

[REDACTED]
Bletchley
Milton Keynes
[REDACTED]

18th February 2014

Mr. N. Andrews
Estate Manager
Milton Keynes Borough Council
Saxon Court
Avebury Boulevard
Milton Keynes, MK9 3HS

Dear Sir

Ref; Local Government Act 1972, Section 123(2A)
Disposal of Land forming part of Rickley Park, MK3.

As a resident of Craigmere Avenue (MK3) bordering Rickley Park I wish to place on record my strongest objection to any such disposal of the open space that forms Rickley Park to any other party who would not uphold the covenants for this space to be used only for the participation of sporting activities.

I and other residents of Craigmere Avenue have already lost trust in West Bletchley Council and their proposed changes to Rickley Park without prior consultation with the residents directly bordering this park as recorded in this councils own meeting minutes (Nov.2013) acting as the new presumed owners of this park. It has also been brought to my attention that what the councillor's said at the last council meeting (Jan.2014) regarding certain plans for Rickley Park that had been submitted for planning to MKBC planning department, this department upon request has no knowledge of this application from West Bletchley Council.

I am also appalled at the lack of time to make a reply to the public notice posted by MKBC in a local free newspaper whose delivery in this area of Milton Keynes can be very erratic.

I therefore reiterate that I have very strong objections to any changes to the present custodians of Rickley Park.

Yours, A Very Disgruntled Resident of Craigmere Avenue.

[REDACTED]

Received 2/2/14

[REDACTED]
[REDACTED]
BLETCHLEY
MILTON KEYNES
[REDACTED]

18th FEBRUARY 2014

TITLE ESTATES MANAGER
MILTON KEYNES BOROUGH COUNCIL
SAXON COURT, 502 AVERSURY BOULEVARD
MK9 3HS

DEAR SIR,

I REFER TO PUBLIC NOTICE IN THE MILTON KEYNES NEWS DATED 12-02-14 REGARDING DISPOSAL OF OPEN SPACE RICKLEY PARK, BLETCHLEY.

FIRST OF ALL I DO NOT CONSIDER ENOUGH NOTICE WAS GIVEN FOR OBJECTIONS ESPECIALLY AS IT IS SCHOOL HOLE TERM AND MANY PEOPLE ARE AWAY ON HOLIDAY.

I OBJECT TO THE DISPOSAL AS IT WOULD SEEM THAT RICKLEY PARK WILL BE OWNED BY WEST BLETCHLEY COUNCIL.

ON 20-01-14 I ATTENDED A MEETING OF WEST BLETCHLEY COMMUNITY COMMITTEE WHEN THEY STATED THEY WERE CONTEMPLATING A SPLASH PARK BEING SITED ON THE OLD TENNIS COURTS THAT ARE USED FOR PARKING BY THE BOWLS CLUB AND WOULD BE ADJACENT TO HOMES IN CRAIGNORE AVENUE. A TOTALLY UNSUITABLE SITE.

I HAVE NO FAITH IN WEST BLETCHLEY COUNCIL AND WHAT THEIR INTENTIONS ARE FOR THE USE OF RICKLEY PARK.

RICKLEY PARK SHOULD CONTINUE TO BE OWNED AND CONTROLLED BY THE BOROUGH COUNCIL.

YOURS FAITHFULLY,
[REDACTED]
[REDACTED]

The Estates Manager.

[REDACTED]
Bletchley,
Milton Keynes [REDACTED]

18th Feb. 2014

Dear Sir,

I wish to object to your intentions to dispose of open space land which forms part of Rickley Park, Shenley Road, Bletchley. MK3 as published in the Public Notices. MK News 12th Feb. 2014. This is too short notice.

Yours faithfully

[REDACTED]
[REDACTED]

civic offices.



Bletchley
Milton Keynes
MK3 6LH

19/2/14.

RE: Objection - Lushley Park

I write regarding the disposal of space
at Lushley Park, Bletchley.

