

**Minutes of the Hulcote & Salford Parish Council Meeting held on Monday 8<sup>th</sup> March 2021 starting at 7.30pm.**

**In line with emergency Coronavirus Government Legislation, the Parish Council will not be holding face to face meetings for the foreseeable future. This virtual meeting is being held via Zoom Conference facility.**

**Present:** Cllrs K Butten – Chairman, J Abbey, P Harris, R Harrison, J Martin, S Whiteman and Mrs Lyn Lyman (Clerk) and one resident.

**In attendance:** CB Cllrs K Matthews & R Morris and Reverend Isaac Pain.

**405. To accept Apologies:**

Apologies were received from Cllr Nisbet, CB Cllr S Clark.

P Cllrs have agreed to Cllr Nisbet being absent from meeting for the time being.

**406. Introduction of Rev Isaac Pain the new Priest in Charge for Hulcote, Salford and Cranfield Benefice:**

Isaac introduced himself advising that he was licensed on 7<sup>th</sup> December, then went straight into lockdown! Church services are being held using Zoom facilities at the moment which is working well. Isaac said he would like to put on events within the village to get everyone involved.

Cllr Harrison spoke of the Charity and as Chairman, Chris Hall formally invited Isaac to join the charity.

Cllr Whiteman thanked Isaac for the innovative Christmas Eve carol service, also the bible study course, auction of promises held by Cranfield Church and School which raised £6,500 etc. Isaac was also advised on the McMillan Coffee Mornings which are normally held annually in September.

Cllr Butten also said how excellent the Christmas Eve Service was and we all look forward to seeing more of Isaac.

**407. 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

**408. Open Forum:**

Nothing raised.

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

It was **RESOLVED** that the minutes of the Parish Council meeting held on 11<sup>th</sup> January 2021 be accepted as a true record and they will be duly signed.

**410. 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**

The DMC Meeting where the Toureen Planning application decision was to be taken was duly held. The Parish Council were represented by Cllr Butten, the residents were represented James Martin, all three Ward Cllrs spoke. As CB Cllr Matthews had declared an interest, he was unable to chair the meeting so it was chaired by the Vice Chairman Mike Blair.

It was felt that the Parish Council and residents saved the day and spoke very well. The application was unanimously rejected. All were thanked for their efforts.

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:

‘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.

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’.

An application is expected for a variation of conditions, maybe an extension of time. CB Cllrs Matthews will follow this up. **Action: KM**

**411. To Accept Reports:**

**CB Cllr S Clark:** No report available.

**CB Cllr K Matthews:**

Marston Valley Estate Partnership Group: Development Brief which is a high level document setting out what they envisage. This has to be completed prior to Outline Planning Application.

Local Plan: Inspectorate has indicated concerns on warehouse development alongside A507. They are unhappy with proposed development on the high ground and have asked if that part can be removed. Consultation will have to be circulated again. Conclusion towards Autumn.

Marston Vale: what are the specifics on the Marston Development? It appears to be unclear how many houses are being proposed and access – where on C94?

Phasing (3 principle sites and 2 more sites (villages) very unclear when they will start. Governance is unclear – it may become a separate parish. Development proposed over 20 years. A site in Peterborough is up and running and O&H propose Marston Vale be similar to this. More clarity is required.

No clear plans for highways infrastructure, footpaths, cycle paths, bridleways etc.

The Marston and Liddington Action Groups are completely independent of Parish Councils.

Local Plan - The impact on M1 Junction 13 is of great concern to all surrounding villages and the Inspectors response didn't appear to make any comment on M1 Junction 13 or Marston Valley Development.

**CB Cllr Morris:** Spoke of Marston Valley.

Husborne Crawley, Ridgmont & Woburn Lower Schools are going to be developed under one roof but a decision as to where this will be has not yet been agreed.

