



Bletchley and Fenny Stratford Town Council

Minutes of a meeting of Bletchley and Fenny Stratford Town Council held at Bletchley Library, Westfield Road MK2 2RA on Tuesday 5 February 2019 beginning at 7.30 pm

Present: Samantha Browne, Keith Ely, Richard Graham (Vice-chairman), Ron Haine, , Ed Hume, Ethan Kelly-Wilson, Angela Kennedy (Chairman), Gary Kenworthy, Peter Kuling, E'amonn O'Rourke, Sean Porter, Shirley Rolfe and Lewis Webster
(One casual vacancy)

Absent: Cllrs Mohammed Arshad, William Hewitt, Michael McDonald and Mohammed Rohim.

In attendance: Cllr Emily Darlington, Milton Keynes Council.
Ms Jane Wakelin and Ms Rachel Wakelin of Wakelin Associates
Thirteen members of the public.
Gill Long, Support Services Manager and Delia Shephard, Town Clerk, BFSTC.

Min Ref

FC18/19-303 **Apologies for Absence**

Apologies for absence had been received from Cllrs Hewitt and McDonald.
Apologies for absence had not been received from Cllrs Arshad and Rohim.

FC18/19-304 **Declarations of Members' Interests**

Under the Relevant Authorities (Disclosable Pecuniary Interest) Regulations 2012 made under s30 (3) of the Localism Act Members were required to declare any disclosable pecuniary interests they held in any items under consideration at the meeting.

- i Pecuniary interests – None declared at this time
- ii Other interests – None declared at this time

FC18/19-305 **Public Speaking Time**

Several members of the community including representatives of Water Eaton Residents Association expressed their concerns about parking and traffic congestion in the parish. Representations included concerns about the limited number of dedicated disabled parking bays in Central Bletchley (7), the need for supervision of traffic/parking in Saffron Street as a consequence of school traffic, difficulties experienced by buses turning into Albert Street especially if vehicles were parked there or would not give way, too many vans parking in Water Eaton Road and parking on verges and at junctions/corners such as at Frencham Drive where double yellow lines might be needed. It was suggested that wooden posts on grass verges would prevent parking and the churning up of the grass. Residents had reservations about the efficacy of Indigo's parking enforcement measures in Bletchley and especially in Queensway. It was recognised that solutions to the parking problems were not straightforward but residents felt their concerns were falling on deaf ears and the Town Council needed to engage more effectively with schools and should work with Cllr Darlington who was setting up a community parking task group. Water Eaton Road was raised and described as "an accident waiting to happen". Work by Parking Enforcement Officers during evenings was appreciated and it was hoped that more out of hours enforcement could be effected. A resident and business owner in Fenny Stratford expressed concern about lack of parking enforcement in Aylesbury



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Street and the lack of appropriate signage on the chevron parking. The impact that this was having on local businesses was considered serious and there was wider concern about signage problems elsewhere in Bletchley. The view was expressed that Bletchley had been let down and that more joined up working was needed to resolve parking problems.

The chair thanked residents for their comments and noted that there would be an opportunity to speak on planning issues later in the meeting.

Minutes of Previous Meetings

FC18/19-306

It was **RESOLVED** to approve the minutes of an extraordinary meeting of Full Council held on Tuesday 22 January 2019 as a correct record of proceedings.

Minutes of Previous Committee Meetings

FC18/19-307

It was **RESOLVED** to note the minutes of a meeting of the Newton Leys Pavilion Committee held on Wednesday 5 December 2018 and to approve a recommendation therein (NLBC18/19-47) that the council should enter into a three year contract at a cost of £3,540.00 per year for BT fibre broadband provision. It was also **RESOLVED** to note the draft minutes of a meeting of the Newton Leys Pavilion Committee held on Tuesday 29 January 2019 and recommendations therein were deferred until the minutes were approved.

FC18/19-308

It was **RESOLVED** to note the minutes of a meeting of the Newton Leys Pavilion Committee held on Tuesday 29 January 2019 and recommendations therein were deferred until the minutes were approved.

FC18/19-309

Presentation from Wakelin Associates Limited

Ms Jane Wakelin (Planner) and Ms Rachel Wakelin (Architect) of Wakelin Associates gave a short presentation and answered questions in connection with Planning Application No 19/00121/FUL 53-55 Queensway, Bletchley, MK2 2DR which involved the demolition of existing buildings and construction of a new mixed use development. Ms J Wakelin explained the pre-application advice taken from MK Council before submission of the application; Wakelin's Associates' experience with regeneration projects locally and described the details of the scheme.

