



RAVENSTONE PARISH COUNCIL

Tel: 01908 551 416

Email: ravenstoneclerk@gmail.com

Website: www.ravenstone-pc.gov.uk

MINUTES OF THE MEETING OF RAVENSTONE PARISH COUNCIL HELD AT THE RAVENSTONE VILLAGE HALL ON 14 OCTOBER 2021, 07:30PM.

PRESENT: CLLR R. HUMPHREYS, CLLR H. ANDERSON, CLLR L. POSTAWA
WARD CLLR P. GEARY

RESIDENTS: MR. R. MACGOWAN, MR. R. COOPER, MR. S. BAILEY, MR. J. PACIFICI, MR. R. JAMES
CLERK: C MACGREGOR

1. **Apologies.** Cllr F. Godber, Ward Cllr K. McLean, Ward Cllr D. Hosking
2. **Declaration of Members Interests.** Cllr H. Anderson in respect of items 5.1(i) and 5.1(i)(a).
3. **Approval of Minutes.** Cllr L. Postawa proposed that the minutes for the Parish meeting of 9 September 2021 be approved. Cllr. H Anderson seconded the motion. The minutes were unanimously approved.
4. **Planning Applications:**

4.1 Previous & Pending applications:

- (i) 19/03348/LBC & 19/03347/FUL Yew Tree Farm Stoke Goldington Road, Retrospective applications for internal and external alterations (resubmission of 19/00699/LBC & 19/00698/FUL).
 - a. 21/02749/LBC
Proposal: Listed Building Consent for retention of double doors to northwest elevation.
At: The Orchard Barn Stoke Goldington Road Ravenstone Milton Keynes MK46 5AU. Closing date for submissions by RPC extended to 21 October 2021.
 - Residents present and Cllrs Anderson expressed concern that the developer, of whom the current owner was a director, and who was at all material times aware of the undertakings and compromise reached with the Parish Council regarding the building, had reneged on such undertakings and initial approved plans.
 - Resident Mr. Cooper indicated that there appeared to be a pattern of behaviour where approved drawings were deliberately not adhered to and a retrospective application for approval of the substantial variations made thereafter. Planning was not a game and there had been a breach of trust and goodwill as a result.
 - Mr. Cooper also pointed out that the current planning application did not refer to the Northeast elevation where the doors in issue were constructed.
 - Cllr Anderson pointed out that it was a conservation area and planning process including what had been approved is to be respected.
 - Resident Mr. Macgowan pointed out that the current owner and director of Abbey Mill Homes constructed the doors after the building had been complete.
 - Owner and director present, Mr. J. Pacifici in response to a direct question by Cllr Anderson as to why the doors were done contrary to the planning permission, Mr Pacific suggested that he believed the curtilage listing fell away after the development and that PD rights existed. Mr Pacifici further conceded that the doors were built after

the building was initially completed, that he was aware of the undertakings given to the RPC and that the construction was not in accordance with the plans approved and was “flirting with a line”, that he had initially undertaken to the enforcement officer to block the doors but then it took so long decided to apply for the retrospective approval. He indicated that if the residents were against the doors, he would fill them in and apply for planning approval in any event.

- Ward Cllr Geary conveyed that planning objections were not subject to a vote of residents or colloquially referred to as a popularity contest but that the RPC councillors were mandated to represent the residents and mandated thus to formulate any valid objections to the planning application if they believed this to be in the interests of the residents and village. He also corrected Mr. Pacifici’s suggestion that after the building was complete any subsequent approval would not be treated as being subject to the initial listed building planning constraints and considerations, falling as it did within the curtilage of a listed building. It was also within a conservation area.
- Resident, Mr. R. James made commented in relation to previous applications that “the time delay between application and building completion would be too long if one had to stop activities on site for every thing that required separate approval.”
- Ward Cllr Geary pointed out that the planning history of the site was a consideration to take into account in the planning process. He also indicated that landscaping could not be used to suggest the plans should be approved because the variation could be concealed.
- Resident Mr. R. Macgowan pointed out that there was an express agreement and undertaking by the fellow director of Abbeymill Homes and the Design director to block up the doors in question which was also put in writing.
- Resident Macgowan listed a number of objections to the doors, including that they were not screened, they were visible from Common Street (which Mr. James challenged) there were environmental issues such as light pollution.
- Mr. Cooper stated that he shared the views of the conservation officer, namely that in terms of the heritage of the building, the doors would not accord with or preserve the heritage but negatively impact it.
- Ward Cllr Geary advised the RPC to also request that the matter be referred to Committee for representations to be made should MKC be inclined to approve the plans.