**Highways:** Cllr Abbey updated the vehicle movement figures:

Broughton Road

	Total Vehicles	Daily Average	Volume over 35 mph	%	Max Speed
July 20	150460	4854	26089	17	75 mph
August 20	105915	3417	17355	16	75 mph
Dec 20	47265	1524	7612	16	80 mph
Jan 20	132219	4265	13101	10	75 mph)
Jan 21	38488	1248	5816	15	60 mph
Feb 20	215085	7707	22311	10	60 mph)
Feb 21	33183	1185	4274	13	80 mph

Wavendon Road

Sept 20	17229	555	2756	16	75 mph
Oct 20	33619	1120	3514	10	65 mph
Nov 20	24649	821	2905	12	60 mph

He has reported the missing 7.5 ton sign, potholes etc to Fix My Street and all have been acknowledged.

Ownership of Mill Lane, Salford has not yet been established. Chris Wilson CBC is on the case.

Michelle Flynn has written to the tenant regarding the locked gate – the lock has now been removed. **Action: JA**

**Planning:**

Informal information: A resident has forwarded a pre-application letter regarding the proposed building of a single dwelling at Rook Tree Farm. This will be a redevelopment of the existing tin dutch barn. He is asking for the support of the Parish Council. It was agreed there would be no objections.

It is known there may be a planning application for a house on Wavendon Road which hasn't been received as yet. Part of the property is outside the village settlement envelope.

Toureen has lodged an appeal against the refusal decision, date for inspector is unknown at the moment.

Toureen: A meeting has been arranged for Wednesday to discuss the way forward following the meeting which Cllrs Butten & Harris had with Toureen last week.

After the DMC decision, Cllr Butten contacted Toureen. He put a proposal to them through the Neighbourhood Plan to work with them which they appeared to look at favourably. Toureen may sell the land to us.

The PC and Neighbourhood Plan representatives will attend the meeting on Wednesday. Tom Price (CBC Neighbourhood Plan), has been in on discussion. We need to have a meeting bringing everything together to talk about how to go forward. Apart from during the build, the site would be much quieter. 1. A figure has been agreed for the purchase of the site. We would like an option on the site. To build to our spec. 2, Toureen may look at building the houses. 3. Option ready on Wednesday evening.

Should Cllr Butten go to CBC or have a residents meeting first. The Neighbourhood Plan has to have the support of residents.

Stuart Kemp has not been very positive. CB Cllr Matthews suggested we go for pre-application advice. Cllr Butten thought Stuart Kemp should not be the officer involved going forward. CB Cllr Matthews suggested going to Martin Plumber who is Stuart Kemp's boss.

Pre-app costs through the N Plan? CB Cllr Matthews agreed to come back to Cllr Butten.

A community building (offices) are on the site, sustainability on this could be by rental income.

**Technology/Energy/Facilities:** Cllr Harrison said there are problems in Salford, could be extended to Toureen site. Hulcote is not as good. 5 G routers – may be afforded. 3 x 5 g mast is about to go in.

East West Rail meeting was very interesting. The trains are likely to be hydrogen fuel. Part of the development cost will be put to the Government. Cllrs Abbey & Harrison attended a meeting last year for the development of the industry at Cranfield and implications for the Marshall Aerospace testing. Maybe going to the advanced stage.

**Rights of Way/Footpaths:** Cllr Abbey spoke of an application to move Footpaths 1 & 7 (land at the side of the Clearwater Stud). Cllr Whiteman declared an interest as the temporary diversion could go onto her land.

**Salford Liaison:** Cllr Martin had nothing to report.

**Hulcote Liaison:** Cllr Whiteman reported that they are waiting for works to the bridge There is to be a temporary bridge over the brook passed the stables.

There are new neighbours at Rectory Cottage. (Dan Usher).

Cllr Whiteman suggested doing a litter pick along Salford Road, she would be happy to organise it. May need an open back truck to help safety. Cllr Harrison pointed out how dangerous it was when they did it previously. Maybe the best time to do it would be early on a Sunday morning. Nigel has a pick-up truck so if we could use that, it would be good. Maybe need 8 people and loads of bags etc.

**Village Hall:** Cllr Harris said the hall is still closed due to Covid Restrictions. PCC elections may be a booking in May. There have been major problems with the roof.

