



Minutes of the Meeting of Bradwell Parish Council held on Monday 06 June 2022 at 7.30pm at the Heelands Meeting Place, Glovers Lane, MK13 7LW.

Councillors Present: Councillors Davy (in the Chair until item FC27/22), Gilpin (in the Chair from item FC27/22), Alexander, Bradburn (M), Bradburn (R), Brant, Exon and Godfrey.

Staff: Philip Farquharson (Clerk).

Members of the public: 2

FC23/22 Apologies: An apology for absence had been received from Cllr Evans, and an apology for anticipated late arrival from Cllr Gilpin and these were approved.

FC24/22 Declaration of interests: Cllr Exon declared an interest in agenda item FC41/22 in that he was in Planning at MKC

FC25/22 Public participation: It was on the agenda for any resident of the parish to raise any issue, petition, question or concern (for 10 minutes or by consent of the Chair).

Both members of the public were present in respect of item FC33/22, regarding the Leisure Asset Transfer of the Bradwell Common Community Centre to the Parish Council, and answered questions relating to the finances of the Bradwell Common Community Centre Charity (BCCC), and the condition of the building, and the type of lease which would be offered to the Parish Council.

The Parish Council noted the building would be 'sold as seen', on a long leasehold and that there was no money available from MKC to invest in the building prior to leasehold transfer.

The Chair moved to discuss item FC33/22 whilst members of the public were present.

FC33/22 Bradwell Common Community Centre:

Action: The surveyor's report and draft lease were noted.

A vote was held:

Those in favour of expressing an interest in the Parish Council taking on a long lease of the Bradwell Common Community Centre: 7

Against: 0

Abstain: 0

Action: It was resolved to express an interest in the Leisure Asset Transfer of the premises on a long leasehold, and the MKC official would revert back with a more tailored lease for the Parish Council to consider.

FC26/22 Minutes of the last Full Council Meeting: After two minor amendments (Cllr Davy did not wish to put herself forward the following year for Chair rather than

Vice Chair, and the Clerk would seek to ascertain an equal level of subsidy across all four allotment sites), Minutes of the Meeting held on 09 May 2022 were approved as an accurate record of the proceedings of that Meeting, and were signed by the Chair.

FC27/22 Payments:

Cllr Gilpin arrived at this time (8:10pm), and resumed to Chair the meeting.

Action: The current bank balance (£147k) and savings account balance (£114k) were noted and the monthly payment schedule of payments made since the last meeting was approved. The Clerk would enquire as to why the sponsored light in Bradwell Common seemed to be on the whole time.

FC28/22 Dog litter bin contract:

Action: It was resolved to approve a new two year contract with Marcus Young Environmental Services.

FC29/22 New litter bins around cricket pitch in Bradwell: It was on the agenda for councillors to consider replacing two litter bins at indicative cost of £480/bin (plus installation cost) around cricket pitch in Bradwell.

Action: The item was deferred and the Clerk would pass on more information on the proposed type of bin.

FC30/22 Annual Internal audit report:

Action: Recommended actions from the internal audit report were noted and it was agreed, following the Parish Council's Financial Regulations, to go out to tender on internal auditors as part of due diligence and the Clerk would revert back at the next meeting with three tenders for the service for consideration.

FC31/22 Annual Return and Governance Statement:

Action: The annual return and governance statement were approved and signed by the Chair for the Clerk to submit to the external auditors.

FC32/22 Planters outside Bradwell Common Community Centre: The quote for replacing them was £20,090 + vat.

Action: The Clerk would enquire with MKC what their plans for the planters may be. The Clerk was also requested to contact MKC officials in charge of the CIF distributions and ask if there had been cancellations and whether Bradwell might still receive the funding as requested.

