

Minutes of the Hulcote & Salford Annual Parish Council Meeting held on Monday 10th May 2021. The meeting was held in The Mary Agate Hall and followed straight on from the Annual Parish Meeting which started at 7.15pm.

Present: Cllrs J Abbey, K Butten, P Harris, R Harrison, J Martin, S Whiteman and Mrs Lyn Lyman (Clerk) and 5 residents.

In attendance: CB Cllr S Clark,

420. To appoint Chairman:

Cllr Butten was proposed by Cllr Harris. This was seconded by Cllr Whiteman with all in agreement. Cllr Butten duly accepted and signed the declaration form.

421 To accept Apologies:

Apologies were received from CB Cllrs K Matthews and R Morris.

Cllr Butten said it was with great sadness that he had to advise that Cllr Kevin Nisbet had passed away recently.

422. To Appoint Vice Chairman:

Cllr Harris was proposed by Cllr Whiteman. This was seconded by Cllr Abbey with all in agreement. Cllr Harris duly accepted.

423. To appoint Portfolio Holders:

Highways	Cllr Abbey
Planning	Cllrs Harris, Butten & Harrison
Technology/Energy/Facilities	Cllr Harrison
Footpaths/Rights of Way	Cllr Abbey
Salford Liaison	Cllr Martin
Hulcote Liaison	Cllr Whiteman
Village Hall	Cllr Harris
Charities	Cllr Harrison & Pat Laing would continue as a Non PC Representative
Church	Cllr Butten
School Liaison	Maurice O'Connell (Non PC Representative)
The Informer	Cllr Whiteman together with Richard Mann
Website Liaison:	The Clerk

It was unanimously agreed there would be no change.

424. Specific Declarations of Interest:

a) Declaration of member's interest of a non-pecuniary nature:

(Having membership of a club, charity etc or a close relationship). None

b) Declaration of member's interest of a pecuniary nature: None

(Having a financial bearing on a member or their spouse/partner). None

425. Parish Councillor Vacancy:

All were asked to give thought to this.

426. **Open Forum:**

Richard Rogers: e.mail had been circulated to everyone regarding the Bund. 1986 started to build the bund at the bottom of Mill Lane. The application was to be built on flood plain and so it was suggested to be on Hulcote Farm. An easement was never obtained. Richard stopped the archaeologist from continuing. This went to court at the time. 2014 Richard reinstated the land. The court order allowed re-cultivation in 2017. Planning permission for the bund ran out 2019. if the bund was not completed by 2019 the land had to be returned to its original state. The recent planning application CB/21/01418/MW Brook Farm, Salford Road, Hulcote refers. (Creation of a noise attenuation bund with the erection of an acoustic fence on land to the east, west and south of Brook Farm. Variation of Conditions 3 and 4 of Planning Permission Response date is 20th June 2021. Cllr Harris has written a response to the planning application. IDB did not give permission for anything to take place. The area is now an eyesore. (O'Brien of Markyate had permission to build the bund). Richard is fighting the legalities not just the planning application.

This is a civil matter.

CB Cllr Clark wanted the e.mail which Cllr Harris had circulated. She will then speak to David Peachey who is the Planning Officer and carry out a site visit.

Richard also said that the water pressure locally is very highly pressured. It increases more as more building takes place. Anglian Water has said there is nothing they can do to help. Residents who also have issues, should record data to submit. This can be done with a simple water pressure gauge connected to a short length of hose. If residents need assistance Richard Rogers, Hulcote Farm is happy to assist.

Another resident said she has a lot of noise when she turns her water on.

427. **To accept Minutes from previous meeting:**

It was **RESOLVED** that the minutes of the Parish Council meeting held on 8th March 2021 be accepted as a true record and they will be duly signed.

428. **To Consider Matters Arising:**

CBC are operating a Covid 19 related Councillor Grant of up to £1,000. This does not have to be match funded and can be used for revenue as well as capital. An application for the Mary Agate Hall is to be made. All allocated by Ward Cllrs.

Action: PH

CB Cllr Matthews who had been chasing up the bund issues at Brook Farm, gave the following report received from David Peachey – CBC Principal Minerals & Waste Officer:

‘ If it is found there is no realistic prospect of the development proceeding, the fallback is that we will need to take steps to secure the reinstatement of the disturbed land to its previous (pre-development) condition’.

‘I confirm that the bund has a maximum crest height of 82.8 metres AOD which equates to 8 metres above adjoining ground level. A 1.8 metre-high acoustic fence, arranged in staggered 50 metre overlapping sections, would be constructed along the crest of the bund in order to maximise the noise protection for the dwelling. Thus, the combined maximum height above the ground is nearly 10 metres. The development includes a landscaping scheme. Please find attached the approved contour plan.

