

MKCC ACTION LOG

MKCC ACTIONS 14/11/24			
LOG	ITEM	DETAILS	STATUS
1	Allotment Ownership	<p>10/09/22 Clerk to PvG You asked for our solicitors details some time ago. If it's not too late we will Solicitors as we are having real problems with Neves.</p> <p>13/03/23 Clerk to PvG-Any news on the progress of the transfer of the allotments as I am conscious that Fairfields CC are letting out land they don't own. They have taken months to sort out the bit of land and now have lost the TP1 with original signatures on.</p> <p>06/11/23 Clerk requested an update from PvG on transfer of ownership.</p> <p>09/11/23 PvG confirmed he had sent a chaser to MKCC solicitor and BDW on transfer, has not heard anything since Aug 23.</p> <p>14/03/24 PvG: I haven't heard from BDW since the last update and neither has my solicitor, so I have chased again.</p> <p>09/05/24 PvG: legal handover still ongoing.</p> <p>12/06/24 SS confirmed that documents have been submitted, red line drawings circulated. Clerk questioned the red line drawing on Maximus carpark as it show the Anglian Water fencing within the responsibility of the carpark owner. Clerk said that AW should be responsible for this.</p> <p>12/06/24 Michael Bury (Technical Director Barratts): We can simply add "T- Marks" to the transfer plan indicating that the palisade security fence is already is in the ownership of Anglian Water, so it clearly indicates that you are not responsible for its maintenance and upkeep. When we constructed the pumping station, Anglian Water are very specific on the type of fencing around any areas that they will adopt, and I attach a copy of the HMLR MapSearch indicating the title number for the pumping station, together with the Register View indicating title absolute is in the ownership of Anglian Water.</p> <p>11/07/24 PvG confirmed legal process still ongoing.</p> <p>17/06/24 Clerk met with Sue (MKCC) on Maximus site to show the condition and amount of stones.</p> <p>08/08/24 FCC to agree legal partner.</p> <p>08/08/24 Clerk request a copy (PvG) of the soil report carried out on Maximus Allotment site.</p> <p>09/08/24 FC24/25-076.2 Council RESOLVED to appoint The Wellers Group of solicitors to handle the allotment transfers once MKCC in a position to transfer.</p> <p>10/09/24 Requested update.</p> <p>23/09/24 SS asked if Clerk could advice on the following email: (Clarissa Pritchard @ shma) I have picked up your email below in Paul's (Harris) absence and can confirm that we currently await confirmation from the Parish Council that the Transfer is agreed.As soon as we have received a response from them, we shall let you know.</p> <p>24/09/24 Clerk confirmed not had anything on this matter since confirmation that Barratts will be transferring to MKCC then to FCC.</p> <p>07/10/24 Clerk asked PvG for update following visit by Sue Brown (MKCC) to Maximus site on 17/06/24.</p> <p>09/10/24 response received from Sue Brown with grant offer - Agenda item 14/11/24.</p>	DW&B / MKCC
2	Fairfields Primary School Crossing	<p>26/09/21 (JW) Clerk email to PvG-I understood that several months ago MKC were going to put double yellow lines by the crossing at the school which obviously hasn't taken place. (see photo attached) Would you please chase this up for us.</p> <p>26/09/23 (VM) Clerk to Stuart Profit (MKCC)-As the new, well, nearly new Clerk at Fairfields Community Council, I have come across the following drawing dated 17/07/20 regarding a traffic calming crossing at Fairfields Primary School. I am interested to know if this project is still going ahead and if not, what were the reasons to cancel it. I have had a conversation with Paul regarding a school crossing due to the speeds that people do when going to the sports hub. Whilst I appreciate that it is also the parents that need to take care when dropping their children off, I am working with the school to see if there is anything that can be done with a more visible and controlled crossing. I will also wait for the delayed communication due to come out from MKCC regarding crossing patrols again, something that Keith Wheeler has been communicating with me on.</p> <p>20/11/23 Clerk email to PvG-We talked a while ago now about re assessing the crossing by the school (see below complaint/concern from resident). Please could you let me know when it would be convenient to re assess and whether Barratts has to be involved in this.</p> <p>21/11/23 PvG: I have a regular catch-up with Highways on a Wednesday morning so I will raise this with them and see if we can get a Safety Officer out to consider options. Might also be worth asking the SET to remind their users again about the speed limit in a residential area and about reducing speed further outside of a school.</p> <p>01/02/24 Clerk email to PvG-I know I mentioned this some time ago now and we agreed we would meet to review where the current school crossing lights location. It does not make sense that the lights are situated past the actual dropped curb crossing, is this something we can look at sooner rather than later please.</p> <p>14/03/24 Response from PvG: My colleague in Highways has written to BDW on the school crossing seeking to agree with them a variation to the s38 (Highway) Agreement to allow for the installation of the crossing. BDW have been reluctant to do this work as they do not want to do anything that might prejudice the adoption of the road. If however we can reach an agreement on an amendment to the s38 then that will take care of the issue. He hadn't had a response from last month so he has chased BDW today.</p> <p>09/05/24 MKCC has engaged with developer on the matter of a potential school crossing.</p> <p>27/06/24 Clerk responded to the Parking and Moving Traffic Enforcement consultation.</p> <p>11/07/24 PvG confirmed no further update on crossing.</p> <p>10/09/24 Clerk requested update.</p> <p>11/11/24 Requested update from PvG.</p>	OPEN

