



Parish Council Meeting

Held on Tuesday 15th December 2015

MINUTES

Chairman: Councillor Mr D Neave
Councillors: Councillor Mr R Dimmock, Councillor Mr N Rickard, Councillor Mr A Coulson, Councillor Mrs V Lynch, Councillor Dr L Kennedy
Clerk: Mrs R Biley
In attendance: District Councillor Peter Cooper & 29 Parishioners

1. Chairman's items and welcomes

Chairman welcomed Councillors & parish

2. Apologies for absence

Apologies received from Cllr Bird and Cllr Sherwood Bruce.

3. Disclosure of interest on items in agenda

None disclosed.

4. Parishioners comments (10 Mins)

Councillor Neave opened up for parishioner comments of which the following was addressed. A parishioner referenced the Good Councillor Guide in terms of transparency and timescales of minutes of meetings and other such public documents. It was asked why minutes from previous meetings had yet to be made available on the website, to which the clerk gave the reasoning. It was also stated that the standing orders had yet to be made available to which the Chairman and the clerk outlined that 1 day is not sufficient in order to make such requests and that the document itself was approved in April so has been available for viewing for some time.

Guidance was provided by the Chairman of the format of parish meetings and their purpose, which is a convening of the council.

5. Devolution of Services

Cllr Coulson advised that quotes had not been forthcoming, due to the time of year and as a result of this no strides had been made on devolution.

The clerk requested the council vote on the point of registering their interest formally with Bucks County Council.

This was agreed by unanimous vote by all councillors.

6. Sign off of Neighbourhood Plan amended documents

Cllr Lynch gave an overview of the changes that were required as per the Health Check and advised that all changes with the exception of Policy 1- Spatial and Policy 5- Design were purely grammatical and layout based.

It was advised that Policy 1 had been amended to allow for review of Rowsham development at a later date, details were also provided of the changes made to Policy 5 around design for any new development.

No comments or questions were raised and the documents were unanimously voted for approval by the council.

The chairman detailed the next steps and it was hoped that AVDC would be able to start the 6 week consultation prior to Christmas, with the possibility of referendum in March.

The floor was opened up to the parish and the following discussions took place:

It was queried why Cllr Kennedy had stated that the Neighbourhood Plan would provide complete protection from additional development, when this isn't the case. Cllr Kennedy responded that at the time this was thought to be the case. Cllr Neave advised the current status with the Secretary of State would determine how much protection the Neighbourhood Plan would afford us going forward.

A parishioner asked if, as a consequence of the increase in housing numbers resulting from the approval of Neighbourhood Plans, AVDC would achieve its 5 year housing land target ahead of the 2017 date it had given. Councillor Cooper said that would not be so.

The process of the AVDC consultation was questioned and Cllr Cooper confirmed that it would be notified via the website and press releases in the local newspapers. The council agreed to notify the parish once it knew.

7.1 Planning

7. 1 15/03778/APP

- 12 Leighton Road. Wingrave
- Erection of detached garage / tractor store

The applicant gave details of the proposed application. The type of vehicle storage was clarified as being historical horticultural for restoration purposes.

It was agreed by unanimous vote to submit no objections to AVDC.

7. 2 15/0465/ALB

- 3 Recreation Ground. Wingrave
- Provision of single storey building to link annexe. Removal of existing internal walls from the first floor, formation of the new recess into link building, new bathroom to first floor and raising of gable over existing roof on annexe building.

The application was discussed by the council and consideration given to a lack of objection from AVDC's Historic building officer which resulted in a unanimous vote to submit no objections.

7. 3 15/03914/APP

- Thistlebrook Farm Tring Road. Wingrave

- Removal of existing agricultural buildings and erection of replacement building to house milking parlour & collecting yard and provision of one silage bunker.

The application was discussed with questions being raised over increases in milk collections should productivity increase. It was advised by a parishioner that rather than an increase in collection it would result in a change to a larger collection vehicle.

A unanimous vote for No Objection was received.

7. 4 15/03814/AOP

- Land at Leighton Road. Wingrave
- Outline application with access to be considered and all other matters reserved for a residential development of 40 units providing up to 42 dwellings, including open space, landscaping and associated infrastructure.

The Chairman began with an opening statement advising that whilst this site was approved within the Neighbourhood Plan it must be judged for this specific applications details.

The floor was opened up to parishioners and the following concerns were noted:

- It was felt that whilst AVDC's guidelines suggest 30 houses per Hectares, the density of 40 structures, 42 dwellings was too high for the site.
- The issue of access was raised but it was stated that it met Bucks County Councils Highways Agency requirements and therefor would not be a reasonable objection.
- The width and in some areas lack of footpaths along Leighton Road were a concern but it was suggested that the likelihood would be that BCC Highways Agency would be consulted and would approve them as being acceptable.
- Maisonettes were not in keeping with the village and preference should be given to 1-2 bed houses instead.
- Too much of an "urban" feel around design.

It was asked what the Councillors views were on the proposed plan and it was put forward that whilst it falls below density guidelines, the council would like to see the number of dwellings reduced.

CLlr Cooper clarified that when deciding on outline applications the only two factors are number of dwellings and access. Design and finite details would be considered when a full application was made. He also gave information on the process and confirmed that all comments made would be viewed and assessed by AVDC.

Questions were raised over the provision of amenities by the developer for the parish but it was not felt that this should be addressed at the time.

It was noted that any comments needed to be robust and well sourced. It was proposed to object to the plans in their current form on the basis of reducing the numbers of housing. It was requested to have councillors and parishioner volunteers to work together to formulate the consultee response in support of objecting. This was agreed and Cllr Rickard and Cllr Kennedy were nominated to action alongside Mr R Wyatt.

