

RAVENSTONE PARISH COUNCIL

Clerk: Mr Julian Vischer
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2015/04/008

Minutes of the meeting held on Thursday, 9th April 2015 at Ravenstone Village Hall at 7.30 pm

Present: Cllr R. Rook (Chair), Cllr E. Reed, Cllr R. Humphreys, Cllr S. Bailey; Ward Cllrs P. Geary and D Hosking + 1 resident. Clerk J Vischer.

1. **Apologies** Cllr W. Meades (Vice-Chair), Ward Cllr K McLean
2. **Declaration of Members Interests** - None
3. **Approval of Minutes of the Last Meeting and any Matters Arising** – The minutes of the February meeting were passed as an accurate record. Proposer Cllr Reed, seconder Cllr Bailey.
The minutes of the March meeting were passed as an accurate record. Proposer Cllr Rook, seconder Cllr Humphreys.
4. **Village Appearance**
 - a. **Damaged verges Pear tree cottage to Meadow Court** – The Chair had called Rob Ward’s office today for an update as nothing had happened since the last meeting, but had to leave a message as no one answered. The call was not returned. **Chair**
Cllr Humphreys reported that he had received an objection to the use of granite setts and it was agreed that the latter were not essential as long as some kind of preventive obstacle/s was used to halt the continued erosion of the grass verge.
 - b. **Service trench to Willow Barn is poorly reinstated at the verge and footpath.** This had been reported to MKC Highways website and the tarmac had been repaired but there was still no wooden edging or turfing to complete the reinstatement. **Chair**
5. **Recreation Field Improvements**

Choice of play equipment & planning application – The meeting between Mrs Edgar, the Chair and the Vice-Chair took place shortly after the last Parish Council meeting, it was agreed a significant majority of people consulted wanted a lower goal wall with a cricket wicket but also wanted basketball/netball. It is proposed that the latter will be in a separate area from the goal wall. The second goal would be fitted with a “net”. The wall would be painted metal bars/grilles rather than the timber which had previously been proposed. A second meeting in the village hall had been arranged for 10.00-12.00 on Saturday and invites sent to those who had attended the earlier consultation meeting and commented. Following this second meeting the Chair would email the RPC councillor with any proposed adjustments to the scheme and seek their acceptance/comments and subject to that the Planning Application would be amended. A vote of thanks was offered to Cllr. Humphreys for laying the groundwork on this consultation. Proposer: Cllr. Bailey, seconder: Cllr. Rook. Unanimous. **Chair**
6. **Allotments Handover Lease & Site Plan** – Heads of Terms had been received by email but the **period of the lease** being offered was still 10 years which, as had been said to Smiths Gore last November, would limit the Parish Council’s ability to secure grants to effect all the necessary improvements. This situation would be exacerbated by a requirement for the lease to be excluded from Sections 24-28 of the Landlord and Tenant Act 1954 - which gives the tenant the right to renew the tenancy at the end of the term. A 25 year lease was again requested, or at the least the removal of this proposed exclusion. The **annual rent** would be set at £100 and an RPI linked rent review every 5 years was proposed. No further information had been forthcoming regarding the issues surrounding the **northern boundary**, which Smiths Gore had undertaken to resolve, and the outstanding need for a proper fence. Further negotiations were required; the Chair had responded addressing the above issues. **Chair**

Signed

Date

RAVENSTONE PARISH COUNCIL

2015/04/009

7. Flood Mitigation

- a. **The ditch opposite the North End Farm** – the contractor had made a fine job of the reinstatement works.
- b. **Stream banks by Recreation Field and from No16 to The Old Forge** – In spite of the numerous assurances this work – supporting the bank with stone baskets – had still not been done. Rob Ward, Milton Keynes Council Business and Liaison Manager, had not been available to explain. **Chair**
- c. **Reinstatement of ditch by Small Farm** – As with the previous item in spite of assurances, this work had not been carried out and there had been no communication from Rob Ward. However the potholes caused by the continual drainage of water freezing and thawing over the tarmac during the winter had been fixed. **Chair**

8. Landscaping

Burial Ground boundaries – again no update had been passed on to the Parish Council about getting a group of volunteers together to tidy-up the boundaries. Cllr. Rook added that various headstones were in danger of collapse and needed urgent attention, and the perimeter fence was broken in the NE corner.