MKCC ACTION LOG

3	Community Centre Location	<p>08/02/24 held a closed meeting with PvG, discussed original location and agreed that Council wish to proceed with this and not within the square, which would bring a number of challenges/complaints from residents, being in such close proximity to the housing.</p> <p>14/03/24 PvG to give Council an update on MKCC decision regarding Traveller Land and highway through road.</p> <p>11/07/24 PvG has requested a meeting with Council on Sept 24. The programme for the road delivery is at the preliminary stage and subject to archaeology and ecology investigations, which should happen over the summer.</p> <p>09/08/24 PvG confirmed that the planning application 24/01716/NMA for minor amendments to the Apollo Avenue extension beyond the Primary School has been submitted. MKCC are expecting a similar application shortly for the Whitehouse side of the connecting road, including the crossover of Calverton Lane. When applications get approved, Redlawn will then be in a position to tender for the road delivery, which remains on course to get on site for Spring 25.</p> <p>10/09/24 requested update on whether archaeology and ecology investigations have started.</p> <p>02/10/24 MKCC Response-Archaeology works have been agreed with MKCC and are in progress, ecology works are also ongoing.</p>	OPEN
4	Tariff Funds/Allocation	<p>09/09/21 Clerk (JN) requested information on total Tariff pot for Fairfields and spend/balance.</p> <p>09/09/23 MKCC Planning Officer (Josh Kwok) as for more details on the development/planning number.</p> <p>09/09/21 Clerk (JN) found info from Western Expansion Area Stakeholders Group. Document saved under Documents/Fairfields Development/Urban Development Tariff SPD_Nov 2007.</p> <p>For every residential unit built, the landowner will pay a Tariff of £18,500. Commercial developments will pay approximately £260,795 per hectare. In this way developers in the UDA will provide over £310 million towards community facilities and infrastructure.</p> <p>24/11/21 Clerk (JN) wrote to Michael Bracey regarding Community Centre/Cafe', confirming that Community Centre had already been agreed by can't be built as insufficient funds in Tariff pot to build it. The answer L&Q have come up with is to put extra money in the tariff by building 60 "Social rent" flats on part of the land designated for our building fronting Apollo Avenue.</p> <p>24/11/21 Ian Hunt (Chair) The Council have spent a significant portion of the money allocated to the Fairfields community centre project on a full size 3G artificial grass pitch, LED floodlighting and fencing, four natural grass football pitches, four team changing rooms, two officials changing rooms, an office and a social area all operated by MKDons Sport and Education Trust.</p> <p>10/12/21 Clerk(JN) asked for a breakdown on Tariff spend.</p> <p>24/01/24 Clerk (VM) to PvG-As the Tariff funding is not on the EXACOM platform, in the spirit of transparency and in the same way as funds are marked/allocated within in the S106 EXACOM system, please could you send through all the details on how the Tariff pot is being allocated.</p> <p>13/03/24 PvG responded with the details.</p> <p>11/04/24 Further question to be answered.</p> <p>07/10/24 Clerk requested full breakdown of approx £39million generated by Fairfields development, what portion has/will be invested locally in infrastructure and what strategically (Ward Cllr Akash Nayee).</p> <p>11/11/24 requested a quarterly statement on Tariff from PvG.</p>	OPEN
5	20 mph Speed Limit	<p>07/10/21 Clerk requested PvG add Fairfields to MKCC list of 20mph speed.</p> <p>24/03/22 Paul Harrison (MKCC) As the roads are not yet adopted, we are unable to introduce a 20mph speed limit at this time. However, I am going to pass your email on to the Council's Adoptions Team to see if this is something that is being considered as part of the Western Expansion Area Development. Any restrictions are normally introduced around the same time that the roads are scheduled to be adopted.</p> <p>24/03/22 JonJo McBride (MKCC) The developer has no requirements to install the speed limit at 20mph for this development. There was no requirements made under planning to do so therefore we cannot force them to change it.</p> <p>Although the roads are looking closer to completion, there is still much outstanding before we can commence with adoption of the roads. There are a number of roads without agreements signed, these roads will then be required to have a 12 month maintenance period once works are completed. Before the 12 month maintenance period is issued all works including remedial works needs to be completed and sewers adopted by the water authority.</p> <p>I expect it will still be a couple of years before roads start to get adopted on Fairfields.</p>	PENDING

MKCC ACTION LOG

6	Allotment-Marius High pressure pipeline	<p>03/03/23 Clerk sent an email to BPA Business asking for further details on depth of pipeline.</p> <p>06/03/23 BPA responded confirming that pipeline at Maximus was at a depth of 2m and has an easement barrier around it, they are not aware of the pipeline under Marius, want more details.</p> <p>06/03/23 Clerk forwarded email trail to PvG and asked why developer did not put an easement rail around the pipeline under Marius. Clerk concerned about insurance implications.</p> <p>07/03/23 Clerk to PvG-I have been in contact with BPA regarding the pipeline at Marius Gove as I am very uncomfortable with allotment tenants not remembering the existence of the pipeline. Please could you confirm why the developer did not demarcate the pipeline on Marius as they have done on Maximus (demarcated with arras rail fencing). The next step from here is for me to find out the Insurance implications regarding liability. Clearly, by demarcating the pipeline on Marius as a no go area, will significantly impact the number of plots that can be used on that site.</p> <p>07/03/23 PvG to Clerk-I'm absolutely sure we got advice from the BPA themselves when bringing forward the allotments so I have asked Sue and Edel to dig it out (pardon the pun) and we will share it with you and Kevin.</p> <p>06/11/23 Clerk requested a response/update from PvG.</p> <p>09/11/23 PvG confirmed looking into.</p> <p>10/11/23 PvG attached plan which was provided by SGN but identifies the pipe as being owned by GTC, will make enquires. Pipeline is an intermediate pressure pipeline, buried at a depth of between 1.2 and 1.5m but need to clarify as not on the drawing provided.</p> <p>11/07/24 This will ironed out before FCC take on the legal ownership of the site.</p>	OPEN
8	Tudor Gardens Redway Link	<p>09/11/23 PvG confirmed that MKCC has the design completed. In the process of applying for a Certificate of Lawfulness, hope to start the works early in the new year. The Parks Trust will take down only the trees necessary to enable the completion of the footpath.</p> <p>05/12/23 Planning Application: Certificate of lawfulness for the provision of a redway link and associated ancillary works between Fairfields and Tudor Gardens (Regulation 3 application under the Town and Country Planning General Regulations 1992).</p> <p>12/01/24 Formal consultation held by MKCC, 22/01/24 FCC fully support the planning application.</p> <p>23/01/24 MKCC approved the planning application.</p> <p>09/05/24 MKCC has had to make some changes to address concerns of Stony Stratford Town Council, some local residents and MKCC own cycling and highways officers; hope to start works late summer 24.</p> <p>11/07/24 Works have been delayed by a new license issue, hope to start tree removal work in early-mid Sept 24.</p> <p>10/09/24 Requested update.</p> <p>11/11/24 Requested an update from PvG.</p>	OPEN
26/06/2024	Apollo Boundary Fence Query Resident reported broken fence, end of Julius Place and Apollo Boundary.	<p>03/07/24 Developer has confirmed fence belongs to FCC and small strip of land outside fence.</p> <p>11/07/24 Clerk discussed further with Council regarding fence position. Clerk to find original developer planning application.</p> <p>16/07/24 Clerk sent an email to PvG requesting more information regarding original planning application and boundaries.</p> <p>10/09/24 requested update.</p> <p>18/09/24 Simon S confirmed the fence was installed by Barratt Homes Northampton.</p> <p>11/11/24 Requested an update.</p> <p>12/11/24 Developer (Stephen) asked for further details, happy to meet up.</p>	OPEN
20/06/2024	Landscaping opposite Nero Grove	<p>18/09/24 Barratts confirmed this is the responsibility of MKCC. This has been actioned but is occurring on a yearly basis since handover.</p>	OPEN
22/07/24	Public Footpath to Watling Street (FS632679699) Old query raised with previous Clerk regarding public footpath not being accessible, totally overgrown vegetation and sign not visible from Watling Street. Was raised with MKCC back in 2022, not action or response received.	<p>22/07/24 Clerk logged with MKCC Highways Ref: FS632679699.</p> <p>01/08/24 MKCC Highways confirmed this has been passed to "Other council service". Await an update.</p> <p>03/09/24 Clerk requested an update from MKCC customer services.</p>	OPEN
22/07/24	Highways-Watling Street (FS632684935) Overgrown vegetation (trees/hedge) along Watling Street from H3 Monks Way roundabout to Fairfields/Millers Way roundabout, if significantly overgrown, all signage is not visible going towards Fairfields. (opposite site of road to redway).	<p>22/07/24 Clerk logged with MKCC Highways Ref: FS632684935.</p> <p>23/07/24 MKCC Highways confirmed this has been passed to "Other council service". Await an update.</p> <p>03/09/24 Clerk requested an update from MKCC customer services.</p> <p>11/11/24 Requested an update through PvG.</p>	OPEN
25/07/2024	OTHER	MKCC633449319	02/10/24 MKCC confirmed completed, does not state the original Report It number, waiting for Kay P to update.