

## **WOBURN SANDS TOWN COUNCIL**

Minutes of the Meeting held by Zoom on Monday 12<sup>th</sup> April 2021 at 2.30p.m.

**A minutes silence was held before the meeting began to remember HRH Prince Philip, The Duke of Edinburgh**

### 01/21 **Present**

**Councillors:** Cllr M Geddes (in the chair)  
C. Cowmeadow, P. Farrant, J. Green, D. Hopkins, J. Jeffrey, R. Lanyon-Hogg, Dr J  
Rae, P, Skelton

**Clerk:** Mrs A Jordan

**Member of the Public:** A Resident of Station Road

**Apologies** None

### 02/21 **Town Mayor's Announcements**

None

### 03/21 **Declarations of Interest**

- a. Under the localism act 2011 (section 26-37 and schedule 4) and in accordance with the Councils code of conduct Cllr D Hopkins referred to his entry in the member's register of interests
- b. Cllr Geddes declared a declaration of interest regarding planning application 21/00813/FUL and with the EWR development proposals
- c. Cllr Rae declared a declaration of interest regarding planning application 21/00832/FUL
- d. Cllr Lanyon-Hogg declared a declaration of interest regarding EWR development proposals
- e. Cllr Jeffrey declared a declaration of interest regarding the transfer of deeds of Club Lane

### 04/21 **The Meeting is adjourned for Public Question Time**

A resident of Station Road attended to clarify an issue with his planning application 21/00886/FUL. The architect misinformed MKC Planning Officers on works at the front of the property and this will now go in as a separate application. There is currently one parking space to the rear of the property and this will not change.

### 05/21 **Minutes**

Minutes of the meeting held on 15<sup>th</sup> March 2021 had been circulated, approved (subject to spelling correction) and signed as a true record.

### 06/21 **Progress Reports**

- a. **The Clerk's Report** (circulated)  
Cllr Jeffrey rang Anglian Water and the technician recommended further work in Club Lane. Taylor Wimpey need to finish tree planting as per plans for Summerlin Drive.  
DRT complaints: we should add the email address for complaints to our website. Leaflets delivered late for some parts of WS, others have not had leaflets at all. The mini bus has been observed stopped in the road, not parked properly, and so blocking traffic even though no one is boarding.  
WSTC email addresses for Councillors: the cost for nine would be £410.40 pa. It was **AGREED** existing Cllrs can choose to have this email address but new Councillors will have one. Then following the next election, all Councillors will be required to use an official email address. We need to draw up a policy for the use of emails.
- b. **Halls and Library**  
A spring clean has been completed and a new cleaner from the contract.
- c. **Environment**  
Update from Cllr Skelton:  
**(1)** Contract duly offered to RTM Landscapes, as agreed, since when satisfactory tour of WS with Operations Director Wayne Samuels, accompanied by Clerk and me, to review work sites  
**(2)** Covid-compliant distanced volunteer sessions recommenced last Sunday (11<sup>th</sup>) at Edgewick Farm: good turnout, including some Duke of Edinburgh Award candidates working with us.
  - Cllr Farrant reminded that we need to plan for various events that can take place later this year such as the Christmas Fayre

d. **Unitary Councillor's Report**

Due to purdah leading to the forthcoming elections Cllr Hopkins has not submitted a written report this month but will comment verbally on SEMK, EWR and DRT

07/21 **Planning**

- 18 Station Road to be looked at again but WS Town Council will object to front parking as it is in a conservation area and would necessitate demolition or partial demolition of the front wall
- 20 Bellway – no comment as outside Woburn Sands
- 21/01038/EIASCR in an environmental survey so WSTC is not expected to comment

Notification from Milton Keynes Council of the following applications (as in the agenda):

