

# RAVENSTONE PARISH COUNCIL

## Minutes of the meeting held on Thursday, 9<sup>th</sup> March 2017 at Ravenstone Village Hall at 7.30 pm

**Present:** Cllrs R. Rook (in the Chair), S. Bailey, R. Humphreys, and H. Anderson; Ward Cllr P. Geary; Michael Moore, Milton Keynes Council, 2 members of Weston Underwood Parish Council, 5 residents.  
Clerk J Vischer.

1. **Apologies** – Cllr N. Brinner, Ward Cllr K. McLean, D Hosking. These were accepted.
2. **Presentation by Michael Moore, Milton Keynes Council, regarding Neighbourhood Plan** – The speaker explained the nature of providing a Neighbourhood Plan. The Plan has to follow a legal framework in its production with consultations, culminating in a referendum. The process could take up to two years; at least 18 months. Grant funding is available to pay for professional expertise. Final total parish contribution could be £2000 - £3000. A typical structure would be a working group of 5 or 6 people with a good range of skills, formed out of local volunteers/residents with a representative from the Parish Council in the group. Questions –  
*The Land Supply is a vulnerability: will we be protected by a Neighbourhood Plan?* Residents/Parish Council would be in a stronger position with one than without one – no guarantees.  
*Is there a percentage of housing that is deemed acceptable in an area?* No. Although the upcoming government White Paper may present a nationwide formula.  
*Is it optional to have a Plan, in legal terms?* Yes.  
*What is the scope of the Plan, that is, can it go beyond housing?* Yes. It is predominantly a Land Use Plan so may cover transportation, employment, leisure facilities etc. Where – when - what time-frame.  
*An old Bucks County Council survey/plan concluded that Ravenstone was ‘unique in its open western aspect’ - could this be adopted?* Yes, and the survey cited as evidence.  
*Are there any advantages in parishes joining together to create a Plan?* Not in a practical/technical sense but the Plan may carry more weight as the parishes would have had to iron out any differences in order to agree a common approach. Possible greater range of expertise to create the Plan.

**Bringing item 11.1 forward** the Chair moved that a group be formed as suggested and an invitation be made to Sherington Parish Council to learn more about the process. This was agreed.

3. **Declaration of Members Interests** – None.
4. **Approval of Minutes of the February Meeting and any Matters Arising not covered below**
  - 4.1. The minutes were accepted as an accurate record. Proposer Cllr Rook, Seconder Cllr Humphreys. Unanimous.
  - 4.2. Matters Arising – Attendees at upcoming MKALC conference: in addition to the Clerk attending, Cllr Anderson volunteered to possibly attend the morning session, the Chair may be able to pick up the afternoon. To be confirmed via email.
5. **Village Appearance**

Annual Inspection of the village. Cllrs Anderson, Humphreys and Bailey had carried this out on 5th March; a shortlist and action plan had subsequently been drawn up and would be addressed at the April meeting. The latter to be circulated. Chair to contact SOMV regarding the potentially dangerous perimeter wall of No 36 Common Street.

**Chair/Cllr Anderson**
6. **Flood Mitigation**

The new Flood Mitigation officer, Gordon Boote, had sent an email apologising that “in my interim position at MKC I haven’t been able to progress this project.” He attached last year’s MK Council Briefing Note on flood risk at Ravenstone. Ward Cllr Geary offered to progress.

**Ward Cllr Geary**
7. **Landscaping**

**Landscape contract 2017** – The Clerk had drawn up the new contract which had now been signed by the contractor.

# RAVENSTONE PARISH COUNCIL

## 8. Recreation Field Improvements

- 8.1. **Picnic Bench** – a revised quotation was awaited for the installation Chair  
8.2. **Moles** – the infestation seemed to have been cured.  
8.3. **Land Deeds** Ward Cllr Geary suggested an MKC contact in the legal department to see if they could offer advice/contacts for RPC's submission to land Registry.