**Charities:** Cllr Harrison said there is a need to replace the Parish Council member. It was suggested that Pat Laing be asked if she would continue to represent the Parish Council on the Charities. Cllr Harrison said he would check the Terms of Reference to see if this was possible. Pat had done an excellent job previously. Terms of Reference for Pat: effectively Pat can stay on Charities Committee provided the PC are happy for her to be their pc representative.

**Action: RH**

Would the Charity be interested on the Section 106 funding which the Parish Council is legally unable to spend?

Rev Isaac Pain is ex officio member of the charity committee. They need to formally invite Jacque Abbey to be secretary.

Steve Simms has been cutting the grass in the church yard. £2,000 has been paid since 2018. Need to take this up with Rev Pain as it cannot be afforded going forward. Next Charity meeting in 2 weeks time.

**Church:** No report.

**School Liaison:** No report available.

**The Informer:** Cllr Whiteman agreed to produce it quarterly.

Cllr Abbey has a leaflet from the Fire Brigade and details appertaining to Speedwatch – contents of which could be used.

**Noise Working Party Update:** Nothing further was reported. Mike said planning officers on MK sides said the noise issues had been taken into account. He was rather disappointed.

**412. To consider Correspondence:**

CBC (Hulcote & Salford: Part of Footpath No 6) Public Path Diversion Order 2021 Pre-Order Consultation notice to be advertised in Times and Citizen.

**413. To accept Finance:**

Approx Balances as at 26<sup>th</sup> February 2021: Current A/C £2,710.91  
BS A/C £22,217.67 (which includes the £6,550.00 Neighbourhood Grant)

HMRC PAYE	168.00	100507
Mrs Lyman	20.00	s/o

## Clerks Allowance - February

Mrs Lyman Clerks Allowance – March	20.00	s/o
Mrs Lyman Clerks Salary – February	224.60	s/o
Mrs Lyman Clerks Salary – March	224.60	s/o
	657.20	

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

414. **Consultation from Milton Keynes Draft South East Milton Keynes Development Framework:**

Cllr Butten spoke of the areas which will be most affected (Aspley/Bow Brickhill area on the west of M1). Our concern is to a direct link to M1 Junction 13 so the villages are not used as a rat run.

Woburn Sands crossing is to be closed completely but 600 yards away there will be an underpass.

East West Rail appears to have spent most of its money and they will need to apply for more funding.

Cllr Harrison will put together a response for Cllr Harris to see.

415. **Marston Vale New Villages Development Brief:**

Cllrs Butten, Harris and Harrison will also put together a letter of response to this. This could also be a challenging situation with the waterway from Milton Keynes to Bedford.

Infrastructure should go in first.

**Action: KB/PH/RH**

416. **HGV Issues:**

Regarding the fact that there are a high percentage of HGV's coming through the village, we have been advised that there appears there is not a great deal the Police or Highways can do at the moment as all staff are deployed on Covid 19 related matters so there are no resources. It was agreed to put the letter in the next Informer.

Still have to put together details for Traffic Regulation Order re HGV's.

DMC have said the signed HGV route through the village is now antiquated so a new one needs putting in place. We need to get the route taken away then bring in the restrictions. Cllrs Butten & Abbey to put together a letter.

**Action: KB/JA**

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

**Neighbourhood Plan update:**

Cllr Butten gave an update saying there is a need to bring the Toureen site into the N Plan. This will be discussed at the meeting being held on Wednesday evening.

Next step presentation to residents regarding the options on the Toureen site. Then start to look at The Mill proposition. The Architects will be attending the zoom meeting.

**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.

It is not thought that Chris Hall has written to the resident who wanted the footpath closed – it is an established right of way and does belong to the charity.

418. **Annual Parish Council Meeting – 10<sup>th</sup> May 2021:**

Election of officers takes place at the meeting and Cllrs were asked to give thought to the positions.

419. **Date of next meeting:**

Monday 10<sup>th</sup> May 2021 Annual Parish Meeting starting at 7.15pm. This will be followed by the Annual Parish Council Meeting. These meetings will be held in the Mary Agate Hall.

The meeting closed at 10 pm.