



**Minutes of a Meeting of Stoke Hammond Parish Council held at
Stoke Hammond Community Centre, Bragenham Side, Stoke Hammond
on Tuesday 7th November 2017 starting at 7.30pm**

Present: Cllrs Greg Noble (Chairman), Mavis Berrow, Geoff Lane, Mike Robinson (Vice Chairman), Karl Johnson, Hazel Turner, Sue Severn - Parish Clerk, 15 members of the public

1. To receive apologies for absence. District Cllr Neil Blake; County Councillor Janet Blake

The Chairman opened the meeting with the announcement of the death of Avril Barron, and passed his condolences on to her family and her daughters Tracey and Julie.

2. Declarations of interest: Cllr Lane mentioned that he knew the management personnel at The Lindens. The Clerk told him that was not a reason to declare a prejudicial interest.

3. Public Participation Session

- Mr William Kirk stated that he thought the planning application in to demolish The Dolphin and erect houses and flats was diabolical. He said that he thought the Parish Council should be leading the way to stop the proposal. The Chair replying to him stated that no one had stopped him to state their views when he had been round the village. A year ago the Parish Council had applied to AVDC to make it a Community Asset but the request had been turned down. Historically there had been little investment in the building for many years.
- Mrs Johnson told the meeting that she had set up a petition that already had 172 signatures on it. Cllr Page explained to the meeting that she had been in touch with Punch about the increase in the population in the village and that there had been no investment in the pub. She had been told that pubs have to make a profit over a 5 year period so there is a catch 22 situation. The Dolphin has been sold subject to planning permission. Mrs Johnson told the meeting that she has written to the government minister about the current situation. The Chair told the meeting that many villages are losing their public houses. At the moment there are no representations from parishioners on the AVDC portal objecting to the plans.
- A resident asked if there was anything to support the growth for example restaurants, pubs, sports facilities, school etc. There is no specific requirement to supply anything. However, AVDC does have some retained policies.
- It became evident that there was extremely strong feeling among those present and the Chair and Clerk told the meeting that members of the public should write representations letters to AVDC to make their views known. Villagers and the Parish Council are permitted to speak at a Development Management Committee and the PC would ask to do so. The Parish Council have 5 minutes to make their case, and all other speakers 25 minutes in total (2.5 minutes each). The applicant also has 5 minutes.
- Cllr Johnson told the meeting that certain planning policies have been retained and AVDC also considered the requirements of the National Planning Policy Framework. It was pointed out by Mr Dean Jackson to the meeting that one needs a planning reason to object. It is difficult Cllr Johnson added because the general public do not know what the planning policies state. However there will be a loss of a village amenity.

- **FIREWORKS:** Two residents at the meeting who keep horses told the meeting that there were too many fireworks during November. The owner of the horses has been in touch with the police and her lawyers as she has lost two horses which had been scared by fireworks. This year one horse was injured as a direct result of being scared by fireworks. Her research has shown there are laws covering the use of fireworks. It was agreed by the Chairman that the letter should be more widely distributed, regarding nuisance and negligence of fireworks.

Part of the law states that fireworks must not be let off near livestock. The District Council can put a ban in place, if asked. The Council will ensure that something goes on the website and in the SH News in October 2018 to remind people about the law governing the use of fireworks. The Parishioner reiterated that she was not anti-fireworks and peoples' enjoyment of them but the danger must be understood. It was agreed that the PC would include a piece about this danger in Autumn 2018 to remind people in SH News and on its website/Facebook. **Action** GN/Clerk.

- Another resident queried Draft VALP Table 2 – Land adjacent to Milton Keynes and quoted the number of dwellings to be built. The additional homes planned at Newton Leys, for the time being, was withdrawn in February. The Chair told the meeting that 625 dwellings will be built near Hunters between the A4146 and the A5.
- Mr Kirk said he thought an Act of Parliament had forbidden any expansion of the town. Cllr Johnson told him that a subsequent Act of Parliament had superseded it which allowed more houses to the East and West of Milton Keynes. He went on to tell those present that the developers were land banking around the town. This has led to MKC needing to find additional land for homes.
- Mrs Mullins queried when the brook was going to be dredged since the entire brook is in a dreadful state. Cllr Johnson said fly tipping and dumping was making the situation worse. He had fenced off the culvert to avoid looking at the mess. **ACTION Clerk to chase IDB**

4. To approve the minutes of the meeting held on Tuesday 3rd October 2017.

The minutes were approved and signed as an accurate record.

5. Finance

- a) to agree the electronic payments list and ratify any payments made outside of the meeting. Payments made since the last meeting and authorised by email by the Chair and Vice Chair.

STOKE HAMMOND PARISH COUNCIL - PAYMENT RUN 7th November 2017			
Payee	Method	Detail	£
Mrs S Severn	BACS	Net salary £288, office provision £50, expenses £69.60	£407.69
G Noble	BACS	Expenses: October	£28.25
Fields in Trust	NEW DD	Annual subscription	£50.00
Richard Taylor	BACS	Community Centre grass cutting x 2 Augst & x 2 Sept	£312.00
Stewkley Enterprise Agency	BACS	Grass cutting: Devolved services areas September	£211.49
Play Safety	BACS	Playground inspection May	£134.40
		Total payments	£1,143.83

Two further payments were agreed: Mrs A Payne for planters £18.37 and SH Community Association £100 contribution to older persons' Christmas lunch.

