

## FLITTON AND GREENFIELD PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Church Hall, Flitton,  
on Wednesday 20<sup>th</sup> September 2017

**Present:** Councillors M Gates (Chair), N Thompson, N. Arthur, T King, J Fisher, G. Ellis, P Woodland, B Rishton and M Lowe

**Also Present:**

D Lawson (Clerk)

Sean Harries Resident and Elaine Franklin Landscape Rural Practice Surveyors (Agent to R&P Winter, Flitton Hill)

### 2669 APOLOGIES AND SPECIFIC DECLARATIONS OF INTEREST

**Apologies:** Councillor R Stokes and CBC Cllr James Jamieson

**Declarations of Interest:** Cllr Woodland and Cllr Ellis declared an interest in one of the sites in the Local Plan (represented by the Agent of the landowners)

**Co-option of a new Cllr:** Cllr N Thompson proposed and Cllr Jen Fisher seconded the co-option of Bob Rishton as a new Councillor for the Greenfield Ward and this was unanimously agreed. Cllr Rishton signed the Declaration of Office

**RESOLVED**

**That Bob Rishton be duly co-opted as a new Councillor for the Greenfield Ward**

At 19.40h the Chairman adjourned the meeting to allow for public comment to be made

A resident outlined his plans and further discussion with CBC for an extension to his property which seemed very reasonable to Members. The revised plans had not been received by the Parish Council, but the resident was able to explain the changes that had been required. The plans were due for discussion later in the meeting

He also had a question relating to the Neighbourhood and Local Plan work and a recent DCLG publication on 'Planning for homes in the right places' which makes an indicative assessment of housing need based on a new proposed formula, which is being consulted upon. The Clerk agreed to raise this with CBC and the resident left the meeting.

DL

The Agent acting on behalf of local residents at Flitton Hill, (who had land being proposed for development as part of the Local Plan) explained that she had attended to talk to the Council about the process and gauge any feeling about what may or may not be acceptable. The Clerk clarified that the Council had already objected to the site as part of the LP consultation and the re-designated small village status meant that the Council was not anticipating any large scale development in the Parish. The Chair commended the personal approach, but confirmed that until the next iteration of the Plan is produced, there may not be very much to discuss, unless a planning application was to be made. The Agent requested to stay for the rest of the meeting but not to take part in any of the discussion.

### 2670 MINUTES OF LAST MEETING(S)

The Minutes of the meetings held on Wednesday 19<sup>th</sup> July 2017 were received and it was

**RESOLVED:**

**That the Minutes be confirmed as a true record and signed by the Chairman.**

The following matters arising were noted, others are discussed again on the agenda

- There was an update from Cllr Jamieson about the wall repair, but it seemed that this may not have solved the problem
- Cllr Arthur had spoken to the Pulloxhill Industrial Estate Management Company and it was confirmed that any idea to move the estate would not be feasible
- Cllr Ellis would update the Highways Sub Committee on progress of both schemes mentioned in the minutes, at their next meeting
- The green box is an ongoing saga and will be raised again with CBC

NT/DL

GE  
DL

<ul style="list-style-type: none"> <li>• The Clerk had sent out reminders to tenants at Flitton Hill that plots must be vacated by April 2018</li> <li>• An update on water at Joes Close allotment site was postponed to the next meeting</li> <li>• CBC had agreed to prune the trees at Wardhedges in the Autumn, so it should be at any time now</li> <li>• Cllr Lowe had spoken to the MD at Woodrush and he said he would do what he could about preventing lorry movements during busy school times, but it is not always possible to avoid.</li> </ul>	RS
<b>2671 UNITARY COUNCIL AND POLICE MATTERS</b>	
<p>Cllr Jamieson had sent apologies, but made the following comments by email</p> <ul style="list-style-type: none"> <li>• the brickwork repairs where the car crashed on High street Greenfield has been fixed, latest delay was due to non matching bricks (however discussion earlier indicated that it may not have solved the whole problem)</li> <li>• The Jet Patcher has been in the area fixing potholes</li> <li>• The Gulley cleaner programme is now 30% completed, it has initially focussed on those areas that have had major flooding problems in recent years, but has started coming round our area</li> <li>• No news on the Solar Farm.</li> </ul>	
<b>2672 SUB COMMITTEE MEETINGS</b>	
<b>Planning and Neighbourhood Plan (NP)</b>	
<p>Cllrs gave an update about the state of the NP including Cllr Gates progress in producing the first draft. There was a short discussion about why the group had agreed not to include any specific sites in the Plan.</p> <p>In terms of events, the team had been at the Gala and used the questionnaire to get more views, especially from younger people and there would also be another Green Infrastructure event to be held in November and publicity would be made available when the date is known.</p> <p>An agent acting on behalf of the land owners at 96 Greenfield Road Flitton had been in touch with the group about the possibility of some discussion relating to the site being put forward in the Local Plan and this approach had been passed to the Parish Council. It was agreed (as earlier in the meeting) that there was no point meeting to talk about the site until the next iteration of the LP is produced and Cllrs made it clear that they would be likely to oppose any large scale planning application in this location (i.e. greater than 10 dwellings) should one be submitted. The Clerk agreed to convey this information back.</p>	DL
The following Planning Applications were considered and the response(s) agreed	
<ul style="list-style-type: none"> <li>• <b>102 Greenfield Road, Flitton, MK45 5DR - Householder developments</b> Comment. There was no objection to this application.</li> <li>• <b>7 Moorland Close, Flitton, MK45 5DQ - Householder developments</b> Comment. There was no objection to this application</li> <li>• <b>Land r/o 24-38 High Street, Greenfield, MK45 5DD – Change of Use Conversion of stables /barn to a single residential dwelling</b> Councillors agreed to oppose this application for a number of reasons including <ul style="list-style-type: none"> <li>○ Being outside settlement envelope and no exceptional reason to develop</li> <li>○ Set behind existing residential properties as back-land development, could set precedent which PC would strongly resist</li> <li>○ Very narrow access on to busy High Street and directly adjacent to neighbouring property - increased traffic flow may be a nuisance</li> </ul> </li> <li>• <b>Tracell Bungalow, Flitton Hill, Flitton, MK45 5EA - Erection of two detached dwellings with detached garages and associated works</b> Comment. No objection as permission already granted, but subject to the need for vehicular turning space on the plot to prevent reversing onto Flitton Hill,</li> </ul>	



<p>The ROSPA report work was in hand and the Risk Assessment agreed.          The clerk reported that the PayPal transfer had taken place and now the rest of the financial transactions could happen through the Councils accounts.          It was agreed that the Deeded gift form could also be enacted and pre dated to 1 April 2017 to coincide with the Councils financial year.</p>	DL
<p><b>Highways/Cycle ways/Footpaths/Grass-cutting</b></p>	
<p>There had not been a meeting of the Sub Committee, although this will be arranged in October</p>	GE/DL
<p><b>2673 LEISURE STRATEGY AND CiL/S106</b></p>	
<p>The Clerk explained that CBC had requested information about potential leisure projects to ensure that both authorities comply with CIL or S106 regulations should any funding be secured from developer contributions in the Parish. A suggested schedule had been completed which should be returned to CBC as soon as possible and Members asked for the addition of the cycleway along the River and over to Flitwick, subject to any GI Funding shortfall. The Clerk agreed to add this and any other suggestions which Members wished to make.</p>	DL
<p><b>2674 CLERKS REPORT AND CORRESPONDENCE</b></p>	
<ul style="list-style-type: none"> <li>• It was noted that there was now a new Insurance Broker, but that the terms and conditions of our three year contract would remain the same</li> <li>• At a recent Police Community Priority Setting Meeting for our area, the Priority for the next 3 months was agreed to be speeding. We have been asked to identify locations and times which are of concern for Speeding Vehicles, and let the Police know so that they can target resources from September to November. Cllr Fisher agreed to send the Clerk a list to pass on</li> <li>• The Clerk mentioned that the Greenfield litter picker would only now be available to work during the University holiday times. It was agreed to thank him very much for his work, but try to recruit someone who may be available all year round. However if this proved too difficult to ask him to continue when he can</li> </ul>	JF  DL
<p><b>AOB (FOR INFORMATION ONLY)</b></p>	
<p>There was no other business.</p>	
<p><b>DATE OF NEXT MEETINGDL</b></p>	
<p>The date of the next Council meeting is Wednesday 15<sup>th</sup> November 2017 19:30h at the Church Hall Flitton          The next Joint Finance and Planning Sub Committee will be held on Wednesday 18<sup>th</sup> October</p>	
<p>The meeting ended at 21.30h</p>	
<p>DATED this 15th day of November 2017</p>	
<p>Signed - Chairman</p>	