[Post Meeting Note – The Chair had discussed with Bill Meades and he had agreed to lead on this matter and would be contacting Richard McGowan] **Cllr. Meades**

9. Finance

- a. **Cheques for approval & Balances** – The following payment was approved:

<u>chq</u>	<u>Service</u>	<u>Amount</u>
100632	J Vischer - salary	129.43

Available Funds at 26 March 2015: £8,246. It was noted that this was slightly over the budgeted end-of-year forecast of £7,802.

10 Planning

- a. **Long Barn Entrance Alterations** – enforcement notice - The clerk had written to Ann Stannard, Senior Practitioner (Planning Enforcement), on 14th March for an update (after having had no success with his enquiry to her of 16th February) but she had been 'out of office until April 2nd'. After contacting Ward Cllr. P Geary a reply had been received from Richard Proctor, Senior Enforcement Officer. The response, though informative, explained that the enforcement notice had not yet been served and gave no explanation of why the legal department, who were at the heart of the delay, should take so long suggesting this was normal practice. The clerk had consequently complained by email of the length of time the whole procedure was taking, and the lack of communication that went with it. He had copied in the new Head of the Planning Department Anna Rose who had subsequently instructed a Senior Manager, Andrew Horner, to respond. No further response was received until Ann Stannard replied on 9th April. In her email she explained the process and confirmed that the enforcement notice had not been served, again implying this was entirely normal. It has now been 4 months since the instruction had been issued to serve an enforcement notice. **Clerk**
- b. **14/02898/FUL Westcott House** Common Street – not objected to – *still pending*
- c. **15/00097/TCA Westcott House** Common Street – not objected to – *passed*
- d. **15/00328/FUL Horseshoe Farm** North End Demolition of derelict timber stable and lambing shed and replacement with an open stable with integral lambing and feed rooms (retrospective) - *still pending*. Ward Cllr. Geary proposed that RPC should seek a planning condition that effectively removed permitted development rights and ensured that the lambing shed/stable could never be subsequently converted to

Signed

Date

RAVENSTONE PARISH COUNCIL

2015/04/010

another use. Following discussion Ward Cllr. Geary agreed to write to MK Planning Team on this matter.

Ward Cllr. Geary

- e.** [15/00192/FUL Land At Recreation Ground Common Street, Construction of a multi sport play wall in the north east corner of the recreation field – *for notification only*]
- f.** [14/02819/EIASCR Land North of Parkfield Farm Bay Lane, Screening opinion request for the installation of 11.5MW solar farm at land at Parkfield Farm – *to be kept on agenda*] Cllr. Geary suggested asking the planning department if they had heard from the applicant as they would not automatically inform the Parish Council if they had. **Clerk**
- g.** **NEW** – 15/00506/LBC 16 Common Street Listed building consent for installation of a wall-mounted domestic vehicle charging point. No objections.

11 **Correspondence** (other than that circulated by email) - None

12 **Councillors' / Residents' Items**

- a.** **Abbey Way land ownership** – The Chair had established to his dismay that the documents had not been forwarded to Land Registry as he had been led to believe. **Chair**
- b.** **Website** – Draft designs were being submitted by the web designer to Audrey Edwards but none as yet that she thought were good enough to finalise and confirm. **Chair**
- c.** **Superfast Broadband group** – Ward Cllr. Hosking reported that last Tuesday no decision had been reached by MKC on the roll-out of the BT Broadband provision. Mark Lancaster was now fully on board trying to fight for as much provision as possible. The next meeting would be on 21st April.
- d.** **Defibrillator** – The clerk had found an exceptionally good price of £590 per unit through WEL Medical who offered a 35% discount. It was agreed that at this sort of price the Parish Council should go ahead and purchase. Cllr. Bailey would also research prices. (*post-meeting update*: the clerk established that there had been a misunderstanding and that the quoted price for heated cabinet and defibrillator together was in fact £1,406.75. He had also established that the item would most likely qualify for the Parish Partnership Funding scheme) **Cllr Bailey**
- e.** **Picnic table and seating** – to await agreement on the play equipment to see the remaining sums.
- f.** **Speeding vehicles** – the clerk has asked for a speed check to be carried out in the village. It was agreed that it would be best to site the rubber tubes outside the entrance to the recreation field. **Clerk**
- g.** [*Abbey Way road surface - Springtime*]
- h.** **NEW** – Ward Cllr. Hosking reported that the re-surfacing of Weston Road was definitely in the program of works for this coming year but the date was as yet unclear. Clarification to be sought. **Ward Cllr Hosking**

Date of next meeting 14th May 2015 at Ravenstone Village Hall at 7.30pm

Meeting closed at 8.40pm

Signed

Date