

ABBEY HILL PARISH COUNCIL



MINUTES of the Meeting held on Thursday, 20th February 2020 at 7.30pm, at Two Mile Ash School

Present: Cllrs S. Galbraith (in the Chair), D. Simpson, A. Evans, K. Ryan. C. Gossop (TMAEG), K. Bell resident

1. **Apologies** – J. Vischer (Clerk), Cllr J. Spragg. These were accepted.
2. **Public Open Forum**
 - 2.1. Mrs K Bell, resident in The High Street, attended to express significant concern about plans to demolish a 3 bed house (1 Leafield Rise) and squeeze a 5 bed house onto the same plot. Cllrs advised her to engage with other adjacent residents to develop their case for objection. It was also suggested she speak to former Cllr David Lewis who is experienced in these matters. Cllr Galbraith checked online to confirm deadline for comments as 18th March. Cllrs confirmed this planning request had been circulated by the Clerk for discussion later in our meeting. [see item 10.2]
 - 2.2. Mr C Gossop (TMAEG) delivered a detailed presentation with photographs and draft plans of the proposed 'Bluebell' walking circuit including the construction of a footbridge. Proposals were presented to AHPC for comment prior to formal application for planning. Mr Gossop to email later with further details. The footbridge would straddle an 8m gap between stream banks. It was stated that its appearance would be timber but the structure would be supported by steel beams mounted on solid foundations. The bridge would be built and owned by The Parks Trust being constructed on their land. Councillors asked Mr Gossop to confirm that all associated liabilities are accepted by The Parks Trust.
 - 2.3. Although Mr Gossop stated all requirements were in hand, councillors recommended formal consultation with a qualified structural engineer regarding the bridge and its foundations. It was additionally advised that a qualified geotechnical engineer be consulted (regarding substrata clay levels, shrinkage, soil inspections etc.). Mr Gossop stated that a straight section of the stream had been chosen which would reduce erosion issues. Councillors insisted that a strict inspection regime (both engineering and visual) be implemented should planning approval be given and construction implemented. Mr Gossop to confirm that surrounding maintenance such as mowing would be carried out by TMAEG.
3. **Declarations of Interest** in any of the agenda items – None
4. **Approval of previous Minutes and any Matters Arising** not covered below
 - 4.1. **Minutes** of the January Meeting previously circulated, were unanimously approved - Proposer Cllr Ryan, seconder Cllr Evans.
 - 4.2. **Matters Arising** – None.
5. **Devolved Landscape Services** - The 'Third' Option
 - 5.1. The Clerk had previously passed AHPC comments on the Memorandum of Understanding (MoU) back to the MKC officer, Kay Pettit, but no response received so far. Councillors agreed it was essential to get agreement on the MoU before the 'Third Option' services could be implemented. It was agreed that Cllr Simpson should liaise with the Clerk by email and if necessary with the agreement of the Clerk, to approach Kay Pettit directly to seek progress [post meeting note: reply received 26 Feb]
 - 5.2. Councillors agreed that the quotations that had been received by the Clerk needed further clarification as they were incomplete (e.g. no quote for up to 5 additional grass cuts as agreed by AHPC in January and precise definition of what areas are and are not owned by MKC) [post meeting note: the Clerk subsequently clarified by email that the price quoted for one grass cut (£944.04) merely had to be multiplied by the number of cuts desired. He also reminded councillors that AHPC had been given possession of the local area landscape maps which delineated the areas MKC were responsible for].

