

RAVENSTONE PARISH COUNCIL

Minutes of the meeting held on Thursday, 7th December 2017 at Ravenstone Village Hall at 7.30 pm

Present: Cllrs S. Bailey (in the Chair), H. Anderson, N. Brinner, L. Postawa, R. Humphreys. Robin Cooper (Neighbourhood Plan); Ward Cllrs P. Geary, D Hosking.
Clerk J Vischer

1. **Apologies** – Ward Cllrs K. McLean and Hosking. These were accepted.
2. **Declaration of Members Interests** – None.
3. **Approval of Minutes of the November Meeting and any Matters Arising** – previously circulated for comment
The minutes were accepted as an accurate record. Proposer Cllr Anderson, Seconder Cllr Bailey. Unanimous.
4. **Village Appearance**
 - 4.1. Main village ditch overgrown weeds – These had been removed by village volunteers
 - 4.2. Annual Inspection Action Plan –
 - 4.2.1. Crumbling wall by Old Dovecote – Cllr Postawa produced documentation which confirms Merchant Venturers ownership of the stone walls, at least at the time of the sale of the adjoining building plot. As owners they must have a ‘duty of care’ for maintenance of the boundary wall. The walls had deteriorated further since the last meeting.
 - 4.2.2. Crumbling wall by School House - to be repaired – no action plan received in spite of the promise of works by ‘Christmas’. Chair’s attempts at making contact had not been fruitful. **CHR**
 - 4.2.3. Phonebox removal (*carry forward*)
 - 4.3. Helicopter Landing Pad – Cllr Postawa reported that the use of a yard as a helicopter landing facility had not been established through the planning process. Ward Cllr P Geary informed the meeting that 28 days ‘change of use’ was allowed without permission on all planning matters. The helicopter was not stored on site. Clerk to make enquiries of planning enforcement and noise abatement. Councillors would log flight frequency. **CLK**
5. **Flood Mitigation**
Ward Cllr Geary reported that a Flood Prevention officer had finally been appointed by MKC. The planned ‘walkabout’ with Tom Blackburne-Maze, Director of Public Realm had taken place.
6. **Recreation Field**
Land Deeds – no update in spite of the Clerk’s best efforts to chase the solicitors. **CLK**
7. **Allotments**
 - 7.1. Pump – the pump for the disused well had been purchased by Cllr Anderson but a quotation for the cost of installation was still awaited.
 - 7.2. Remaining planting of the hedgerow whips in the autumn. Awaiting planting.
8. **Finance** –
 - 8.1. **Cheques for approval & Balances** – The following payments were approved:
- new website (50%) £1,800 (from last month); clerk’s salary £140.70; Clerk’s expenses £39.11; HMRC (PAYE) £114.20; Cllr Anderson (pump refund) £73.91; Neighbourhood Plan consultants 1,950.00; insurance (annual) £422.76; Gate Group (grant) £100.00; SRW Club (grant) £150.00; Stoke Goldington Pre-school (grant) £100.00; new website (2nd 50%) £1,800.
Proposer Cllr Anderson, Seconder Cllr Bailey. Unanimous.
Available balance at 27th November 2017: £14,774 (plus Section 106 fund).
 - 8.2. **Budget considerations** – Councillors put forward a) village signage and b) the clearing out of the ditch on Common St. to be added to the regular landscaping contract, as new budget items. Budget and precept to be agreed at the next meeting; Clerk to circulate current budget sheet. **CLK**

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9. Neighbourhood Plan (NP)

- 9.1. **Subcommittee report back** – Robin Cooper (RC) Chair of the Steering Group reported that the Steering Group had met twice since the last meeting.
- 9.1.1. The 'red-line' boundary had been carefully aligned with buildings on the map, and Yew Tree Farm had been included inside the area. Some minor changes would form part of the Neighbourhood Plan (NP)
- 9.1.2. Regarding adoption of PlanMK – RC to compose a letter.
- 9.1.3. Few sites had been noted for potential infill.
- 9.1.4. 2nd tranche of the grant being applied for.
- 9.1.5. Themed sections of the Plan to be fine-tuned to generate policy – 6 areas: Countryside and Environment; Flooding; Transport and Parking; Housing and Local Plan Designations; Business; Community.
- 9.1.6. Next steps – further meetings with major landowners and interested parties e.g. PCC, leading to planning vision, to be arranged; further consultation on brownfield sites; drafting of background sections during the holiday period.

A Vote of Thanks was passed unanimously for all of Robin Cooper's work, which was proving crucial to the development of a thorough, and on-schedule Plan.

9.2. **New website** –

- 9.2.1. Cllr Brinner reported that the draft website had been completed and passed to him for further adjustments. He was very pleased with the outcome and recommended paying the final tranche of the invoice. This was agreed. Cllr Brinner to circulate access to the website. **CLLR BRINNER**

10. Planning Applications

10.1. **Previous applications** – None

- 10.2. **NEW applications** - 17/03221/FUL Land Adjacent Small Farm Ravenstone Mill Road, New 2 bedroom dwelling (*since publication of the agenda*) – Councillors agreed that the proposed building would have little visual impact and had no objections but it is outside the settlement boundary, in open countryside and as such contradicts the views of the residents expressed very clearly in the recent NP questionnaire.. Clerk to point out this potential conflict with MKC policy S10 in the parish's response. **CLK**

- 10.3. **OTHER - PlanMK consultation** – councillors agreed that they were generally supportive of the draft Plan. Ward Cllr P Geary added that in case the inspector (the next stage of the Plan would be scrutiny by an inspector) should suggest certain modifications that councillors should add that they would be against the inclusion of the land by Chicheley being developed for warehousing and that land to the East of the M1 around Moulsoe should be included as strategic reserve only. This was agreed. Councillors to make individual responses if they wish; Clerk to make the PC response. **CLLRS/ CLK**

11. **Correspondence (other than email)** – Seasons Greeting card from the Mayor and Mayoress, Invitation to MKC Christmas Carol Service.

12. **Councillors/Residents Items**

12.1. **Outstanding highways matters** –

- 12.1.1. Better warning signage at junction Mill Road/Gayhurst Road – following the walk-round with the Head of Public Realm Ward Cllr Geary reported that this was unlikely to be pursued as a 'Slow' roundel was already written on the tarmac, the existing signage would be re-vamped.
- 12.1.2. Collapsed road sign at bend of Weston Road – (*Re-reported and appeared to have been propped up to be more visible against the hedge - ref FS56006543*) This would be properly repaired.
- 12.2. **NEW Items** – Cllr Bailey referred to a letter from a resident concerning public parking near the Church. He would draft a reply to be circulated to neighbouring properties. **CHR**

13. **Date of Next Meeting** – Thursday 11th January 2018 at 7.30pm at the Village Hall.

Meeting closed 8.55pm

signed

date