

MINUTES OF THE MEETING OF WHADDON PARISH COUNCIL

Held: Thursday, 31st March, at 7.30pm at School Room, Whaddon Chapel, Stock Lane, Whaddon.

Present: Cllrs Sir B Stanier Bt (Chairman), Helen Hickman, Peter Lemagnen, Graham Stewart, Derek White.

Members of the Public: Mr John Conneely, Mr Mike Evans, Mrs Julia Lemagnen, Mr John Mortimer.

Clerk: Suzanne Lindsey

PUBLIC SESSION

1. Mr Evans expressed concern about planning application 16/00526/APP, land adjacent to 2a Vicarage Rd. He stated that the sewerage connection for the Chapel ran under the site and expressed his concern about how this would be maintained and repaired in the future if a house was located on top of it. Cllr Stewart stated that the planning application showed poor design, would have adverse impact on the street scene, was not suitable for an area in close proximity to an important building and the conservation area. There were also issues with the possible situation of petrol tanks underground on the site, and the possible ownership of the petrol pump area by highways, which needed resolving. Also parking and access was a problem. Cllr Stewart commented that via Facebook media over 50 parish residents had objected to the planning application. Cllr Stewart recommended Mr Evans write to AVDC planning department to highlight his concerns about the sewerage system.
2. Mr Mortimer, Editor WQ, asked about the attendance numbers at the recent PlanMK presentation about the consultation about Milton Keynes Expansion. Cllr Stewart stated that approximately 160 people had attended, the vast majority from Whaddon, with support from Nash, and surrounding villages and from Milton Keynes. Cllr Stewart advised that he would be reporting attendance back to AVDC planning department for their information.
3. Mr Conneely reported that he had been in contact with Mr Brian Hartley, PA to the Weatherby family, in connection with securing a parcel of land on Windy Ridge to locate a tribute to Whaddon's role in WWII with Bletchley Park Code Breaking, but he had not so far been successful. He stated that cash tributes had already been received. He requested the PC's permission to raise the profile of the project and proceed with fund raising, and was informed that because the 'tribute' is not a village or WPC project, but instead a private initiative, he was entitled to do whatever he wishes. Cllr B Stanier (Chairman) stated that it was not in the remit of the Council to give permission to raise the profile or endorse fund raising activities. He also stated that the issue of where to locate the tribute had not been resolved, nor (as Cllr Stewart suggested) the necessary approvals/permissions received, it was premature to initiate fund raising activities. Mr Conneely advised that he had been in touch with the prospective new owners (Daniel and Tony Berry) of the Lowndes Arms, who had agreed to discuss the possibility of locating the tribute in the pub garden. Cllr Stanier stated that the Cllrs as individuals wished him luck with the project but it was not within the Council's remit to support, authorise, or otherwise endorse a 'tribute', which is a private project.
4. Mr Mortimer stated he was concerned whether or not Suzy Chandler would continue to print WQ. It was agreed that other printing providers would need to be found if she was not able to continue, and financed out of advertising income.
5. Mrs Lemagnen expressed concern about PlanMK Consultation and the best way for a response to be communicated to MKC by village residents. Concern was expressed that the submission process was unwieldy and off-putting. It was agreed that Cllr Stewart provide three key points that respondents could use to provide a simple email response which would be circulated by email and the Village Facebook page. Cllr Lemagnen pointed out that the proposed expansion scenarios did not address the long-term problem 40-50 years hence, and felt that some of the options were actually spurious as the required land had not been promoted by a prospective seller, and was not available for purchase.

APOLOGIES

Cllr Hazel Hedges

DECLARATIONS OF INTEREST

None.

MINUTES

The minutes for the previous meeting were adopted and signed.

PROJECT UPDATES AND CORRESPONDENCE

Roads and Footpaths

1. The Clerk reported that the grant for the road crossing outside the recreation ground had been approved. Cllrs agreed that the clerk should place the order with C. Dowdy for the works to proceed as soon as possible.

Recreation Ground

1. The Clerk reported that the recreation ground bin and sign had both been installed, and orders placed for mowing/hedging and repair of the field gatepost. As agreed by Cllrs, one session of Play in the Parishes had been booked for the summer on 26th July 11am to 2pm for £430.

Communications

1. Cllrs congratulated Mr Mortimer on the successful publication of his first edition of WQ.

Finance and Administration

1. Cllrs discussed the recent rejection by AVDC of the Community Right to Bid Nomination of the Lowndes Arms, in the light of additional information and assistance provided by CAMRA and recent events. Cllrs agreed that once the sale had been completed, discussions should take place with the new owner, and a further nomination should be submitted. In the mean-time a letter advising AVDC of WPC's disappointment about the outcome of the nomination, and notifying them that another submission would be made should be prepared and sent. It was agreed that despite the prospective change of ownership, the nomination should still be made to protect the interests of the village.
2. Cllrs reviewed three applications for co-option of a new councillor. Proposed by Cllr Hickman and Seconded by Cllr Stanier, it was agreed by unanimous vote that Mr Graham Hain should be offered the position, as he would best help ensure that the profile of the Cllrs most closely matched the profile of village residents to give best representation.
3. Cllrs agreed and signed a required direct debit instruction in favour of NEST, in connection with employer pension contributions for the new statutory pension. The Clerk clarified that currently no pension contributions were payable, and this was just a necessary formality.

Allotments

1. The Clerk advised that all allotments were let and payments received.

Other

1. The Clerk advised that the RFQ for consultancy advice on Constable's Plot had been issued and the work awarded to Savills as previously agreed via email by the Cllrs. Savills had arranged to meet the tenant on site and visit and review the land and buildings on 23rd February 2016, and their report had been received and reviewed by Cllrs. The current rent, at £102.65 per acre per annum (total acres 5.65) was not unreasonable for agricultural land. The buildings were in poor condition and being patched up ad hoc by the tenant. The current use of the buildings was storage of vehicles and machinery and some vehicle restoration and repairs. There was no evidence that this was more than a hobby. There was no water supply or foul water drainage. Asbestos was present in some of the buildings and this required a survey and management plan to be undertaken. Insurance for £120,000, pending an official valuation, should be put in place as a matter of urgency. Cllrs agreed that a Farm Business Tenancy under the 1995 Act should be prepared and negotiated with the tenant Mr Taylor, with a 5% increase in rent; this would allow continuation of the status quo, but since there was no security of tenure, allow flexibility for the future should alternative uses of the land be considered or needed by the Council. Cllr Hickman agreed to seek a template for the farm business tenancy agreement. Clerk was instructed to go ahead and arrange the insurance and asbestos survey.

INCOME AND EXPENDITURE

The following payments have been received:

24/3/16	D Taylor - Rent Constable's Plot	£145.00
Various	Allotment Rents	£112.50
Various	Misc. Interest	£3.96

The following invoices have been received for approval:

039	Macintyre Law Ltd – land registration	£1080.00
040	Broxap Ltd – Bin for recreation ground	£173.94
041	Wilder Engineers and Consultants Ltd – Printing WQ	£82.08
042	E.On Energy Solutions Ltd – street lighting maintenance	£125.10
043	E.On – Street lighting	£181.74
044	Suzanne Lindsey – salary Jan-Mar 2016.	£1,279.34
045	Suzanne Lindsey - expenses	£77.80
	Total	£3,000.00

Bank Balances as at 31/3/16

Metro Bank Account – current	£3,487.47
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Metro Bank Account – deposit	£4,816.99
Metro Bank Account - charity	£1,663.00

REPORTS

1. Cllr Stewart reported that the PlanMK Consultation presentation at the village hall had been very well attended. It was clear from the information provided that the Whaddon area may well be the ‘soft option’ for expansion due to the availability and promotion of the land by developers, pressure from other areas trying to avoid expansion in their area, and the need to construct bridges over the M1 to the areas in the East.
2. Cllrs agreed in principal the draft response to MKC on Milton Keynes expansion, and undertook to have any final comments to Cllr Stewart by Sunday evening.
3. Cllr Stewart advised that the decision of the Planning Inspector regarding 2a/2b High St had been received and rejected the appeal. The inspector had supported the objection to back land development.

MATTERS ARISING FROM THE MINUTES NOT ALREADY DEALT WITH

There were no additional matters.

AOB

1. Cllr Hedges via email asked if any residual grant money from LAF could be used for the Village Hall. Cllr Stanier advised all the money had been allocated.
2. Cllrs agreed to accept Cllr Hickman’s kind offer to host a Queen’s Birthday Celebration and Beacon Lighting Ceremony at Coddimoor Farm on 21st April 2016. It was agreed that supplies left over from the aborted recreation ground opening ceremony would be allocated to this event. Any proceeds and profits to be donated to the recreation ground fund.

DATE OF NEXT MEETING(S)

The next meeting(s) of Whaddon Parish Council for 2016 will take place on 12th May, 21st July, 8th September and 10th November 2016.