

Old Stratford Parish Council

MINUTES OF THE OLD STRATFORD PARISH COUNCIL MEETING Held on 9th March 2010 at the Memorial Hall, 2 Deanshanger Road

Present:

Cllrs Mr R Whittaker (in the chair), Mr I Baxter, Mr K Jelley, Mr D MacDonald,
Mr D Medadowcroft, Mr A Pateman, Mr G Rogers; Mrs P Stevenson & Mrs S Tomlinson
Also present were Mr D Everett (Clerk) and 1 member of the public

1. Apologies for Absence

Cllrs Mr B Clayton (Plymouth), Mr P Philbrick (Unable), Mrs L Mobaraki (SNC)(unable) & Mr A Walker (NCC)(Ward Surgery)

2. Members Declaration of Interest (for items on the Agenda)

None

3. To Sign and Approve Minutes of the Meeting dated 9th February 2010

Minutes of the meeting held 9th February 2010 were approved and signed as a correct record

4. Matters Arising from the Minutes (for information only)

(a) Litter Campaign Minute 4(a)

Reminder that the Stop the Drop Campaign (Friday April 9 – Sunday 18 April) > nb

(b) NCC Community Liaison Officer Minute 4(b)

Updated and details of further site meeting Monday 8/3 attended by the clerk and Cllr Pateman who spoke on the inspection > AOM

* One road village (old A5) affecting all through traffic especially m/cycles and cycles > NCC

(c) SNC Housing Officer (Housing needs Old Stratford) Minute 6

The clerk spoke on address issues giving the impression that the Survey was OSPC led and not SNC. Action supported along with agreed response on email Qs

(d) N/CALC Training Calendar Minute 11(j)

Newsletter circulated for info – QPS/Trailing Calendar 2010 > discussed and circulated Min:10(g)

5. Outstanding Activities (circulated with the Agenda)

QCS submission deferred due to changes to criteria. Will now be May/June 2011?

* Cllr Baxter supported by members present, wished the minutes to show the PCs appreciation to Cllr Pateman and the clerk for their efforts

Street Lighting issue removed

6. Public Speaking Time

Meeting closed for this item

7. District & County Councillor Reports

(a) Cllr Mobaraki (SNC)

No reports

(b) Cllr A Walker (NCC)

Email response to Route 89 concerns > see Min: 10(l)

8. Planning

(a) Applications Received

S/2010/0146/MAO Residential development of 31 dwellings (Outline) land east of The Meadows

Note: This is not the appeal site off of The Meadows but additional to it

* **OBJECTION** agreed as previously circulated

This is a Greenfield site in open countryside currently in agricultural use, part of which is in the flood plain. Its consideration for development is contrary to Policy H4 of the SNLP. It is not a small group of dwellings or needed to meet local needs under Policy H7 as there is no proven need and does not in our view, relate well to the village due to the intrusion into open countryside, affecting the public footpath system and visual amenity and the conservation area opposite in Stony Stratford, Milton Keynes..

The IRHP adopted July 2009 allocates Old Stratford for a 5% growth equating to 43 houses. The Appeal decision for 35 houses on land to the side of The Meadows (S/2008/0707/PO) against refusal was issued on 22nd September 2009 and therefore contributes to the IRHP allocation. The main grounds for allowing that appeal was the lack of SNCs 5 year land bank as it would otherwise have been refused.

This new application for 31 dwellings would take the total to 66 dwellings which would exceed the IRHP allocation by 23. This would be 50% more than that allocated, representing a 7.7% increase in Old Stratford which is unacceptable given the villages growth since 1995 and is unwarranted.

Whilst IRHP at 7.11 refers to possible developments outside village confines, this application cannot and does not provide or contribute towards the necessary infrastructure and although it could be delivered within a 5 year period is in our view totally unjustified.

In a recent Appeal decision APP/Z2830/A/2114196 dated the 8th February 2010 the Inspector commented that the IRHP was a quick response to an urgent need to the 5 year shortfall and there is nothing within the tests that conflicts with Government Policy. There was also little evidence that existed that the terms of PPS3 deliverability cannot be met, as the IRHP is a living document and was produced in the light of information supplied by West Northamptonshire Joint Planning Unit. In addition the Inspector concluded that the sites it has counted towards the supply figures are available, suitable and achievable. Any further addition would therefore be unjustified and contrary to policy which must stand up to implementation requirements and the test of time.