As we and the local residents have not
been notified in writing of this proposal
I would therefore ask if I can be informed
of any future developments.

yours faithfully



[REDACTED]
Bletchley
[REDACTED]

18th February 2014

Mr Nathan Andrews
The Estates Manager
The Council of the Borough of Milton Keynes
Saxon Court
502 Avebury Boulevard
Milton Keynes
MK3 3HS

Dear Mr. Andrews

Proposed Disposal of Open Space Land at Rickley Park

We are writing to lodge an objection to the intended disposal of the above land as described in the Public Notice in the MK News of 12th February 2014.

We feel that insufficient time has been given for the public to respond to this proposal and its consequences on the local area before the deadline of 19th February. Knowledge of the Council's intentions would depend on the receipt of the relevant copy of the newspaper (not always delivered to homes) and close scrutiny of the Public Notices – tucked away near the back of the paper.

In order to obtain further information, it is necessary to visit the Estates Office in Central Milton Keynes – not always possible for some residents. Information which needs to be more widely – and easily - available would be the extent of the area affected, the timescale of the transactions & possible recipients of the land as well as future plans for its use.

We would be grateful if consideration could be given to these points.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

P.G.

Note

Acknowledged by phone call
to [REDACTED] on 19th Feb.
14.07 time. Copy sent to the
CAT team

NA

[REDACTED]
Bletchley
Milton Keynes
[REDACTED]

[REDACTED]
17th February 2014

RECEIVED
19 FEB 2014

Mr Nathan Andrews
Estates Manager
The Council of the Borough of Milton Keynes
Saxon Court
502 Avebury Boulevard
Milton Keynes
MK9 3HS

Dear Mr Andrews

With reference to the Public Notice in MK News we wish to register our objection to the intended disposal of Rickley Park to West Bletchley Council.

We attended a meeting of the Communities Committee of West Bletchley Council on 20th January 2014 where it was obvious the Council had plans for Rickley Park. There appears to be a complete lack of consultation with residents whose property borders this sports park and we are attaching copies of letters to the MK Council Planning Officer and Highways Engineer. As you will see we have requested copies of the Land Covenant and Community Asset Transfer Agreement between MK Council and West Bletchley Council and to date we have received neither.

The Public Notice inserted in MK News dated 12th February 2014 stating objections had to be received by you no later than 19th February 2014 is an extremely unfair time scale - seven days notice in a newspaper is totally insufficient notice and indicates a lack of publicity particularly as this period falls within the school half-term and many people may well have gone away with their children.

Presumably there is a price involved in the disposal of Rickley Park to West Bletchley Council - are we allowed to know what this price is going to be and are MK Council likely to put this disposal out to tender? Also do MK Council have a "best price consideration" in this transfer of the covenant of Rickley Park and does anyone have the right to bid for this disposal of Rickley Park? If so, we think we have the formal right to bid.

We consider that if West Bletchley Council get control of Rickley Park it will become a massive free-earning centre to the detriment of all those residents whose property borders Rickley Park and therefore does not serve the immediate community at all. In unguarded moment at the 20th January meeting one member of the committee let slip that West Bletchley Council had plans for this site but these were currently being thwarted by a residential property within Rickley Park. If the Park was transferred to West Bletchley Council would its present use as three football pitches i.e. a sports ground be a condition of the sale?

Yours sincerely,

[REDACTED]

Encl:

Bletchley
Milton Keynes

11th February 2014

Milton Keynes Council's Senior
Planning Officer
Milton Keynes Council
Civic Offices
1 Saxon Gate Street
Central Milton Keynes
MK9 3EJ

&

Milton Keynes Council's Senior
Highways Engineer
Milton Keynes Council
Civic Offices
1 Saxon Gate Street
Central Milton Keynes
MK9 3EJ

Dear Sirs,

Proposed 'Splash Park' - location Rickley Park, Bletchley

On Monday 20th January 2014 we attended a meeting of West Bletchley Council's Communities Committee. That meeting discussed a proposal to locate a Splash Park at Rickley Park. This Committee's previous Minutes favoured the proposal despite no consultation with residents living next to the Park.