The payment of Fields in Trust subscription was agreed to be made by direct debit in future.

b) To agree the accounts to September 2017. The accounts were agreed.

Planning To consider the following and any consultations received after the publication date of this agenda.

17/03698/APP The Lindens Care Home, Stoke Hammond Two storey extension to west of property to provide 7 additional bedrooms.

Cllr Page told the meeting that The Lindens has a waiting list. The management are involved with the community and Councillors therefore wished to support the application, Proposed Cllr Page, Seconded Cllr Johnson. All in favour of supporting the application.

17/03772/APP Dolphin Inn Public House, Leighton Road, Stoke Hammond, MK17 9BB

Demolition of public house and erection of 9 dwellings.

It is noted that the Highways Authority have commented that the access is too narrow for two cars to pass. Other comments from Councillors: the turning circle is too tight, it is an over development of the site. Although it is an opportunity for starter homes, as there are one bed room flats proposed. The application falls into the conservation area. Cllr Johnson pointed out that the main objection should be on the highways issue. There are two junctions very close to one another and with the new estates being constructed this could mean 20 cars coming out in the morning at once. There should be a 90 metre span between the junctions and he did not feel there was. Another cause for concern was the bin storage because the bins would have to be bought out onto the road for emptying. Cllr Turner raised the question of the flood risk; the pub has been flooded in the past. Officially it is classed as a medium risk area. Security is an issue too, because the plans show the flats are up some steps. Another objection would be loss of amenity of the pub to villagers, particularly those who, due to disability or age, cannot walk to the Three Locks. The building has been a pub for 250 years (*there has been a blacksmiths cottage on the site since 1625*). The nearby original village cottages are of buff brick, and slate roofs, so the new building will be out of character. It was proposed by Cllr Lane and seconded by Cllr Robinson that the Parish Council objects to the development. All the Councillors were in favour of objecting. The Clerk and Cllr Johnson will devise a template letter of objection to be delivered by hand this coming weekend to the homes in the village. 20th November is the closing date but the Clerk will contact AVDC and let them know there are a great many objections to the plan and to ensure that all letters of objection are added to the consultation document and website prior to it going in front of the Development Control Committee. **ACTION CLERK/KJ**

17/03956/AOP Outline application ...Land north of Leighton Road, Soulbury

Erection of 50 dwellings. (This application has been sent for consultation but is not within Stoke Hammond parish). No comment as it is not near our parish boundary.

6. Highways, Land

a) to update and report, any issues or repairs including damage to planters on village gates at Leighton Road.

The sign at the bottom of Old School Lane has been replaced. UK Power Network has been informed of the damage to the planter and they will inspect it. Half the footpath from Tyrells Manor to the pedestrian crossing has been mended by UK Power Network. The rest still needs repairing. Cllr Berrow reported that the holly hedge was overgrown past the Manor Close gate way and the footpath which has stones on it needed repairing here too. The Parish Council will pay for the work on the hedge to be done. A resident thanked the Parish Council for getting the County Council to fix the drainage on the Fenny Bypass roundabout. The pedestrian crossing still has not been repainted. **ACTION CLERK**

- b) To confirm change of use permission received for land adjacent to Bragenham Side and update progress.

The Chair told the meeting that the fencing is currently being erected around the land. The Parish Council passed the idea about two years ago at a meeting. It remained confidential for commercially sensitive reasons. Once the purchase is completed the PC will instigate a full public consultation about the use to which the land should be put. It is funded entirely from Section 106 funds from building in the village and it is intended that the land be used for recreation and leisure purposes to provide facilities for the village, in perpetuity.

7. Stoke Hammond Community Association

It was agreed to grant the SHCA £100 towards the cost of the Senior Citizens Christmas lunch as usual. There are 25 people on the list at the moment.

8. Communication

SH News and PC news is now on the Parish Council and Community Association website and past copies will be placed on them too in due course the Chair told the meeting. Cllr Robinson told the meeting that some new residents have already moved into Meadow Brook and they have received a welcome pack. The Mobile Library is being discontinued in March 2018. There is a questionnaire on line for those wanting to express their views.

10. Report on meetings

Cllr Page and Cllr Noble had attended an AVDC meeting on the draft plan. It has to be in to government by March 2018 otherwise yet another plan has to be devised with new figures. SHPC has not got a neighbourhood plan because they are very expensive to produce and it became quite clear early on that not much weight is given to them in planning determinations while AVDC has no adopted local plan. To produce a Neighbourhood Plan, at this time, would be a waste of money. Far better to await adoption of the VALP and then review.

11. Date of next meeting

Tuesday 5th December 2017 in the small meeting room at 7.30pm.

There being no other business the meeting closed at 8.47pm.

The above is a correct record of the meeting:

Chair.....

Date