The Chair asked each Councillor whether they voted to object or support or the planning application. It was unanimously resolved by all Councillors present that the RPC object to the planning application.

The Chair asked each Councillor whether they voted for the RPC to request that the matter be referred to Committee if MKC is inclined to approve the plans. It was unanimously resolved that MKC be requested to refer the decision to Committee should it be inclined to approve the plans in order that representations could be made by the RPC.

Resident R. Macgowan asked that the Design Director of Abbeymill Homes, Ms. Johnston, and the Director, Mr. P. Pacifici, be invited to the next RPC meeting in order to ask them to explain why they have reneged on the oral and written representations made to the RPC.

CM

5. Village Appearance:

5.1. Inspection Action Plan 2021:

5.1.1. Old Schoolhouse verge: well cover. Chris Page agreed to cut down the wildflowers. Cllr Postawa is still to speak to Chris Page regarding the scope of the landscaping contract.

LP

5.1.2. Neighbourhood Plan Implementation/Review. The RPC is required to look at the plan and to

consider whether it remains current or requires any variation.

RH, LP, HA, FG

5.2. Verge by almshouses (wildflowers) and landscaping contract and performance discussions. To remain on agenda to be discussed with Cllr Godber. Cllr Godber indicated in a previous meeting she would discuss in the interim with resident A White.

FG

5.3. Flooding, including ditching of stream below Stoke Goldington Road. CM had discussed the matter with the contractor who had in tune made arrangements to attend to the ditching. Payment would be approved by round robin prior to the next meeting.

6. Recreation Field. There was no further feedback from residents. Cllr Anderson would follow up regarding the installation of the new bins. Ward Cllr Geary provided the details of the contact for the smart bins.

HA

7. Allotments. CM advised that payment for 9 plots had been received for the year and that the further payments would be reconciled once the October bank account was received. Any non-payments would be followed up to confirm if plots were still wanted.

CM

8. Finance:

Salaries	-	£275.40
Chris Page Services Ltd	-	£2 248.00
-	-	

Cllr H Anderson proposed the above payments, Cllr Postawa seconded them, and they were unanimously approved.

9. Correspondence – other than email. David Huckle was supposed to attend the meeting. Cllr Anderson made contact with him, but he did not revert. CM to invite Huckle to the next meeting if he wished to attend.

CM

10. Councillors/Residents New Items/ Public Participation.

- 10.1 Cemetery maintenance. Chris Page has been given go ahead to fill in the holes with the soil and to charge it back to the RPC which will recover 50% from the Church.
- 10.2 Progress on securing use of SIDS on temporary basis. Ward Cllr McLean is still investigating. Ward Cllr Geary also suggested the RPC investigate speed watch which entailed residents monitor speed with electronic devices.
- 10.3 Public Transport feedback from session on 6 October 2021. Olney off most of the maps on the action plan. Cllr Anderson to follow up with Adele Wearing on alternate options for regular transport such as for school going children. Wilson-Marklew to be invited to the December 2021 meeting to provide feedback.

HA & CM

CM to follow up on Community infrastructure grant and when outcome to be likely.

CM

11. Date of Next Meeting.

3

11 November 2021.

Signed: