

Minutes of the Meeting of Council held remotely in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, on Tuesday 19th January 2021 commencing at 7.30pm

Given the current Government advice in relation to public gatherings, members of the public were not able to physically attend this meeting to observe proceedings, they were however able to access and participate at the meeting through the use of Microsoft Teams – see Parish Council website <https://www.campbell-park.gov.uk/> for details.

Commencement of Meeting

Members and public were advised that the meeting would be recorded and live streamed

173/20 Members Present

Cllr T Baines (Chair)	Cllr K Kavarana
Cllr E Dicerbo	Cllr D Kendrick
Cllr V Dixon	Cllr F Mensah
Cllr T Fraser	Cllr C Odunewu
Cllr R Golding	Cllr N Oguntola
Cllr B Greenwood	Cllr D Pafford
Cllr P Halton-Davis	Cllr M Petchey
Cllr K Jones	

In Attendance

D Warner, Clerk to Council
E Webb, Administration Officer

174/20 Apologies for Absence

Council noted apologies from
Cllr K Kent – personal commitment
Cllr T Uranta – personal commitment

175/20 Declarations of Interest

None

176/20 Members of the Public Present

Fishermead resident, Environment Officer (CPPC)

177/20 Public Involvement – Deputations, Petitions and Questions

No deputations, petitions or questions had been submitted.

178/20 Parish Councillor Vacancy – Fishermead Ward

Consideration of Candidates for Co-option as a Parish Councillor

Council received a presentation from the prospective candidate and resolved to Co-opt David Priest to fill the vacant seat on the Fishermead ward.

179/20 Minutes of the Meeting of Council held on the 15th December 2020

The minutes of Council having previously been circulated, were approved as a correct record and signed by the Chair.

180/20 Chair's Report

The Chair reported on • positive feedback from Fishermead residents on the Landscape winter programme, • TVP/MKC action pertaining to a property in Vellan Avenue and the anti-social behaviour order issued on the property, • the Parish Council's efforts to address the re-occurring flooding on Milton Road, Willen, • the work he and the Environment Officer had completed on the signing and fencing of Parish Council owned gym equipment, • thanked all staff for their continuing work during the pandemic.

181/20 Clerk's Report

The Clerk advised Council of the Thames Valley Police virtual Forum on 8th March which will residents an opportunity to raise any issues/concerns they may have.

182/20 Correspondence

Council noted the schedule of correspondence received during the last month. All the correspondence had previously been forwarded to Councillors as and when received.

183/20 Ward Members' Matters/Reports

The Chair and Clerk responded to a question from Cllr Pafford relating to the potential of recovering pandemic related community centre loss of income through an insurance claim.

Council received a written Ward Member's Report from Cllr Oguntola which had been emailed to all Members in advance of the meeting. The proposal contained within the report to be considered at the February meeting of Council.

184/20 Council received the following Draft Minutes (including recommendations) from Committees.

184a Finance, Administration & Policy Committee December 2020 Minutes (Outstanding items)

Council received 3 items that were unintentionally omitted from the December 2020 Council agenda, with 1 item to ratify [i] and 2 items to note [ii & iii]

- i. **CCLA – Local Authorities Property Fund** (FA&P Minute No. 55/20)
Council noted that the CCLA Local Authorities Property Fund has been re-opened. The Clerk advised that Council fulfilled all the requirements to invest in the fund. Council resolved to invest the Oldbrook Endowment (£115,000) in the Fund, subject to advice from an Independent Financial Advisor.
- ii. **Curotec Liquidation** (FA&P Minute No. 56/20)
Council noted that Curotec had gone into liquidation. The company provided vibration testing to the Landscape Service. The sum of £6390.00 was paid in April 2020 to cover a 5 year term to April 2025. The Clerk to Council contacted Quantuma Advisory Limited, the liquidators, on 1st October and provided proof of claim, this being a copy of the invoice and bank statement showing payment.

- iii. **Purchase of New Laptops** (FA&P Minute No. 57/20)
Council noted that 5 new laptops had been ordered from Cloudy IT, 3 of these are for officers and the other 2 are for new Councillors. The cost for these is £3575.00, net of VAT, giving an expenditure total of £9792.00 for IT Equipment for the current financial year, which is £4272.00 over budget

184b Minutes of the Planning, Infrastructure & Transport Committee

Council received the minutes with 1 item to ratify [i]

- i. **Draft Minute No. 105/20 - 42 Portland Drive, Willen** (Minute No's. 63/20, 37/20, 24/20, 139/19, 98/19)
Council noted that the Inquiry was held over 3 days. The Inquiry was held as a virtual event by an Inspector, with the parties invited to join via Microsoft Teams or telephone. Cllr Greenwood attended the hearing on behalf of the Parish Council and gave a verbal report of the proceedings. Willen residents having instructed a barrister to act on their behalf, Cllr Greenwood spoke in support of the residents and the applicant's non-adherence to the Parish Council's Neighbourhood Development Plan. The Planning Inspector to visit Milton Keynes to carry out a site inspection before giving a decision.

Council reaffirmed their decision (Council Minute 204c/19), to support the Willen Residents Group with funding of up to £5000 towards the legal costs associated with the Inquiry.

184c Minutes of the Buildings & Property Portfolio Committee

Council received the minutes with 2 items to ratify [i & ii] and 2 items to note [iii & iv]

- i. **Draft Minute No. 78/20 - Parish Council Play Area Periodic Inspection Options (including training)**
Council resolved to approve the Committee's recommendation that the annual periodic inspection is carried out by the contractor recommended in the report (Smith Inspection and Consultancy Ltd) and that the Environment Officer and a member of the landscape team undertake training to carry out the required regular checks between annual periodic inspections. The Environment Officer and Clerk to identify the required training in line with Parish Council's requirements.
RPII Routine inspection level £375.00 + VAT per delegate (1-day course and written exam)
RPII Operational level £780.00 + VAT per delegate (2.5-day course Practical and Written Exam)
- ii. **Draft Minute No. 79/20 - Dolben Court Allotments Perimeter Fencing**
Council resolved to approve the Committee's recommendation that the renewal of the perimeter fence is carried out in two phases, the first phase during the current winter, with the second phase planned from November 2021 onwards. Council further resolved that the planned work to replace the gates and part of the fencing at the Newport Road allotment site is brought forward to the current financial year, with the cost of the work at both sites being met by the associated funds previously earmarked in the

2020/21 and 2021/22 budgets – the successful contractor for phase 1 of the Dolben Court to be used to complete all follow-on work at both sites.

See Minute No. 188/20

- iii. **Draft Minute No. 82/20 – Tree Maintenance Work at CPPC Sites**
Council noted that the Committee received and considered 3 quotations for tree maintenance work at Oldbrook Green and Fishermead Sports Grounds and resolved to award the contract to Stanton Tree Care at an initial cost of £1,100 exc VAT. Committee further determined that the chosen contractor, if appropriate and subject to an acceptable quote, be used for the removal of a diseased Horse Chestnut tree at Woolstone Sports Ground, re-planting it with a suitably mature Hornbeam tree. With the cost of works being within the agreed Committee limit, and with the required budget being in place, the works to be progressed at the earliest opportunity by the Landscape Manager/Clerk to Council.

- iv. **Draft Minute No. 83/20 - Parish Council Community Hub** (Minute No. 67/19,86/19, 96/19, 115i/19, 207/19, 98/20)
Springfield Public House
Council noted that the Committee received a verbal update from the Clerk regarding the purchase of the site, confirming that although the purchase was progressing, there was currently a delay due to the seller having to apply for a duplicate election to charge VAT notice from the VAT Office. Dependent on the timing of receiving said notice, there may be a knock-on impact on the planned intention to exchange and complete the purchase on or before 29 January 2021. The Clerk confirmed that the RFO was making the necessary arrangements for the transfer of funds at an appropriate point. See Minute No. 189/20

185/20 Coronavirus Pandemic– Parish Council Response, Further Measures and Contingency Planning

Council were advised that the Community & Social Wellbeing Committee were considering measures to be put in place for the young people in the Parish. Council noted that no new additional measures were identified to be put in place.

186/20 Milton Keynes Council Draft Budget Proposals for 2021/22 - Consultation

Council noted that Milton Keynes Council have published the details of the draft budget 21/22 and consultation details. Information on the draft Budget Proposals can be accessed a [draft budget proposals for 2021/22](#). Read more at www.milton-keynes.gov.uk/budget
The consultation closes on the 31 January 2021. Members were encouraged to respond individually to the consultation.

187/20 Member's Item

The Chair and Clerk spoke to the item.

Council considered and resolved to approve the proposal:

That this Council acknowledge the work currently being undertaken by Luton Borough Council on behalf of Milton Keynes Council in dealing with the rat infestation on estates within Milton Keynes, but for this motion within our Parish area.

That Council further agrees that the work being completed is just the start, and that Campbell Park Parish Council needs to take a lead role in the education of residents to ensure those residents have the ability, the knowledge and the will to deal with their waste effectively and in a manner that will help keep the rat population at bay. Council therefore agrees to use a portion of the unspent Social Cohesion budget to increase the usage of green bins to reduce the amount of food waste being placed in black bags and recycling sacks as evidenced recently.

Council further agrees to put together a simple guide on waste and recycling to be circulated to all homes with the text in as many languages as possible. That Council approaches MKC to help with the cost of this but if not forthcoming, we as a Council proceed anyway.

The Chair proposed and Council agreed to a 5 minute recess. Meeting was suspended at 8.30pm and resumed at 8.35pm

Confidential Item

The Chair proposed and Council resolved that:

In view of the terms of Schedule 12A Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and Council therefore resolved that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded.**

**Items 13 & 14

188/20 Draft Minute No. 79/20 - Dolben Court Allotments Perimeter Fencing

Following the Committee's recommendation (see Agenda Item 9cii) The Chair spoke to the item.

