



Parish Council Extraordinary Meeting

03/14

Held on Tuesday 10th June 2014

MINUTES

Chairman: Councillor Mr D Neave
Councillors: Councillor Lynch, Councillor Stovold, Councillor Dr L Kennedy
Apologies: Councillor Dimmock, Councillor Rickard, Councillor G Hammond
By invitation: N/A
In attendance: 38 Parishioners
Clerk: Mrs Deborah Martin

1 Chairman's items and welcomes

Chairman asked parishioners present if they were at meeting for planning applications for Church Street and Lower End. Majority were so agenda item 15 was covered first.

2 Apologies for absence

Apologies received and excepted from Councillors Dimmock, Rickard and Hammond.

3 Disclosure of interest on items in agenda

None disclosed. Councillor Lynch and Councillor Dr Kennedy said they lived close to the sites of the planning applications. Councillors agreed they had no declarable interest.

4 Parishioners comments

Parishioners comments on planning applications are included under item 15. A parishioner commented on items that Bucks County Council had agreed to action relating to, hedgerow Dark Lane, Tring Road, road Signs and condition of road. Chairman informed parishioner that Bucks County Council was being chased regularly by Parish Council but its capacity to resolve issues was limited as the matters raised were not the responsibility of the Parish Council. The overgrown state of the bank near the bowls club was also raised. Clerk to instruct handyman to tidy. The same parishioner mentioned drainage from the bowls club land which could cause serious issues, Clerk to review with Parishioner.

5 Sign off minutes of - Annual Meeting 13th May 2014

Councillors resolved to approve the above minutes.

6 Trees on recreation ground

Councillors resolved to appoint Acacia Tree Surgeons as sole contractors for work required on trees on the recreation as per their quotation. Clerk to instruct.

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Signed by
Chairman

7 Devolution Plans from Bucks County Council

Further to detail included in Clerk report Council resolved that Clerk and Councillor Neave would establish further details and report back to Council.

8 Road Safety update from Working Group

The Council received a report from Councillor Stovold a copy of which is in the minute book. Councillors agreed to increase cost of speed strips £380 + VAT each at two locations Leighton Road and Winslow Road.

9 Neighbourhood planning update from Working Group

The Council received a report from Councillor Dr Kennedy a copy of which is in the minute book.

10 Proposed increased parking area at Wingrave Park

After considering the 3 quotations provided, Council resolved to agree to Total Garden Care as their preferred contractor. Clerk to contact WWRSCAL and Pratts Charity for their formal approval.

11 Protection of The Green, Twelve Leys, final deed

Council resolved to sign new copy of deed supplied by Fields in Trust, Councillors Neave and Dimmock as signatories.

12 ARLA lorry movements

Council resolved that Councillor Lynch would attend Arla liaison group sessions. Councillors resolved that a note be added in the next edition of Communique to outline that 2 Arla truck movements would be anticipated each day through Wingrave and any other movements should be reported to Arla and parish council.

13 WWRSCAL/ WWRSCC/Parish Council formal relationship update

Debbie Butcher, Secretary of WWRSCAL, had undertaken a great deal of work to unravel the question of possible liability of the Parish Council for the acts or omissions of WWRSCC or its officers. In discussion with the Charity Commission the answer became clear. As WWRSCAL was a registered charity any question of liability was exclusively a matter for its trustees and could not "travel upwards" from the trustees to the Council. The relationship between the Council and WWRSCAL was defined by the terms of the Councils agreement with WWRSCAL and any other agreement the Council may have with WWRSCAL. Nothing in that agreement would create any liability, direct or indirect, for acts or omissions of WWRSCC or its officers. Council agreed no further action was required.

14 Finances

14.1 review payments since last meeting
Reviewed and agreed.

14.2 update on spending against budget

Clerks comments in report noted.

14.3 general overview on accounts

Clerks comments in report noted.

14.4 sign off Annual return for the year ended 31 March 2014

Council resolved to sign off annual return for accounts year ending 31 March 2014. The accounting statements in section 1 and annual governance statements in section 2 of annual return were agreed.

15 Planning:

15.1 Noted recent planning decisions

15.2 Discussed application:

14/01008/ALB 4 Moat Lane, Wingrave. Replacement of conservatory roof with new insulated roof including new guttering.

No objections

14/01359/AOP Land at Church Street, Wingrave. Outline application with all matters reserved for the erection of 12no. Detached dwellings and 14/01358/AOP Land at Lower End, Wingrave. Outline Application with all matters reserved of the erection of 5 detached dwellings.

In all 9 Parishioners spoke outlining their objections to both of the above numbered applications. All were concerned with traffic volumes and potential dangers this would bring. Some were also concerned with building on farm land and the impact this would have on the conservation area and extending the village envelope. No parishioners spoke in support of application.

14/01359/AOP Land at Church Street, Wingrave. Outline application with all matters reserved for the erection of 12no. Detached dwellings.

The Council resolved to oppose both applications, on the following grounds;

1) Church Street was a narrow road. Because many of the older dwellings have either little or no parking space, particularly in the area of the proposed development in the evenings and at weekends it was lined with parked vehicles making it even narrower. The addition of significantly more traffic which the proposed development would create would add to what is already a concerning road safety problem.

2)The proposed access point immediately opposite the entrance to Greenacres would create an additional and unnecessary hazard.

3) The development would infringe on the conservation area and would be detrimental to the setting of and views from the conservation area contrary to policy GP53

4)The development would be contrary to policy RA13 in that it would exceed 5 dwellings and 0.2 ha

5)The development would reduce open land that contributes to the form and character of the rural settlement contrary to policy RA2.

6)The Parish was in the process of producing a Neighbourhood Development Plan in consultation with the community which , it was intended , would produce harmonious and rational growth and maintain the rural character. The proposed development, which, so far as the Council could ascertain had no community support would appear to have been designed without the regard to what the Parish sought to achieve.

14/01358/AOP Land at Lower End, Wingrave. Outline Application with all matters reserved of the erection of 5 detached dwellings.

The Council resolved to oppose the application, objections were;

1)Lower End was a fairly steep single track lane which lead to a junction with the main road from Wingrave to Tring. Sight lines at the junction were poor and joining the main road required great care and a share of luck. The addition of significantly more traffic using the lane and the junction is almost bound to create accidents.

2)The development would be on the edge of a built up area of settlement, would exceed 0.2 ha, would not be substantially enclosed by existing settlement and would not complete a settlement pattern contrary to policy RA14.

3)The development would reduce open land that contributed to the form and character of the rural settlement contrary to policy RA2 .

4)The Parish was in the process of producing a Neighbourhood Development Plan in consultation with the community which , it was intended , would produce harmonious and rational growth and maintain the rural character. The proposed development, which, so far as the Council could ascertain had no community support would appear to have been designed without regard to what the Parish sought to achieve.

16 Clerks Report

Content agreed.

Items for next communiqué article;

-Outcome of planning discussions

-Arla

-Neighbourhood Planning update

-Road Safety

-Advert for Councillor

Meeting ended 10.20pm