- a. \*21/00734/FUL Proposed single storey free standing out-building  
**41 Chapel Street**  
*The Council objects as the building is outside the building line of the street and will adversely affect neighbours*
- b. \*21/00819/CLUP Certificate of lawfulness for the demolition of existing outbuilding and replacement with new outbuilding  
**11 Spring Grove**  
*WSTC has no objection*
- c. \*21/00832/FUL Single storey rear extension and loft conversion  
**48 Elm Grove**  
*WS Town Council wishes to be assured the off-site parking arrangements satisfy regulations for a three bed house and that the views of neighbours as well as to the rear will be taken into account*
- d. \*21/00795/FUL change of retail use to a nail salon.  
**57 High Street**  
*No objection*
- e. \*21/00813/FUL Proposed single storey extension to existing single storey free standing out-building  
**20 Bow Brickhill Road**  
*Should be carefully considered with conditions attached regarding hours of use and noise levels*
- f. 21/00872/TPO Intention to reduce the crown of two oak trees  
**83 Newport Road**  
*No objection subject to tree officer's agreement*
- g. \*21/00886/FUL Two storey rear extension and alterations to outbuilding  
**18 Station Road**  
*WSTC does not object to the proposed extension but has concerns about the parking at the front and cannot approve until there is more detail*
- h. \* 21/00919/TPO  
**1 Hillway**  
*No objection subject to tree officer's agreement*
- i. \*21/00689/FUL Creation of a new vehicular access/entrance  
**Unit 5 Station Rd/Newport Rd**  
*WSTC are concerned about the safety of the entrance but happy to accept the highway officer's views*
- j. **Notification of Decisions made from Milton Keynes Council**
  - 18 Russell Street no objections
  - 46 Weathercock Lane no objections

08/21 **SEMK**

WSTC note two points here: the developers are O&H Properties have put forward plans for 1400+ dwellings (which is approximately half the total number of dwellings submitted in the SEMK draft framework on less than half of the land allocated), and their plans include relocating the station.

It is not clear who is 'behind the agenda' and making decisions on land safeguarding.

Cllr Geddes explained it is for MKC to propose a framework and EWR to say what they would like within the framework.

WS can comment on environmental aspects. However the longer we delay the framework the more chance of developers getting submissions accepted by government. They do have to wait until final date for comments though.

Cllrs discussed concerns over O&H Properties past dealings with local authorities and it was suggested we contact Iain Stewart MP for support and ask the government minister to keep a watching brief.

Cllr Jeffreys **AGREED** to respond as there is no mention of a Country Park.

#### 9/21 **East West Rail**

There was a discussion on EWR plans for WS rail crossing and road. The plans appear to be EWR ideals and there is no mention of who will finance them. Changes to rules by the Treasury may have an impact. WS Councillors are meeting with Will Gallagher a representative of EWR on Monday 19<sup>th</sup> April. He will be asked about financing of the plans and the volume of trains. There are two options proposed so far.

Option 1: seems impossible and has had a lot of complaints from residents. It shows significant deviations from the SEMK plans. There is also a covenant on Edgewick Farm.

Option 2: There could be long delays if the crossing stays open but this is not clear while we do not know the future train service. Why is there no pedestrian bridge mentioned? Could an underpass for traffic be considered?

AIM: Dismiss option 1

Suggestions for option 2, e.g. redesign Cranfield Rd junction, pedestrian bridge, pattern of train service. No rationale for relocation of the station.

Need to formulate briefing for meeting with EWR.

Cllr Jeffreys requested information to go into the Hogsty End

We will want maps for Aspley, Woburn Sands and Bow Brickhill for the meeting.

In the technical document freight trains are mentioned, these need to be considered too so we can talk about all train movement.

Cllr Skelton recommended contacting John Towriss who has experience of traffic surveys and has reported to Aspley Heath. Matthew Clarke from MKC has confirmed they have not done a traffic survey but are supporting EWR as they are going to have a survey, however there has been a delay so neither organisation have any done this yet.

EWR's proposals would mean purchasing land for road building and WSTC are not sure if this is outside their remit in the Railways Act.

Following discussion about an underpass and pedestrian bridge, it was decided to push for both to keep pedestrians and traffic separate.

Cllr Jeffreys agreed to put together some notes for everyone to respond.

#### 10/21 **The New Sports Hall**

The Clerk gave a brief update; TW still do not have a firm date to hand over the Sports Hall but should be the end of May beginning of June. They would like to know what pitch or court markings we would like on the floor. It was **DECIDED** to have 1x basketball court, 2x badminton courts and 1x 5-a-side football pitch.

Cllr Geddes recommends we have an opening event in September but can open for use from 21<sup>st</sup> June to comply with government guidelines regarding covid restrictions.

Cllr Jeffreys will put something in the Hogsty End for people to contact us for information on the Sports Hall.

Cllr Geddes and the Clerk will meet to discuss an opening event and will contact Greg Rutherford to ask if he can formally open the hall.

#### 11/21 **Anglian Water**

The Clerk has been contacted by Rob Yorke from Savills who has been contracted by Anglian Water to negotiate with landowners regarding pipelaying. He stated that WSTC will be able to claim compensation from Anglian Water for their use of the recreation ground, the Old Fire Station car park as well as our time. They will also be expected to make good the grounds when they leave. We have no time scale yet, only that it will be in the Autumn and Anglian Water usually give three months' notice of starting work. There are also discrepancies in the two maps sent by AW.

The Clerk to discuss further with Cllr Geddes. There are various events in the summer including play area improvements, but at the moment nothing booked for the autumn and WSTC can conduct a survey of the recreation ground to record the conditions before and after AW activity. The council will take professional advice, the Clerk to contact Richard Willis, solicitor, his fees to be costed to AW.

**12/21 The Town Meeting**

Can Councillors give the Clerk their reports by the end of April so we can put them up on the website as a face-to-face meeting is not possible due to covid restrictions.

**13/21 Notification of Urgent Decisions that have been made**

The Clerk requested the Clerical Assistant worked extra hours due to the workload. This was **APPROVED**.

**14/21 Finance**

- a. To consider and approve payments on list enclosed.
- b. A list of payments had been circulated and it was **RESOLVED** to authorise all payments and duly signed by 2 Councillors.

Cllr Cowmeadow asked about the amount on the BT bill, this is a broadband bill for the quarter.

**15/21 Change of mandate for Santander account**

The signatory on the Santander account needs to be changed from Lynne Stapleton, the retiring Clerk, to Alison Jordan, the new Clerk. This was **AGREED** by Councillors.

**Signed by Councillor:**

**Signed by Councillor:**

**16/21 Councillor's reports and items for next agenda**

- The Club Lane deeds have been received from the solicitor, need to be signed
- Request for the 'correspondence' agenda point to be reinstated
- 20mph signs on Station Road; one is covered with foliage and the other removed to put up a vaccination centre sign; the Clerk to check when this will be replaced and the other made visible
- The planters outside the Co-op, the Post Office and the library are in a poor state of repair. The Clerk to look at these#
- Request for a regular agenda point on O&H Properties for discussion and to pass information onto Iain Stewart MP
- Recreation Ground activity: Phil Snell from MKC informed the Clerk new play equipment in the railed area will be installed at the beginning of the summer, the larger items will be later but he needs clarity from Network Rail regarding the footpath they are re-routing. Also drainage needs to be addressed
- Cllr Lanyon-Hogg reported that Iain Stewart MP is concerned about the EWR developments. His opinion is that smaller councils should have fair representation. He does not approve of homogeneous style in building developments but would like to see the original intentions regarding style of MK maintained. Iain Stewart MP suggests the various stakeholders should get together. He is happy to meet with us in three months, however Cllr Lanyon-Hogg expressed concern time is running out. Cllr Hopkins wants to push for a design council set up in MK to monitor development.

**17/21 Date of next Annual Meeting 2.30pm 17<sup>th</sup> May 2021 at the Summerlin Centre**

Meeting closed: 3.55pm