At this meeting the members of the public were told there was a delay in the matter going forward because the Milton Keynes Council's Planning Officer had not yet reported back to the Communities Committee on planning permission (change of use) and loss of car parking space. This proposed Splash Pool is to be located on the present car park (originally tennis courts which were subsequently vandalised) adjacent to the Bowls Club. When we phoned MKC Planning Department no-one could find a record of any query or application for Rickley Park.

Given the comments of the West Bletchley Communities Committee Councillors (one suggested the eviction of the residents living in the bungalow to free the park for even more development) we feel unable to rely upon information from WBC and we wish to formally record our strongest objections to any application (current or future) to locate a Splash Park at Rickley Park.

We would point out that no other site has been suggested at all for this Splash Pool and Rickley Park is bordered on three sides by properties occupied mainly by pensioners. The proposal is for a Splash Pool to be located within 1-2 metres of properties with music, sound, bubbles, underground lighting for Spring/Summer and 'dry/play' in Autumn/Winter.

We would highlight that any such application:

- is contrary to the Milton Keynes Council covenant in place;
- is contrary to the written promises WBC gave that non sports use would be limited to less than 10 annual events;
- would create significant parking issues (parking already cannot cope when football is played and disabled users of the Bowls Club will face very difficult access to the club);
- would cause significant anti-social nuisance to neighbouring residents;
- is entirely inconsistent with a sport facility and unsuitable for Rickley Park.

/continued.....

We request your confirmation that such a facility would:


- require planning permission as a change of use;
- would require neighbouring residents to be consulted on such an application.

We would also request a copy of the Land Covenant to be provided regarding the use of this site and the Community Asset Transfer agreement between Milton Keynes Council and West Bletchley Council.

On past experience we feel West Bletchley Council is not interested in the views of local residents and we seek reassurance that any such application will be refused (as above) and also all residents who border the Park (and who will be affected by such an unsuitable facility) will be notified at the earliest submission of any such application.

We are enclosing the paperwork we submitted to the Communities Committee when they discussed this on 20th January 2014.

Yours sincerely,


Encl: 2 sets of papers.

[REDACTED]
[REDACTED]
Bletchley
Milton Keynes
[REDACTED]

Gail Tolley
Corporate Director

Paul Sanders
Asst Director Community Facilities Unit

Reply To: Neil Hanley

Direct Line: 01908 253632

E-mail: neil.hanley@milton-keynes.gov.uk

Website: <http://www.milton-keynes.gov.uk>

Date: 17th March 2014

Dear Sir,

Ref: Rickley Park – Community Asset Transfer (CAT)

Thank you for the concerns you have raised.

To recap, a delegated decision was made by a Cabinet member on 26th February 2013 to transfer the Rickley Park site to West Bletchley Council under our Community Assets Transfer programme, which is giving local communities the chance to take over the day-to-day running of facilities as diverse as meeting places, car parks and sports grounds. As part of the consultation over this proposed transfer a public engagement event was held at Warwick Road Activity Centre for Rickley Park on 11th September 2012 to help answer any questions that local people had.

In January 2014 the disposal was advertised as required by section 123 Local Government Act 1972, as it appears to be “open space” as defined for the purposes of that section (“any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground.”) Section 123 requires the Council to consider objections received.

It is recommended that such consideration should be dealt with and demonstrated by a further delegated decision by a Cabinet Member, which should refer to last year’s decision and to the objections. This decision is set to be made on **22nd April 2014** and you are welcome to attend. Representatives from West Bletchley Council have also been invited.

It should be noted that there is a firm commitment from both Milton Keynes Council and West Bletchley Council that it will be safeguarded for sports and leisure use by local residents. Any future plans that West Bletchley Council may have in relation to this type of use (such as a Splash Park) is subject to a planning process, separate from CAT. It will also require consultation with the local community.

Papers for the session are expected to go live from the 8th April 2014, and should be available at

<http://cmis.milton-keynes.gov.uk/CmisWebPublic/Meeting.aspx?meetingID=10465>

Yours sincerely

.....
Neil Hanley
Community Asset Transfer Programme Manager

Cc: Paul Sanders, Assistant Director Community Facilities Unit
Parish Clerk, West Bletchley Council
Ward Cllr Mick Legg
Ward Cllr Nigel Long