Unanimous vote to object concluded by councillors.

7. 5 15/04019/AOP

- Land North Of Winslow Road Wingrave
- Outline planning application access to be considered and all other matters reserved for a residential development of up to 30 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works.

An overview was delivered by Cllr Neave on the application and the advisement that going forward the site referred to as “Bell Corner” would henceforth be known as Abbots Way. This is due to the proposed access coming from Abbots Way.

Cllr Neave recommended that the council object to this application at which point the topic was opened up for discussion between the council and parish. The following reasons were identified as cause for objection.

- The site did not form part of the Neighbourhood Plan which had, prior to the discussion of this application, been approved in its entirety by the Council.
- The parking and access issues which are already a consistent issue would be further exacerbated by development. It was noted that parking controls in the form of yellow lines would not be permitted due to the difficulties of enforcement.
- The journey figures which had been detailed in the application were grossly underestimated given the proximity of the school and the level of observation was criticised by both the parish and the council.
- Cllr Coulson proposed that they had failed to sufficiently demonstrate provisions for the sewerage problems which are already a problem for Abbots Way residents and it was noted that they were still awaiting feedback from Anglian Water and had made assumptions in regards to what their comments would be.
- The plans showed a cycle and walkway which exits on to an area with no path or pavement on the Winslow Road. This was raised as a significant safety hazard.
- 8.6 Acres of public space had been suggested in the proposal but with no clarification on the terms of that gift it was stated that this could lead to a financial responsibility to which the parish could not maintain.

- Part of the site is situated in a high risk flood area and this is in direct contravention of the National Planning Framework Guidelines.

Cllr Neave addressed the Council and requested a vote on whether to object to the application given the evidence presented, a unanimous vote in favour to object was reached. It should be noted that whilst not necessary, Cllr Coulson removed himself from voting as a resident of Abbots Way.

8. Sign off of minutes
 - a. Parish Meeting 11/08/2015
 - b. Planning Meeting 20/10/2015
 - c. Parish Meeting 10/11/2015

All minutes were approved by the council.

9. Finance- Payments Since last meeting

All payments were approved by the council.

Date	Payee	Particulars of payment	Ex. VAT	VAT Rate	Inc. VAT	VAT
01/11/2015	EON	Lighting Charges	£ 206.37	20%	£ 247.64	£ 41.27
05/11/2015	Combat Fire	Fire Inspection and service- Extinguishers Park- Cancelled	£ -	0%	£ -	£ -
05/11/2015	Mazars	Exernal Audit Fee	£ 825.00	20%	£ 990.00	£ 165.00
15/11/2015	Groundworks	Repayment of unspent NP Grant	£ 122.69	0%	£ 122.69	£ -
15/11/2015	Yvonne white	Bluetooth Adapter for Sentinel	£ 11.65	20%	£ 13.98	£ 2.33
16/11/2015	Grundon waste management	church bin empty	£ 66.40	20%	£ 79.68	£ 13.28
27/11/2015	Rebecca Biley	Clerk wages & Expenses	£ 467.72	0%	£ 467.72	£ -
30/11/2015	Tree Solutions	tree works Black Gutter Corner	£ 650.00	20%	£ 780.00	£ 130.00
30/11/2015	R Bigwell	Parish Maintenance	£ 121.00	0%	£ 121.00	£ -
30/11/2015	Grundon waste management	church bin empty	£ 66.12	20%	£ 79.34	£ 13.22
03/12/2015	Sutcliffe Play Methodist Church	replacement Equip for Rec Play area	£ 283.23	20%	£ 339.88	£ 56.65
03/12/2015	Church	NP room use	£ 120.00	0%	£ 120.00	£ -
03/12/2015	Combat Fire	Fire Inspection and service- Extinguishers Park	£ 79.40	20%	£ 95.28	£ 15.88

10. Clerks Report

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Signed by
Chairman

The Clerk took councillors through the updates within the report and the following decisions were agreed.

Cllr Lynch would create an update to be submitted to the Communique in reference to Neighbourhood Planning and both Cllr Lynch and Cllr Coulson would create an update for the Fred Kirby Memorial Trust.

The Clerk would have authorisation to agree any promotional material for placement at the village duck pond for any events to which a precedent had been established for example Fireworks event by the PTFA. Any other request would be circulated to the council for approval.

The request for financial assistance for the upkeep of the cemetery at Wingrave Parish Church was approved although it was unclear whether they required assistance for 2015/2016 or 2016/2017, Cllr Kennedy in his capacity as a church warden agreed to clarify the request with the treasurer. The proposed sum of £150 would be included in the 2016/2017 budget regardless.

The request for instruction on establishing a saving account with Barclays was discussed and the Active Saver was deemed to be the most appropriate option by unanimous vote. The Clerk would action the decision and begin the transfer from NatWest.

The proposed division of cost for the re-siting of the recently installed dog bin was considered and agreed by all members of the council.

The installation of a “No through Road” sign for Nup End was agreed in principle but concerns were raised in reference to the health and safety of the parish handymen undertaking such a task. It was agreed that we would ask them to assess first.

It was agreed unanimously that the proposal submitted to the council would be discussed at the next council meeting.

Cllr Neave delivered a statement in reference to his chairmanship, concluding with the tendering of his resignation as Chairman of Wingrave with Rowsham Parish Council from the 12th January 2016. It was confirmed that he would retain his position as a councillor.

Meeting ended 9.40pm