Council considered the 3 quotations to carry out phase 1 of the perimeter fence replacement at Dolben Court Allotments. Council discounted the quotation from Steelway Fensure (£8,902 exc VAT), resolving that the quotations from both Secure-a-Field (£6,384 exc VAT) and Gilkes Fencing (£6,468) were acceptable, with a final determination delegated to the Environment Officer based on the factors of fencing suitability and durability, combined with contractor availability.

On a recorded vote Members voted as follows:

For: Cllrs Baines, Dicerbo, Dixon, Fraser, Golding, Greenwood, Halton-Davis, Jones, Kavarana, Kendrick, Mensah, Odunewu, Pafford and Petchey.

No member voted against the proposal and there were no abstentions.

- i. The Chair proposed and Council resolved to consider Agenda Items 14i Springfield Public House and 14ii VAT Advice – Report No. C/08/20 as one item.

189/20 Parish Council Community Hub (Minute No. 67/19,86/19, 96/19, 115i/19, 207/19)

The Chair introduced the item, drawing Members' attention to the following documents, circulated with their agenda.

- Land Registry TR1 from previous (2015) property sale
- Extent of Highway Search (December 2020)

- Draft Land Registry TR1 for 2021 sale
- Draft Contract
- Contract from previous (2015) property sale
- VAT Report
- VAT advice from the Parkinson Partnership in relation to the purchase of Springfield Public House and its future development into a Community Hub.

The Clerk advised Council apart from the Deed of Covenant, Council was now in possession of all the documents relating to the purchase of the Springfield Public House. He further advised that as the Deed of Covenant had still to be received, there was a delay in the proposed exchange (20th January) and completion date (29th January 2021). He drew Members' attention to the Responsible Financial Officer's report on VAT, the advice from the Parkinson Partnership and the consequences of the "clawback" clause linked to the Deed of Covenant.

The Clerk shared his screen to enable Members to consider the proposal (which had been emailed to them earlier in the day by the Chair) on which they were being asked to vote.

The Clerk took and responded to questions on the ownership of the asset in the case of a boundary review, the freehold of the site, the footprint of the site and "clawback".

The Chair, in his summing up again drew Members attention to the "clawback" and with his proposal being seconded by Cllr Kavaran invited Members to vote on the proposal:

- Further to the information and documentation received relating to the purchase of Springfield Public House at the December 2020 and January 2021 meetings of Council –
- That Council proceed with the purchase, designating the Chair and Vice-Chair of Council to sign the requisite documentation, to include Purchase Contract, Land Registry Transfer of Title and Deed of Covenant (Deed of Covenant still to be supplied and subject to Parish Solicitor approval).
- That in agreeing to sign the above Deed of Covenant, Council acknowledges the ongoing nature of the Clawback provisions within the 26.08.2015 Contract of Sale between Milton Keynes Parks Trust and MC Property Investments Ltd, with an associated Clawback period of 25 years commencing from said date. At the same time Council acknowledge the Permitted Development limitations as detailed in the above Contract of Sale.
- That Council approves the payment of all the disbursements associated with the acquisition of Springfield Public House, including the purchase price of £535,000, the associated VAT and Stamp Duty and all legal charges and fees.
- That Council acknowledges the VAT advice provided by the Parkinson Partnership relating to the purchase of Springfield Public House, further acknowledging that optimal VAT efficiency will be achieved by committing to using the redeveloped building for non-business use for 10 years after completion – using the redeveloped building for business use during the first 10 years will result in

having to repay some/all reclaimed VAT associated with the purchase and redevelopment of the site.

- That Council authorise the Clerk to Council (in conjunction with the Chair of Council) to put in place appropriate Buildings Insurance and any necessary site security measures on completion of property purchase.

On a recorded vote Members voted as follows:

For: Cllrs Baines, Dicerbo, Dixon, Fraser, Golding, Greenwood, Halton-Davis, Jones, Kavarana, Kendrick, Mensah, Odunewu, Pafford and Petchey.

No member voted against the proposal and there were no abstentions.

- ii. **Community Hub Design Brief/Future Services**
Council resolved that the Chair would convene an ECM in March, date to be determined, to discuss Members' ideas to inform the design brief of the Community Hub and the services that it will deliver.

190/20 Committee Meeting Dates

Council noted the forthcoming meeting dates

Community & Social Wellbeing – Monday 25th January 2021, 7pm

Communications – Tuesday 26th January 2021, 6.30pm

Planning, Infrastructure & Transport – Monday, 1st February 2021, 6.30pm

Finance, Administration & Policy – Tuesday 2nd February 2021, 7pm

Buildings & Property Portfolio – Tuesday 9th February 2021, 6.30pm

191/20 Date of Next Meeting

Tuesday 16th February 2021