We are awaiting a further Section 73 application to extend the time limit for depositing the inert waste to form the bund. This is expected shortly. It will be important for the applicant to satisfy officers that the bund development, and the linked flood compensation permission area on neighbouring land, is still 'deliverable' as there have been lengthy delays and only a limited start has been made. The applicant will therefore need to submit evidence as may be available to demonstrate that the bund can be built in the additional time that is applied for. Once this Section 73 application has been received and validated, we will consult the Parish Council and neighbours and notify all Ward Members'.

429. **Reports:**

CB Cllr Clark said the applications for 4,000 houses re Milton Keynes East (north of M1) are now in. Comments are open until September.

Future bypass to Moulsoe: MKC couldn't tell CB Cllr Clark where this road would go to as it looks as though it goes to no-where.

East West Rail: consultation is taking place at the moment. 10 Marston Vale stations are being reduced to 5. Nothing appears to have been practically thought out. Cllr Harrison agreed to respond. **Action: RH**

Highways: Cllr Abbey raised we are desperate to get better safety cameras as the volume of traffic has increased from 50,000 to over 100,000. May apply for Ward Cllrs grant or match funding.

Cllr Abbey has put a proposal into CBC to ask if they can stop HGV through the village.

Mike Drew would like to make Brittens Lane one way. A TRO would need to be put in place for this by CBC Highways who would have to liaise with the Police. He will try to get the general feeling of residents living Brittens Lane. **Action: MD**

430. **To consider Correspondence and Planning:**

BMK News March 2021

Planning Application:

CB/21/01418/MW Brook Farm, Salford Road, Hulcote.

Creation of a noise attenuation bund with the erection of an acoustic fence on land to the east, west and south of Brook Farm. Variation of Conditions 3 and 4 of Planning Permission CB/16/05361/MW.

This was discussed and Cllr Harris had put together a response of objection.

431. **To accept Finance:**

Approx Balances as at 30th April 2021: Current A/C £1,885.71
BS A/C £29,218.22 (which includes the £6,550.00 Neighbourhood Grant)

Income: CBC Precept £7,000

Uk Power Networks Wayleave £1

Hinton Cook Architects	3,500.00	100508
Fee re Toureen		

BATPC Annual Fees	93.00	100509
Mrs Lyman Clerks Allowance - April	20.00	s/o
Mrs Lyman Clerks Allowance – May	20.00	s/o
Mrs Lyman Clerks Salary – April	224.60	s/o
Mrs Lyman Clerks Salary – May	224.60	s/o
	4,082.20	

It was unanimously **RESOLVED** that the above invoice be paid.

432. **HGV Issues:**

Letter has been submitted to CBC.

433. **To receive the Neighbourhood Plan Update and Section 106 Funding update:**

Neighbourhood Plan update:

Once the Toureen application was refused, we immediately spoke to Toureen to see if they would sell the site to the Parish Council if the NP goes forward. We had to sort out its use. Most residents spoken to seem to want to see an alternative use as Toureen have demonstrated that they are not a good neighbour.

Cllr Batten had taken advics, so long as a Neighbourhood Plan allocation of residential units on the site is in addition to any sites that have been assessed and meet criteria for development, none of the other land owners will have been adversely impacted.

We have had meetings of the sub-committee and the parish council and we now have some plans. Cllr Harris has been liaising with Architects.

The main building on the site could be used as a community space and offices. Community Buildings. Link in with footpaths around the village.

Concept Single story office buildings could be let to bring in income so that we could do something with the mill.

Four houses have been increased in size to increase the funding.

To improve the mill could cost between half a million to £1 million. The mill would be signed over to the parish council. The landowner has offered a village green that could include a play area.

The financial aspects have been discussed and will try to negotiate.

Still to do: We have to win the appeal, arrange a meeting with residents and prepare a pre-planning application.

Section 106 Funding: Ongoing

Through Section 106 funding we have £3,158.48 allocated to our parish but it can only be spent on Recreation Ground equipment. The Clerk had asked if it could be spent on a bench for The Green but this did not qualify. If the allocation is not spent by a given date, it has to be returned to the developer. The Green is maintained by the Charity. When the Charity has a meeting, this will be discussed.

The charity has agreed The Swan may be able to use The Green when coming out of lockdown.

434. **Date of next meeting:**

Monday 12th July 2021 starting at 7.30pm in The Mary Agate Hall. See below

The meeting closed at 9.20 pm.