FC34/22: Suffolk Punch Project: The following documents had been included in the meeting paperwork:

- PWLB fixed rate loans estimated repayment costs for £350k data date 04 May 2022
- PWLB fixed rate loans estimated repayment costs for £650k data date 04 May 2022
- Plans for a one-storey building
- Quantity surveyor costings for the one-storey plan
- Plans for the two-storey building
- Updated by quantity surveyor indicative costs for the two-storey plan
- April 2018 section 106 agreement had been circulated via email previously

Councillors considered the two options to proceed, as outlined below:

a) A one-storey building following plans as attached at cost of £760k. Interest rates on the public works loan of £350k was provided, and Councillors noted the cost of servicing and repaying the loan over 25 years would be around £20,000/annum, which would require an increase in the precept of a little over 10%.

b) A two-storey building following existing plans. Interest rates on the public works loan of £650k was provided, and Councillors noted the cost of servicing and repaying the loan over 25 years would be around £40k/annum, which would be a 25% increase in precept.

The Council noted the general reserve at year end (March 2022) of £87k, the reserve in the Investment account of £114k, the current year's budget of £34k, the £210k in section 106 monies for the project and the £25k MKC contribution. The Council considered these reserves demonstrated the Parish Council had been working with in-year surpluses for some years, and so the increased precept requirements as outlined above were conservative if the Council ran a balanced budget moving forwards. Both scenarios also worked on the premise the new building would not generate profit.

The Council voted on both propositions, given loan scenarios above, in the following order:

Those in favour of the two-storey building and the £650k loan: 3

Against: 4

Abstained: 1

Accordingly the motion failed.

Those in favour of the one-storey building and the £350k loan: 4

Against: 1

Abstained: 3

Action: The motion passed and the Council resolved for the Clerk to apply to the Secretary of State for the loan amount at 25 years payback. The Clerk would proceed to procurement and instruct GSS to work accordingly on the various matters (planning, structural reports, mechanical and electrical). Tenders for building would be brought back to Full Council for approval.

Cllr Brant requested that it be recorded that he voted against both motions.

FC35/22 section 106 monies:

A vote was held:

Those in favour: 6

Against: 1

Abstain: 1

Action: It was resolved the Clerk would aim to move the monies into the NS and I bank account in preparation for building costs.

FC36/22 VAT consideration for Suffolk Punch project: A report had been provided with options to consider how VAT was to be treated on the project.

A vote was held:

Those in favour of registering for VAT to opt to tax on the new build only: 6

Against: 2

Action: It was resolved to register for VAT and opt to tax on the building only.

FC37/22 Rent proposal for Bradwell Sports and Social Club:

A vote was held:
Those in favour: 7
Against: 0
Abstain: 1

Action: It was resolved to re-initiate rent, backdated to April 2022, at the lower level as requested, subject to review in 6 months.

FC38/22 Bradwell sports and social club request to apply for planning permission:

Action: The item was deferred until the next meeting.

FC39/22 Old Bradwell United FC:

Action: It was noted Old Bradwell United FC won the Spartan South Midlands Division Two title in 2021/22 for the first time, the first league title the club had won since 1981.

FC40/22 Policies and Procedures 2022:

Action: The Investment, Document Retention and Co-option policies were adopted.

FC41/22 Planning Applications: Councillors considered making representation to MKC on planning applications:

- A) Application no: 22/01222/PRIOR Proposal: Prior approval for the installation of a 17-metre monopole supporting 6 no. antennas and 2 no. transmission dishes
At: Proposed Monopole at Glovers Lane Heelands Milton Keynes MK13 7LW

A vote was held:
Those in favour of objecting: 7
Abstain: 1
Against: 0

Action: It was resolved to object to this application based on the proposed monopole's close proximity to residences and request that it be placed closer to a grid-road.

- B) Application no: 22/01062/FUL Proposal: Single storey rear extension at: 54 Booker Avenue Bradwell Common Milton Keynes MK13 8EF.

Action: It was resolved not to object to this application.

- C) Application no: 22/01245/HOU Proposal: Two-storey side and single-storey rear extensions for annexe: 54 The Craven Heelands Milton Keynes MK13 7NJ.

Action: It was resolved not to object to this application.

FC42/22 Items for the Next Agenda: It was noted that members must notify the Clerk of any items for the agenda in accordance with the Parish Council's Standing Orders.

Date and time of next meeting: Monday 04 July 2022 at 7:30pm at the Heelands Meeting Place.

The Meeting was declared closed at 9:45pm.