## 9. Allotments

- 9.1. **Lease** - The Chair had collected the revised lease from Northampton offices of Merchant Venturers. **Resolved: to sign the 25-year lease for the operation of the allotments.** Proposer Cllr Bailey, Seconder Cllr Humphreys. Unanimous. The lease was duly signed.
- 9.2. **Appointment of Contractor** – Three quotes had been received which ranged from £7,100 to £16,892. It was **Resolved: to go with the lowest price following checks on the detailed prices quoted.** Proposer Cllr Rook, Seconder Cllr Bailey. Unanimous. Contract to be drafted and to include reference to the post-bid clarification discussion held with the contractor. Chair/Clerk
- 9.3. **Insurance Cover / How site will be managed / Agreements with Plot-holders** - Cllrs Rook and Anderson volunteered to continue to administer the works and how the site will be subsequently managed. Chair/Cllr Anderson
- 9.4. Chair to chase already awarded MV grant funding. Clerk to submit formal request for already awarded PPF funding from MKC. Chair/ Clerk
- 9.5. A Vote of Thanks was passed to congratulate and thank the Chair, Cllr Rook, for his hard work and dedication to this task which had lasted for more than two years.

## 10. Finance

**Cheques for approval & Balances** – The following payments were approved:

Clerk's salary	139.36
Clerk's expenses	27.44
MKALC - conference fee	30.00

Available Funds at 28<sup>th</sup> February 2017: £6,356 (plus allocated reserves).  
Proposer Cllr Rook, Seconder Cllr Bailey. Unanimous.

## 11. Planning

- 11.1. **Neighbourhood Plan** - moved to presentation (*above*)
- 11.2. **Previous applications** - 16/03250/FUL The Old Stables Bay Lane Demolition of existing barn and erection of new bungalow; construction of double garage for Home Farm Barn. Revised scheme to 11/02645/FUL with addition of single storey rear extension and revised parking layout (Retrospective) (Re-submission of withdrawn application 16/02092/FUL). Objected to. *Permitted*
- 11.3. 16/03525/LBC 11 Common Street, Listed building consent for partial removal of existing coal bunker, removal of external plastic downpipe, removal of existing solid fuel boiler, installation of LPG boiler to internal wall, installation of new pipework and flue exit. *Consent Given*
- 11.4. 16/03513/LBC Yew Tree Farm Listed building consent for the alterations to Barn A' to include a garage with garage door within the dwellinghouse (as approved under application 16/01788/FUL) *Application Withdrawn* & 16/03512/FUL Yew Tree Farm Alterations to Barn A' to include a garage with garage door within the dwellinghouse (as approved under application 16/01788/FUL). *Application Withdrawn*
- 11.5. 16/03610/FUL Burnside Common Street Erection of timber garden room. *Permitted*
- 11.6. 16/03635/DISCON Yew Tree Farm Details submitted pursuant to discharge of conditions 7 (archaeology), 10 (ground surface areas), 13 (biodiversity), 14 (landscaping), 15 (tree protection), 16 (root protection plan) and 17 (landscaping statement), attached to planning permission 16/01788/FUL. *Details approved*
- 11.7. 16/03637/DISCON Yew Tree Farm Details submitted pursuant to discharge of conditions 3 (external boarding), 4 (rainwater goods), 5 (Windows), 6 (doors) and 7 (re-use of existing stable doors), attached to planning permission 16/01789/LBC. *Condition discharge - split decision*

# RAVENSTONE PARISH COUNCIL

11.8. 17/00032/FUL & 17/00033/LBC Yew Tree Farm Stoke Goldington Road Ravenstone, Alteration to 'Barn C' (as approved under application 16/01788/FUL) to regularise rebuilding of collapsed outbuilding as garden room to dwellinghouse (part retrospective). *Pending*

11.9. **NEW applications** – None

11.10. **OTHER to monitor** – *Bluebell cottage* – alterations to conditions; *Northend* - Building activity. No update.  
Chair to chase and if needed to escalate to formal complaint.

**Chair**

11. **Correspondence** – *other than that circulated by email* – None

## 12. **Councillors/Residents Items**

12.1. Outstanding highways /lighting issues – Ward Cllr P Geary reported that the new Head of Highways, David Frost, had resigned. Cllr Anderson reported that two out of the three faulty streetlights had been fixed.

12.2. **NEW matters** - Ward Cllr P Geary reported that Tom Blackburne-Maze, Head of Public Realm, MKC, had offered to work with the group involved in the litter initiative (*see last meeting minutes*). He may develop a 'Clean MK' Program with businesses and the community across MK; the Mayor might lead it. Agenda item for next month

13. **Date of Next Meeting** - Thursday 13<sup>th</sup> April 2017 at 7.30pm at the Village Hall.

Meeting closed 9.30pm

*signed*

*date*