



Extraordinary Parish Council Meeting

06/14

Held on Tuesday 21st October 2014

Chairman: Councillor Mr D Neave
Councillors: Councillor Lynch, Councillor Stovold, Councillor Dimmock, Councillor Rickard, Councillor G Hammond, Councillor Dr L Kennedy, Councillor A Coulson
Apologies: n/a
By invitation: David Bainbridge from Bidwells, Philip Duncan from Corylus
In attendance: 47 Parishioners
Clerk: Mrs Deborah Martin

1 Chairman's items and welcomes

2 Apologies for absence

None received.

3 Disclosure of interest on items in agenda

None disclosed.

4 Parishioners comments

None made at that moment.

5 Presentation from Corylus Planning & Environmental Ltd, re Land off Baldways Close not Land off Winslow Road as stated on agenda

Chairman provided background information on why the Parish Council decided to undertake a Neighbourhood Plan confirming that it was important for the parish to determine how the parish develops over the next 25 years. Explaining that it was likely that AVDC as part of their plan would require the parish to take on at least an additional 50 houses. Chairman confirmed that it was not feasible to achieve these sorts of numbers by infilling and exploring outside the village envelope for Wingrave had to be reviewed. It was envisaged that the Neighbourhood Plan would define land available for development. It was made clear that the representatives from both Corylus and Bidwells had asked to attend a parish meeting to meet with parishioners and the Parish Council to discuss possible plans for the future, and that no planning applications had been put forward and the Parish Council was not agreeing to development on the sites. All potential sites are being reviewed by the Neighbourhood Planning working group.

Philip Duncan of Corylus was then invited to speak. Mr Duncan highlighted the land concerned, confirming that land did not form part of a conservation area, was flat and in his opinion could

potentially help the parish achieve its long term aspirations. It was envisaged access would come from Baldways Close. Mr Duncan wanted to gauge from parishioners what sort of development they would wish to see. Parishioner highlighted to Mr Duncan that the land acted as a buffer between houses and intensively farmed land. Concerns were also highlighted about additional traffic entering Leighton Road as although this was a 30mph zone traffic often passed at higher speeds. A parishioner also highlighted that planning permission had been turned down previously as the access road was deemed to narrow. Mr Duncan thanked parishioners and Parish Council for their input.

- 6 Presentation from Bidwells, re Land off Winslow Road not Land off Baldways Close as stated on agenda

Next Mr Bainbridge from Bidwells was asked to speak. He then introduced Mr Rivlin of Carries New Homes who would be working with them if any development were to take place. Again they wanted to engage with the community and Parish Council and gain understanding if the land were to be developed what would be acceptable to the parish. They confirmed the land was roughly 12 acres although they would only be looking to develop on half of this, the remainder they would want to leave as an open community space for all, which they highlighted could be a potential buffer to farm land. They were considering a mix and range of family orientated houses and not flats. Concerns were raised by parishioners on road safety as the proposed entrance is on a sharp bend, traffic calming measures were requested to be put in place. It was suggested that any development should have ample parking as this was already an issue for parts of the village. The representatives thanked all for their input.

- 7 Sign off minutes of - Parish meeting of 9 September 2014

Councillors resolved to sign off the above mentioned minutes.

- 8 Neighbourhood planning -finances, budget
-appointment of consultants

Councillor Dr Kennedy had provided a report a copy will be held in the minute file which also included further information concerning the consultants. Councillors resolved to agree to the appointment of rCOH Ltd as consultants for assistance with the Parish Neighbourhood Plan as per their quotation of 17 October (copy held in minute file) with an additional stipulation that if costs or fees alter that prior written approval from the Parish Council is gained. Clerk to confirm to rCOH. Councillors agreed that funding for consultants would come from Neighbourhood grants already received (roughly £5000), money already set aside by Parish Council, £2000 and outstanding amount to come from General Reserve.

Clerk asked whether there was likely to be any additional spending for Neighbourhood Planning, Councillor Dr Kennedy confirmed any additional spending would be minimal.

- 9 Road safety group report, chairmanship, and bollard proposals for opposite shop, Winslow Road, Wingrave.

Report detailed in Clerk's Report, Councillor Stovold highlighted some key items from this for the benefit of parishioners. Councillors resolved to agree to the placement of bollards on Winslow Road, Wingrave. Concerns were made from Parishioner and some Councillors on how large vehicles such as combines would get through, however, Transport for Bucks did

not have concerns after site visit. A new Chair for the group was not decided, to be added to the agenda of the next parish meeting.

10 To note receipt of copy of accounts from Wingrave United Charities

Contents noted.

11 Agree meeting dates for 2015

Councillors resolved to agree to meeting dates detailed in separate spreadsheet provided by Clerk, copy to be held in minute file.

12 Finances

12.1 review payments since last meeting

Spreadsheet provided by Clerk, copy to be held in minute file.

12.2 update on spending against budget

Spreadsheet provided by Clerk, copy to be held in minute file.

12.3 general accounts overview including status of reserve funds

Spreadsheet provided by Clerk, copy to be held in minute file, also update provided in Clerks report.

12.4 condition of tennis courts

The Chairman reported the receipt of a letter from the Tennis Club concerning the probable need to replace or undertake major repairs to the tennis courts at a cost of up to £30K. He told the Tennis Club that any bid would need to be part of an overall WWRSAL bid. Council noted that substantial expenditure on the repair/replacement of WWRSAL facilities was likely to be requested over the next few years.

13 Planning:

13.1 Note recent planning decisions

Detailed in Clerks Report.

13.2 To discuss application:

14/02673/APP White Lodge, Leighton Road, Wingrave. Detached outbuilding.

Council noted that the lack of information in the application made reaching a recommendation difficult. On the basis of what was available the Council decided to object since the loss of amenity would outweigh the likely benefits.

14/02446/APP The Old School House, 1 Church Street, Wingrave. Installation of roof light/velux window.

Discussed, no objections.

14/02915/APP 6 Nup End Close, Wingrave. Single Storey side extension and replacement of flat roof with pitched roof.

Discussed, no objections.

14 Clerks Report

Content approved.