Members of the public asked questions about the proposed development and expressed concern that the community had not been properly consulted or informed about the proposed development, there were fears about the loss of the Home Bargains store and questions were answered about how to participate in the planning process.

Members of the council also asked questions about the proposed development including queries about the access and parking, deliveries to retail units, whether a retail impact assessment had been done, potential reduction in the size of the highway, the impact on Findlay Way and Cawkwell Way and other issues.

The Chair thanked Wakelin Associates for attending the meeting and providing additional information about the proposed development.

Planning Matters

The following planning applications submitted to the Local Planning Authority were reviewed.

Planning Application No 19/00121/FUL 53-55 Queensway, Bletchley, MK2 2DR

The demolition of the existing buildings on the site, construction of 48 residential units (17 x one bed, 31 x two bed) and six ground floor commercial units of A1, A3, A5 and B8



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uses. Retention of existing access, provision of car parking, bin and cycle storage and associated landscaping.

Following extensive discussion it was **RESOLVED** to object to the proposed development on the following grounds:

FC18/19-309

- i The development did not meet the parking standards set out in the Milton Keynes Council Parking SPG for zone two and was inadequate for the needs of the residents and users of the proposed development (providing less than 40% of the parking deemed necessary if the SPD requirements were taken into account). It was recognised that the parking provision was based upon a parking stress and occupancy survey which indicated that there was significant spare parking capacity in the location at present but this did not match the experience of local people. In any event 48 residential units would result in significant parking stress. Even if adequate parking is provided at the rear the proposed development would be likely to increase on-street parking in Queensway by residents (as demonstrated by the recent residential development on the opposite side of the road where parking is available to the rear but residents are using Queensway). On street parking is already limited in Queensway and this impact is likely to be detrimental to the sustainability of the retail offer in Queensway and to impede access to local services for non-residents.
- ii No retail impact assessment had been undertaken and the loss of larger anchor store space and its replacement with smaller units (of which there were already several vacant in the high street) was considered detrimental to the future sustainability of the local economy
- iii Regular ongoing access to the residential and retail units was problematic with all deliveries being via the courtyard parking which has limited turning space.
- iv The council had concerns about safety and congestion during the construction period. All construction traffic to the site was planned to be via Cawkwell Way and Princes Way which includes some narrow stretches (eg near Steptoe's Furniture), there is a 7.5 tonne weight restriction and this area may be unsuitable for HGVs/construction traffic. The proposed hours for construction related activity are 8.30 am to 5.30 pm Monday to Friday and 8.30 am to 1 pm on Saturday but if vehicular access is permitted throughout these times the congestion may result in safety issues. (These concerns may be able to be met by stringent conditions.)

FC18/19-310

Application No. 19/00089/FUL 25 Drayton Road, Bletchley, MK2 3EL. Erection of outbuilding in rear garden.

It was **RESOLVED** to make no comment on the proposed development.

FC18/19-311

Application No. 19/00108/DISCON LEAP 2 Faze 5 Drayton Road, Newton Leys, Bletchley, MK3 5SD. Newton Leys Phase 5, Play and landscape details and specifications for the local equipped play area.

This application was not considered because the agenda as it had already been determined by Milton Keynes Council and the clerk was asked to express the council's disappointment that this LEAP had been replaced by a LAP with no provision for children over eight years of age.

FC18/19-312

Application No. 19/00160/FUL. Two storey side extension to provide separate access to first floor flat

It was **RESOLVED** to make no comment on the proposed development.



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Parking

FC18/19-313

Members had received copies of a recent exchange of correspondence between Milton Keynes Council and Bletchley and Fenny Stratford Town Council regarding parking issues and the clerk noted that following recent continued discussion of parking issues at the TVP Community Forum the creation of a community parking forum had been initiated by Cllr Emily Darlington. Members agreed that the letter from Milton Keynes Council had not answered their questions or alleviated concern about local parking issues and it was **RESOLVED** to invite Sara Bailey of Milton Keynes Council to attend a meeting of council to discuss the issues of concern. Cllr Darlington confirmed that members of the Town Council were welcome to join the parking forum and liaison with the clerk would continue.

Serpentine Court

FC18/19-314

Members reviewed documentation from Daly International, on behalf of MBNL Limited, regarding the proposed site upgrade of the existing telecommunication base station on the roof-top of Serpentine Court as part of its planned upgrade program in the local area. Members had no objections to the proposed upgrade but were concerned to establish that the quantity of equipment was safe for siting close to the residential units. The clerk agreed to check with the provider.

