-evident that arrival on site on the 10th August 2022 was far from a planned commencement of work, it was a last-minute decision to try and meet the 3-year statutory period before the permission lapsed.
- It is apparent the owners had no intention of properly commencing this permitted development as no further site visits occurred and we have subsequently seen a separate and completely new application for 42 homes. This was refused by the North Area Planning Committee in March 2024.
- Not only do we believe this application fails the statutory requirements as shown above, but we strongly believe the site owners have abused the planning process. Whilst the delay with the initial application may well have been impacted by the pandemic, the main delay was clearly due to the owners deciding they no longer supported the original application and wanted to prepare a brand-new application.
- The impact of the delay is that the original application is now 1 year 7 months beyond the targeted date for commencement and approaching 5 years since the application was permitted.
- The applicant comments on the failure of AVDC to meet their 5-year rolling quota but seems oblivious to the fact that the failure of developers to start work on time is a major contributor to this situation.

This development is well beyond the due start date and during this delay the world has moved on significantly, particularly with respect to the importance of green space and recreational provision which has always been an issue with this part of the village and this site. Given the landowners culpability for the delay and the failure to meet the pre-commencement condition, Cllrs suggest this application should be refused and the developers requested to provide an up to date and more appropriate application given the committee feedback on the latest submission.

Proposed: Cllr Newing / Seconded: Cllr Ajaz / Agreed unanimously

7. To report on any Highways, Footpaths & Footways and Lighting Matters

The footpath outside Tyrells Manor is now complete.

The Clerk has received a proposal to adopt new streetlights at the Mellows development off Newton Road and is awaiting details of the commuted sum being offered before this is put to Cllrs to decide how to proceed.

Cllr Ajaz advised that two streetlights in Newton Leys need to be repaired. These are still under the responsibility of Taylor Wimpey. He will pass the details to the Clerk for her to contact Taylor Wimpey. **Action: Cllr Ajaz/Clerk**

Cllr Newing confirmed there is a meeting taking place on 10th April to talk about the layby on Stoke Road. He is hoping a representative from Highways will attend and if so, he will also speak to them about the cars parked on the grass verge opposite Tommy's Carwash.

8. To provide updates on the Neighbourhood Plan

- Cllr Newing stressed the importance of the Neighbourhood Plan and the importance of commenting on it during the consultation phase. 35 feedback forms have been received so far.
- An end of grant report has been completed and all the £18,000 received has been spent. If any further expenses are required for the Neighbourhood Plan, the PC will be approached for the money.
- Cllr Champion encouraged Newton Leys South residents to comment on the plan.

9. To report on any Parish Improvements and Enhancements

- The Clerk confirmed the new hedging and fence in Newton Leys South has been completed.
- The new dog waste bins for Newton Leys South have arrived and Cllr Champion will hopefully meet with the supplier w/c 8th April to discuss installation.
- Cllr Noble mentioned a welcome pack for new residents and Cllr Venn confirmed the newsletter was going to be used for this instead. Cllr Noble will try and find a copy of the welcome pack.

10. To provide updates on the Newton Leys Management Company Limited

- The following was put to the Parish Council:
 - The PC will adopt the responsibilities of the Newton Leys Management Company Limited on 31st July 2024 on the basis that:
 - Man Co asks all members to pay all outstanding arrears plus £1000 to adopt, however, this will be reduced to all outstanding arrears plus £100 if it is paid in full by 31st May 2024.
 - Man Co will agree to transfer all cash held by Man Co on 31st July 2024 after payment of all existing known debts, excluding the sum of £10,000 which will be retained by Man Co to fund the closure of the company.
 - Man Co will transfer the benefit of the restrictions over any dwellings where the full amount owed has not been repaid in full by 31st July 2024.
 - Man Co will arrange for the transfer of the public open space and park to the PC. The PC will be responsible for its own conveyancing fees.
 - Man Co will arrange a park safety inspection with ROSPA prior to handover and attend to any areas of outstanding maintenance.
 - Man Co will supply a document to all members that have fully paid by 31st July 2024 allowing the restriction on their property to be removed.
 - At least 70% of the current outstanding service charge arrears are paid and at least 70% of the £100 payments are made prior to the adoption.

Proposed: Cllr Champion / Seconded: Cllr Ajaz / Agreed unanimously

The Clerk will instruct Wellers Hedley Solicitors to work on the PC's behalf with this matter.

Action: Clerk

11. To discuss EV charging points in the Parish and agree next steps

- Cllr Champion explained that he found out the chargers installed at the Newton Leys Pavilion had been done for free, and he has spoken to the supplier involved who is keen to work with the Parish Council. He would like to install EV charging points at Dickens Lane Park but believes this might need to wait until Milton Keynes Council has adopted the parking bays. Cllr Champion would like to explore the possibility of installing EV chargers at the end of Old School Lane and along Fenny Road. Cllr Champion proposed that the PC speaks to Bucks Highways to explore the possibilities.

Proposed: Cllr Champion / Seconded: Cllr Venn / Agreed unanimously

12. To consider resident request for a dog waste bin near to the new bus stop on Fenny Road

- A resident has contacted the Clerk requesting a new dog waste bin is installed next to the new bus stop on Fenny Road. Cllrs agreed to place this on hold for 6 months.

Proposed: Cllr Champion / Seconded: Cllr Ajaz / Agreed unanimously

13. To agree the process for naming new roads in the Parish

- Cllr Newing had circulated the revised process to Cllrs prior to the meeting, and Cllrs agreed they were happy with the following:
 - Step 1 - As soon as the road layout is known the Parish Council to consider possible names including those of residents who have passed away.
 - Step 2 - As soon as the request for names comes in from Bucks Council, letter A is sent to the family.
 - Step 3 - If a positive response is received, the street name suggestion is sent to Bucks Council.
 - Step 4 - On receipt of confirmation from Bucks Council, letter B is sent to the family.
 - Step 5 - On completion of the site an official naming ceremony is held with the family members in attendance.

Proposed: Cllr Newing / Seconded: Cllr Sharkey / Agreed unanimously

14. To report on meetings attended on behalf of the Parish Council

Cllrs had nothing to report.

15. Community Centre: to report on any matters for the Council's attention

Cllr Noble had nothing to report.

16. Sports Club: to provide any updates/report on any matters for the Council's attention

The Clerk read out the following report:

- The club is looking forward to the cricket season (if it ever stops raining and they can get to work on the ground).
- The club has hosted another ladies football match and we have a few more vets team football matches coming up.
- It was lovely to host the annual youth football Easter egg hunt on Good Friday and to see so many families there.
- Both pool teams are doing OK and the kids pool nights are very well attended.

17. Public Participation Session

- A MoP mentioned how busy the carriageway is by Willowbridge Marina and how difficult it is to cross due to the hedges. The Clerk suggested logging the hedges issue on Fix My Street. Cllr Newing suggested speaking to Highways regarding the dangers and he suggested that improvements might be possible via future S106 agreements.
- A MoP thanked the PC for setting up the meeting about the layby on 10th April and offered to store the benches etc. for Newton Leys South on their property if needed.

18. To agree the date of the next Parish Council Meeting – Tuesday 7th May 2024

Cllrs agreed unanimously to this date. The Annual Parish Meeting will take place that evening at 7pm and the Annual Parish Council Meeting will begin straight after. Both meetings will be held at the Community Centre, Bragenham Side, Stoke Hammond.

19. To resolve to close the meeting

Cllr Newing thanked everyone for their contribution and the meeting was closed to the press and public at 21.17.

20. Council to receive an update on S106 and agree next steps

Cllrs Champion provided an update on S106.

21. To discuss staff matters

Due to the Clerk’s increasing workload, Cllrs resolved to increase the Clerk’s working hours from 12 per week to 16 per week on a permanent basis. This increase will hopefully take place from w/c 15th April 2024.

Proposed: Cllr Champion / Seconded: Cllr Venn / Agreed unanimously

The meeting closed at 21.48.

Chair:

Date:

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