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- 5.3. The clerk had not yet received a remote password for MKC systems.
6. **New Website** - The Clerk had established that his contact was interested in setting up the new website and he had put him in touch with Cllr Evans. Ongoing. **AE**
7. **Social Media - Friends of Two Mile Ash (FoTMA) and Twitter account** – No significant issues raised. Suggestion to use twitter etc to communicate with Ringway in order to expedite awaited project quotes and delivery.
8. **Fault/Project Log** - Updated log not available but discussion took place on delays to projects.
 - 8.1. **Christmas tree verge anti-parking project** – no replies from MKC officer.
 - 8.2. **Orca-wand gap** - stated as complete in email from the Clerk, as informed by Ringway. To be confirmed with resident living nearest to the additional bollards.
 - 8.3. **Post and Rail** - Significant frustration expressed by all regarding the total lack of support on new post and rail projects from MKC / contractors. Can we establish if council commissioners exist who can help influence. **CLK**
 - 8.4. Significant consideration to be given to a possible press release to publicly express our concern about the lack of support even though we have tax payers money available for payment to improve TMA. Consider also a formal complaint to the CEO Michael Bracey (with possible copy to The Citizen). All this to be discussed with the Clerk prior to any action and wording to be carefully considered to emphasise councillors' great 'disappointment'. [*post meeting note*: the Clerk to raise this issue and the wider issue of point-of-contact at the next monthly contractor/MKC meeting, March 6th]
 - 8.5. **New seat** - installed.
9. **Finance - Payments for authorisation & balances** – due to the Clerk's absence deferred until the next meeting
10. **Planning Applications**
 - 10.1. **Previous**
 - 19/02304/FUL Land On The Corner of Pitfield And Tilers Road Kiln Farm, Change of use of the site to open storage (Class B8). Associated alterations including the erection of a 3m high security fence, with 3m high gate. *Awaiting Decision*. Cllr Galbraith advised that this was under question as uncertainty about the ownership of the land by the Parks Trust had emerged.
 - 19/02671/FUL Units K1 K2 & K3 Pitfield Kiln Farm, Refurbishment & extension of industrial units & re-configuration of car parking & site access egress. *Application withdrawn*
 - 19/03063/FUL 3 Cherleton Two Mile Ash, Single storey rear and two storey side and rear extensions. Remodel of front entrance. *Refused*
 - 19/03070/FUL 35 Shorham Rise Two Mile Ash, Part ground floor and first floor side elevation extension to approved scheme 19/01453/FUL. *Permitted*
 - 19/03114/FUL 9 Thorncliffe Two Mile Ash, Single storey rear extension, first floor side extension, single storey front extension and some internal alterations. *Permitted*
 - 19/03306/FUL 41 Church Hill Two Mile Ash, Garage conversion and single storey rear extension. *Refused*
 - 20/00010/REM Two Mile Ash Farm Watling Street H3 To H4, Reserved Matters approval on the vertical and horizontal layout, highway alignment, access from approved highways, provision of parking allowances, landscaping, design code compliance and MKC design standards compliance relating to 11/01685/MKPCO. *For information only*
 - 10.2. **New**
 - 19/03162/CLUP 16 Farinton Two Mile Ash, Certificate of Lawfulness for Proposed loft conversion with a shed dormer. *Permitted*

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20/00099/FUL 3 Cherleton Two Mile Ash, Two storey rear extension and remodel of existing porch. AHPC to object on the grounds that the previous proposal for this property had been refused and that the planning documents provided online with the new application did not reflect correctly the new application form (i.e. the two storey side extension appeared to have been removed from the application but the drawings provided still included this part of the development). **CLK**

20/00148/TPO 59 Chardacre Two Mile Ash, Tree preservation order notification for Oak T1 - reduce height by 2 meters, reduce sides by 2 meters and remove deadwood. No objection.

20/00174/FUL 11 Langton Drive Two Mile Ash, Single storey rear extension to garage and first floor extension over raised roof to garage. No objection.

20/00430/FUL 1 Leaffield Rise Two Mile Ash, Demolish an existing three bedroom dwelling and replace with a five bedroom dwelling. AHPC to object on the grounds that the new building would be entirely out of character with the immediately adjacent properties being of a significantly different design and appearance and thus affecting the street scene dramatically. It would be twice the size of the property next door, would extend right onto the boundary line with a redway and appears to have opening ground floor windows directly onto that redway introducing possible safety hazards for cyclists.

Adjacent properties would suffer a loss of light due to the close proximity of the proposed building which is much larger than the existing building. **CLK**

11. **Correspondence and Grant requests** (other than email) - None.
12. **Other Meetings and New Matters** – (WEA; Parishes Forum; Community Annexe, Community Garden Group) - None.
13. **Date of Next Meeting - Thursday 19th March 2020** at 7.30pm at TWO MILE ASH SCHOOL.

Signed

date