Community Consultation MK

FC18/19-315

It was **RESOLVED** to respond to Milton Keynes Council's current consultation on its Statement of Community Involvement to state that the Town Council was happy with the provisions within the proposed statement but was concerned that in practice current community consultation had not always met these standards in recent months.

Annual Calendar of Meetings

FC18/19-316

It was **RESOLVED** to approve a draft calendar of meetings for 2019/20 with the exception of the date for the Annual Meeting of Electors which remained to be confirmed.

Working Groups

FC18/19-317

i Christmas Event 2019

It was **RESOLVED** to confirm the draft terms of reference of the Christmas Event Working Group approved by the Working Group and to confirm that membership of the group would be as follows Cllr Hume (Chair), Cllr Browne, Cllr Ely, Cllr Hewitt, Cllr Rolfe and Cllr Porter. Additional members of the community would be invited to join but it was intended to keep the membership to manageable levels. It was agreed that the group would bring its objectives for the 2019 Christmas event back to full council for formal approval.

FC18/19-318

ii Summer Event 2019

It was **RESOLVED** to establish draft terms of reference of a new working group formed to develop a summer community event for 2019. The group would be composed of Cllrs Graham, Kenworthy, Webster, Kelly Wilson, Kuling and Haine. Cllr Kennedy would attend the first meeting of the group. The terms of reference would be broadly similar to those of the Christmas Event WG and the group would bring its objectives for the event back to full council for formal approval.

FC18/19-319

Energy Events Feb 2019

It was **RESOLVED** to note details of community energy workshops arranged for 13.2.19 at Bletchley Library and 27.2.19 at Spotlight as part of the Town Council's community engagement action plan.



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It was **RESOLVED** that members of the public be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted which involved a legal dispute.

George Street Community Centre

A confidential report from the Clerk on matters concerning a dispute with George Street Community Centre had been circulated in advance of the meeting.

The report included a motion proposed by Cllr Kennedy that, in order to expedite the most speedy resolution to the current dispute and in the interests of the community, the Town Council should initiate a meeting with the new Management Committee of George Street Community Centre to discuss alternative methods of resolving the current dispute before continuing with formal repossession proceedings.

Detailed discussion followed and differing views were expressed. The clerk confirmed there had been no formal communications with the Management Committee or Trustees of the charity but recent day to day exchanges between officers had been constructive and it was known that there had been changes to the Management Committee. It was therefore proposed that more formal dialogue with the Committee should be considered. During the debate which followed it was **RESOLVED** to suspend Standing Order no 3x in order to allow the meeting to continue for 2 hours and 15 minutes so that business on the agenda could be concluded.

FC18/19-320

An amendment to Cllr Kennedy's motion was proposed to the effect that a pre-condition of any dialogue would be that trustees involved in former complaints against the Town Council should no longer be involved in the charity/management committee and this should be confirmed by solicitors' letter or by confirmation of the list of trustees on the Charity Commission website.

A recorded vote was requested and this amendment fell.

Councillors voting in favour of the amendment were Cllrs Ely, Graham, Kelly-Wilson, and O'Rourke.

Councillors voting against the amendment were Cllrs Browne Hume, Porter, Kenworthy, Kennedy and Kuling

Cllrs Haine, Rolfe and Webster abstained.

FC18/19-320

The substantive motion was reconsidered and an amendment was accepted by the proposer. It was **RESOLVED** that in order to expedite the most speedy resolution to the current dispute and in the best interests of the community the chair should initiate a meeting with the new Management Committee of George Street Community Centre to discuss alternative methods of resolving the current dispute before continuing with formal repossession proceedings. The purpose of the dialogue would be to:

- clarify the membership of the charity's management committee and the identity and registered address of the trustees
- establish whether an effective and constructive relationship between landlord and tenant was now feasible
- understand the new committee's outline position on the Town Council's proposed heads of terms for a new lease previously put forward to the charity in 2017

A recorded vote had again been requested and those voting in favour of the proposed



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motion were Cllrs Browne, Graham, Hume, Kenworthy, Kennedy, Kuling, Porter, Rolfe and Webster.

Those voting against the proposed motion were Cllrs Ely, O'Rourke and Kelly-Wilson. Cllr Haine abstained from voting.

The meeting was closed at 9.45 pm.