

ABBEY HILL PARISH COUNCIL



MINUTES of the Parish Council Meeting held on Thursday, 13th July 2023 at 7.30pm at Two Mile Ash School

Present: Cllrs D. Simpson (Chairman), A. Pant, K. Ryan (Vice Chairman), Dr A Evans; Ward Cllr Mr Robin Bradburn (MKCC)

Residents: Mrs Tina Stockwell, Mr Gary Stockwell, Mrs Natasha Cheriyan, Vicky Thame, Mr Bhavin Bharadia, Mr Richard Wilkinson, Mr Derek Abbott, Mrs Wendy Evans, Mrs Sally Clinton (TMA allotments), Mr Surjit Bains, Mrs Bali Bains, Mr Ray Cristoe (Community Garden)

Nick Hannon, MKCC Head of Environment and Waste, Anne Vine ('Warm Places' volunteer coordinator).

Note-taker: Cllr A Evans.

1. **Apologies** – Cllr P Blyth, Clerk J Vischer. These were accepted.

2. **Open Forum** -

2.1. Various residents were present to express their concerns over the recent planning application at 5 Pyke Hayes. Their concerns:

- Parking in an already congested cul-de-sac
- Possible change of use to a supported living or similar facility
- Size of the dwelling changes with respect to the area.
 - Impact on 4 and 6 Pyke Hayes
- Likelihood of increased traffic
- Safety of the young children
- Owned by a business rather than individuals
- Construction has already started

Ward Cllr Bradburn addressed the concerns with a brief overview of planning law, his duty, the role of a planning panel and the planning officer. He said any objections must be based on material issues rather than "hearsay". He reminded the residents to report any visible change of use to planning enforcement officers. Cllr Bradburn suggested 5 residents could ask for the planning request be sent to panel.

Cllr Simpson passed around a leaflet explaining "material" issues to the residents.

2.2. Mrs Sally Clinton (TMA allotments) addressed the PC about the current state of the allotments.

Mrs Clinton reiterated the issues discussed with Mr Vischer (PC clerk) at an earlier onsite meeting. These issues include:

- Security
- Water supply cover
- Trees and pruning
- Allotments gate
- Slabbed paths
- Who owns the "strip" - an area of land bordering the allotments with uncertain ownership.

Mrs Clinton confirmed there are 17 full plots, 19 ½ plots 2 1.1/2 plots. 95% of allotment holders are from TMA.

Cllr Simpson responded on behalf of the PC and confirmed the "water" access manhole was agreed and would be addressed shortly. Cllr Simpson stated that vandalism and break-ins were issues for the police. The other matters would have to wait for Mr Vischer to return to his duties. The matters would probably be discussed in September.

2.3. Vicky Thame addressed the PC about a large pot hole in her car park. She also questioned the ownership of the land in the discussed car park - Ward Cllr Bradburn offered to verify. Vicky Thame requested an additional litter bin in the big park in TMA.

Cllr Pant responded on behalf of the PC with numerous suggestions about the parking issue. Cllr Bradburn stated that bins can be provided but the issue was getting them emptied due to costs etc.

2.4. Mr Ray Cristoe (Community Garden) addressed the PC about the Community Garden. He said he needed some volunteers to assist him. He also reported several badly damaged walls in the centre garden of TMA. In his opinion some of the walls pose a health and safety issue.

3. **Declarations of Interest in any of the agenda items** – Cllrs Pant and Evans regarding 5 Pyke Hayes (23/00243/ENF).

4. **Approval of previous Minutes and any Matters Arising** (*not covered below*)

4.1. Minutes approval June 2023 Meeting - unanimously approved subject to ratification at the next

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clerk'ed meeting.

4.2. Matters Arising from previous Minutes other than those listed on the agenda

4.2.1. New dog bin(6.6) - New dog bin location to be reviewed following an objection to the proposed location by TMAEG. This was agreed. CLK

5. Communications

5.1. Community projects

5.1.1. **Coffee Morning sessions** - continues to make steady progress. Due to the success of the first, a second pavement board was agreed. A second poster printing was also approved. CLK

5.1.2. **Summer Play Sessions** - the leaflet drop with the Play Sessions on one side and the Coffee Morning on the other was approved. Delivery to take place to all TMA properties w/c 17th July..

5.2. **Proposed change of meeting venue to Holy Cross Church** - The move delayed until October and an agreement was in place between AHPC and the Church. September meeting will take place at TMA School as usual.

5.3. **Social Media/Website** - the website Homepage picture had been updated. No other reports than the Air BnB fiasco. Cllr Bradburn explained the issue and how it was difficult to regulate.

6. Environment

6.1. **Transformation maps** - No new points raised except to verify the planting around the Allotments.

6.2. **Allotments Agreement** - the new agreement is still in preparation. KR

The Clerk offered to inspect the water cover with a view to repair. CLK

6.3. **Xmas Lights** - The Chair reminded councillors to look at the Christmas lights website to provide their preferences as to what was needed so a quote could be arranged CLLRS

6.4. **Proposed Defibrillator** - Confirmation of the preferred siting of the new defibrillator on the 'Parish Noticeboard' structure was awaited from the TMA School Caretaker [*post meeting note*: this was subsequently confirmed with two quotes provided from the School's electrical contractor. To be discussed between meetings. It would also be discussed whether a lockable cabinet should be used to house the defibrillator.] CLK/CLLRS

6.5. **Security cameras** - The Chair drew the councillors' attention to "Crime wave" security cameras presented at the Parishes Forum in June. Cllr Bradburn said although expensive Bradwell PC had provided one of the cameras at Heelands to deter anti-social behaviour. It was agreed that the PC could not justify deployment presently but would keep the company on file in case a need arose.

6.6. **Project and Fault Log Update** - No new Log had been issued prior to the meeting.

7. Finance

7.1. **Payments for authorisation & Balances** - since the June meeting:

Clerk's salary & expenses/refund (period 04) - £1,119.90 & £20) £1,105.92; Warm Places expenditure refund (supplies) £58.77; Website hosting + Google analytics (£150 + £48) £198.00; Poster printing £58.53.

Payments had been approved prior to the meeting. As per previous minutes: subject to ratification.

Available funds at 30 June 2023 (bank reconciliation of main account): £90,913

Reserves £38,591.

8. Planning Applications

8.1. Previous

22/02717/FUL **Kiln Farm Sports And Social Club**, Keller Close, Kiln Farm, Increase the height of the boundary fencing with concrete posts and bases (retrospective). *Awaiting Decision*

23/00954/HOU **9 Thornccliffe Two Mile Ash**, The erection of a single storey side extension. *Permitted*

23/01086/CLUP **2 Garston Two Mile Ash**, Certificate of Lawfulness for the proposed loft conversion with dormer extension to side roofslope and rooflights. *Awaiting Decision*

8.2. New

23/01303/HOU **5 Pyke Hayes Two Mile Ash**, The erection of x2 single storey side extensions to connect garage to house. New rear door to main house, garage conversion including associated internal and external alterations and erection of a rear timber gazebo. Ward Cllr Cllr Bradburn offered to ensure the MKCC Planning Panel were notified of the Pyke Hayes planning request and that he would speak in support of the concerned residents.

9. Grants and Correspondence - None.

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10. **Other Meetings and New Matters** - None

11. **Date of Next Meeting** – Thursday 14th September 2023 at Two Mile Ash School at 7.30pm

The meeting closed at 9.30pm.

Signed

date