Schooling: Because of the pressures placed on Old Stratford Primary School any additional housing is unwarranted and unsustainable. We refer you to the to the above Appeal and a letter submitted by Mr Alan Fitz - Education Officer (School Organisation) dated 17th April 2009 when having highlighted the pressures on the school, went on to say 'although we do not feel that we are in a position to formally object to this proposal, this development (for 35 dwellings) may well cause some difficulties in accommodating the extra pupils in local schools'. This was evident when at least 4 village children, 2 with siblings already at the school were excluded at the September 2009 intake. This is before the Appeal site has been developed which highlights the pressures that already exist. It was also pointed out by Mr Fitz that it was not easy to expand the school further because of the constraints of the site and the school is already short of the statutory area required for playing fields.

Flood Risk: The Flood Risk Assessment report is a risk based approach that states that the effects of climate change has been taken into account. Local knowledge though, questions the validity of the extent of Flood Zone 2 @ Figure 2 which appear conservative and we assume that the comment at 3.1.6 is a typing error. The ground, agreed as boulder clay will require flood mitigation in the form of a balancing pond which the Parish Council will not accept responsibility for, given previous experience.

Environmental and Visual Amenity: This is open farmland with access to a large flood plain field. Both are in current use by cattle. Access for cattle to these fields is via the existing appeal site which when developed will have no proven access other than through the new housing estate which is unacceptable on environmental and amenity grounds. The visual amenity will also be affected as the current open farmland and riverside scene will be compromised and give an

overdeveloped appearance from the public footpath within the proposed build area and opposite from Stony Stratford amenity park. There is also a main foul sewer that runs through the site that does not appear to have been considered due to the proposed road layout. With the contamination of the original brown field site development of The Meadows and the deposit of spoil during that development we need to be convinced that land contamination is not an issue.

Traffic and road access: Despite the considerable traffic volumes through Old Stratford to and from Milton Keynes which has already been highlighted, the traffic along Deanshanger Road affecting access and egress from The Meadows and the appeal site opposite the bus stop, is used by school children and the elderly between the pinch points from Dickens Drive and the road calming priority 'give way' at Manorfields Road to the north. Road safety concerns have been exacerbated by previous permissions which have ignored Parish Councils concerns about on street parking, even where off street parking is available. Previous mitigation suggestions by this Parish Council have also been ignored. *You are also reminded that the appeal APP/Z28830/A/07/2057144 (39 Manorfields Road)* was dismissed on highways safety grounds as Deanshanger Road is part of the routes to school. There is also a concern that the access for emergency vehicles especial fire appliance's, is seriously tortuous and restricted and should NOT be an issue deferred to detailed conditions. Access for refuse collection is another concern already highlighted at the current build site at The Meadows.

Conclusion: 3.20 of the Planning Access & Design Statement suggests that Para 54 of PPS3 states 'that the site is a suitable location for development now and would contribute to the creation of sustainable communities'. **We consider that the opposite is true given the lack of the schools capacity to cater for more children. Nor has there been any meaningful consultation with Old Stratford Parish Council at any time which is required under the IRHP Policy**

The current Old Stratford School class sizes are near to or full capacity (30 max per class) :

Reception - 34 (2 teachers in one class room)

Year 1 - 29

2 - 26

3 - 27

4 - 28

5 - 50 (2 classes of 25 each)

6 - 30

Although there are 2 reception classes this was due to an admissions error by the LEA as it should have been 30 maximum(leaving 4 children without places) and having 2 teachers in one classroom is not ideal but the school does not have the capacity for any more classrooms. The LEA have recently turned away a child for the reception class (from a family who returned to the area and whose 2 older siblings have been given a place) on the basis that the class size should be 30.

Admissions for September 2010 are going to be 30 as the school have been advised that there are 30 applications where the school has been put down as first choice. We do not yet know if there are more than 30 which is likely and if so once again children will be refused places. If this is the case this will be the third year running that the class has been oversubscribed. Also the two year 5 classes only have one more year to go as a double class and then the capacity for children in this class will go back to 30.

For all these reasons, not least because of the excess of 5% allocation limit under the IRHP, road safety grounds and the capacity limits of the village primary school the application should be refused.

S/2010/0159/FUL Single dwelling Land at side of 44 Towcester Road

* **OBJECTION** This appears contrary to SNLP Policy EV1 due to the existing site characteristics and the appearance of the space in an around the proposed dwelling after part of the adjacent building is demolished to make space. It is also contrary to Policy G3(a) & (b) due to the scale and design of the proposed dwelling and the failure to provide satisfactory parking. Whilst the design and access statement indicates space for turning a single vehicle (which other than a small e.g. smart car) is unrealistic and does not meet the parking criteria. There are also road safety issues due to the wall of the adjacent industrial building obstructing adequate vision splays

For these reasons this application should be refused

* Members requested that the Ward Member in the event of a recommendation for approval, that it be sent to the planning committee for determination

LDF/12/B Milton Keynes Core Strategy Pre-submission publication

* Report is noted

(b) Decision notices

(c) Enforcement / Appeals

None

9. Press Notices

None

10. Correspondence (list at meeting)

*** (a) SNC Director of Service Delivery**

PCs Forum re Interim Rural Housing Policy Presentation > 4 March

* Attended by Cllr Whittaker, Pateman, Rogers and the clerk who spoke on the item

*** (b) BDO LLP**

Audit briefing – Winter 2010.> noted for record (along with recommendations for coming audit)

* Power of Well Being noted for record (and eligibility)

(c) Communities & Local Government

Delivery & drive of housing expansion in (*) and Northamptonshire (WNDC) and changes from April 2011 > Report noted and circulated

(d) SNC Director of Service Delivery

Parish Councils Forum December 2009 > presentation circulated for info

(e) SNC Lead Officer Economic Development & Tourism

Notes from the Sustainable Workshop > circulated for info

*** (f) MKC Senior Planning Officer – Development Plans**

MK Core Strategy: Pre-Submission Publication – Consultation 17th Feb > 31 March

* Clerk had examined publication > cross border pressures noted > response forms circulated

*** (g) N/CALC**

Training Guide 2010 - Booking Forms circulated and discussed

Notice of proposed Incorporation of the N/CALC by 1 April 2010 > noted

(h) NCC Finance Officers

Supplier Update > invoicing procedure noted for record

*** (i) Potterspurty Cllr**

Email re rumours of the hourly Route 89 Potterspurty > Northampton being cut to 2 hourly

* If true could affect IRHP Matrix re sustainability > sent to Cllr Walker who's reply is attached

*** (j) Forestry Commission Community Ranger**

Poster re events Salcey Forest > nb to be agreed

(k) HMRC

Employer pack 2010 > for file and action year end

12. Finance

(a) The Council to approve Running Balance and budgetary controls (with Agenda)

* **RESOLVED** to approve by unanimous decision

Note: Regulation 4 of the Accounts and Audit Regulations 2003 require audited bodies to conduct a review at least once a year before the 31st March on the effectiveness of its system of internal audit control and publish a statement on internal control (statement of assurance) each year with the body's financial statements which is already done. Although this was carried out, approved and adopted at the Annual PC Meeting on 12th May 2009. It is submitted again as the minutes approving and adopting all the Financial Risk Assessments, did not make this item clear

RESOLVED: That the report circulated be adopted as OSPC Policy

(b) The Current State of Finance (Excluding Commuted Sums / Nationwide a/c's)

Treasurer's a/c:	£95.53
Business Call a/c:	£15,663.08
Earmarked Reserves:	£12,109.46 (includes MH income)
Available Capital =	£5,295.82

Proposed by Cllr seconded Cllr t - unanimously carried for approval

(c) The Payment of outstanding accounts listed below

001733	Clerks Stipend:	£637.34
001734	Petty Cash:	£54.78 (Incl mileage / padlocks)
001735	HMRC:	£200.45 (I/Tax + Employer NIC)
001736	Cleaner:	£85.00 (MH / RG litter pick)
001737	AH Contracts:	£172.96 (Dog Bin contract Feb/March)
001738	ACS:	£10.00 (MH Windows)
001739	Mh-p:	£36.75 (Domain registration)
001740	Canon UK:	£36.58 (Copy costs)
001741	Aylesbury Mains:	£352.25 (13 x PL (Repairs))
001742	Anglian Water:	£33.66 (MH Water Rates)
001743	NJ Blackwell:	£633.50 (POS maintenance, fencing and camp clearance)
001744	WJ Hutchings & Sons:	£552.25 (Agreed Tree Works St Guthlac's)
001745	Cosgrove PC:	£47.50 (SLCC Annual Fees 50% CosPC)
001746	E.ON:	£141.54 (MH Electric)

1 April 2010

001747 & 9	Mh-p:	£587.50 (Website domain Annual Fees)
001748	Aon Ltd:	£4,299.72 (Insurance)(+ 51 more PLs, 2xSIDs, Fidelity > £150,000 + additional Play Equip)

13. Street Lighting

(a) Various reports (ooo?)

(b) PL16 Deanshanger Road still ooo

14. Highways

(a) PPW has submitted latest report > circulated for info

(b) Large potholes Towcester Road filled

(c) Ponding & other outstanding issues listed

- (d) AW manholes o/s Firs Farm, subsidence and approach – surface breaking up
- (e) Cllr Pateman spoke on the apparent attempted theft of SID

14. Review of Parking Restrictions Old Stratford

* Deferred to AOM

15. Councillor Questions and Items for Next Agenda

- (a) AOM Agenda and Attendees agreed

16. Date of Next Meetings

Tuesday 13th April & 20th April (AOM) 2010 commencing at 7.30pm

With no other business the meeting closed at 9.05pm