



Minutes of Parish Council Meeting

Held on Tuesday 13th December 2016

Chairman: Councillor Mrs V Lynch
Councillors: Councillor Mr D Clements, Councillor Mr R Dimmock, Councillor Dr L Kennedy, Councillor Mrs M Lawrence and Councillor Mr N Rickard
Apologies: Councillor Mr M Bird and Councillor Mr A Coulson
Clerk Mrs R Biley
Attendance: County Councillor Mrs N Glover
Parishioners 2

1. Apologies for absences

Apologies were received from Councillor Bird and Councillor Coulson.

2. Disclosure of interest on items in agenda

No items to disclose

3. Comments from District Councillor, County Councillor and Police

County Councillor Glover gave her report which included the recent prosecution of two prolific fly tippers and the success of the recent winter driving courses.

4. Sign off minutes

- Parish Council Meeting 28/11/2016

The minutes were approved by the council and signed

5. Styles to Gates scheme

The Clerk gave details of the current position of the scheme and confirmed that two gates had been installed. The landowners of the remaining sites which had been identified earlier in the year would now be contacted to gain their permission for these changes.

The Clerk advised that RIPPLE have offered to project manage the scheme but that some input from the council would be required. It was decided that Councillor Kennedy and Councillor Lynch would act as contacts for the council on this matter.

A parishioner enquired as to the location of the sites and a question was raised over the installation of the ones at Leighton Road as this site is marked for development. Councillor Lynch and the Clerk will assess the maps and determine whether the resource would be better used elsewhere. If this was the case, it was suggested that a stage two for the project would be a good

1052

Signed by
Chairman

idea as there is the potential for six gates to be installed (Leighton Road gates, donated gate by the Rose & Crown and Councillor Glover will investigate whether a donation from the community chest would be available).

The council approved this course of action.

6. Traffic Calming Report

Councillor Lawrence gave her report on road safety and the recent competition run at Wingrave School to create a speed awareness poster. It was advised that three winners had been selected but due the outstanding effort the children had put in the Traffic Calming group also selected four runners up.

The winner's entries would be printed on signage which will be placed at the entry points to the village. The Clerk agreed to contact TfB to enquire whether we would be able to attach them to the boundary gates. The cost of printing would be £75+VAT for 3 x A3 copies. The runners up entries would be printed by the Clerk and displayed in prominent places such as the pub, shop and the school would also be displaying the children's work. A presentation for the winners and runners up would be taking place on Friday 13th January 2017 and all councillors were invited. Special thanks were given to the village shop for donating prizes.

Councillor Lawrence also gave updates on the smiley MVAS unit, it was concluded by the council that at the next meeting the following information must be submitted: a statistical report which shows the effectiveness of the units, clarification on the possibility of match funding from LAF, any possible alternative avenues for funding i.e. police and a complete cost for the unit. It was also asked that Councillor Lawrence speak to the police about the terms of having a speed camera within the village.

7. 2017 meeting dates

The Clerk presented the meeting dates to the council. Following discussion, it was agreed the February meeting would be removed. The dates were approved by unanimous vote, including the removal of the February meeting.

8. S106 Fund Allocation- Land off Leighton Road

The Clerk gave an overview of the working group, its members and its objectives. Councillor Lynch gave details of the suggestions as set out in the proposed letter to Joe Houston at AVDC. The council approved the contents of the letter by unanimous vote.

9. Planning

16/04051/ACL

- Next To Millway Winslow Road Wingrave Buckinghamshire HP22 4PT
Use of agricultural land for fruit trees and 1.8m high perimeter fencing**

The application was discussed and the council voted to register a comment of no objection.

1053

Signed by
Chairman

16/04085/APP

- **Land off Twelve Leys (Land Off Nup End Lane) Wingrave Buckinghamshire Development of 35 residential dwellings with associated access, parking, and landscaping**

Councillor Lynch introduced the application and gave the floor to Councillor Kennedy as Chairman of the Twelve Leys Development working group.

Councillor Kennedy advised that the group had met on the 6th December and a meeting report had been created. The report included points which conflicted with the Neighbourhood Plan and those which were opposed by the working group. The report is available as an appendix. Comments were also submitted by a parishioner and Councillor P Cooper, these were read to the council.

It was proposed that the council would go back to the developer and advise them of the above points and that a comment of and objection to the application would be registered with the caveat that should the points be addressed the council would withdraw its objection and register a comment of no objection in its place.

This proposal was approved by unanimous vote.

10. Finance

10.1. Payments since last meeting

All payments since the last meeting were approved.

25/10/2016	Wingrave Heritage Society	2nd Grant payment	£	406.00	£	406.00
25/10/2016	WCA	2nd Grant payment	£	2,000.00	£	2,000.00
25/10/2016	Rebecca Biley	Clerks pay and expenses	£	698.60	£	698.60
25/10/2016	HMRC	Tax & NI	£	17.19	£	17.19
25/10/2016	BALC	Training Councillor	£	31.85	£	31.85
31/10/2016	Royal British Legion	Poppy Wreath	£	18.00	£	18.00
03/11/2016	Simon Frankum	Parish Maintenance	£	235.00	£	235.00
03/11/2016	MW AGRI Ltd	October services	£	228.94	£	274.73
03/11/2016	Wingrave Methodist Church	2 x room hire for meetings	£	24.00	£	24.00
03/10/2016	Pratts Charity	Park and Rec rent	£	236.06	£	236.06
31/10/2016	Grundon	Waste collection from Church	£	70.73	£	84.88
01/11/2016	Eon	Lighting Charges	£	238.31	£	285.97
21/11/2016	Combat Fire	Fire tests for the park	£	79.40	£	95.28
21/11/2016	Office Innovation	web updates	£	231.00	£	-
21/11/2016	Combat fire	Call out charge	£	118.00	£	141.60

1054

Signed by
Chairman

28/11/2016	Rebecca Biley	Clerks pay and expenses	£	705.00	£	705.00
28/11/2016	HMRC	Tax and NI	£	17.39	£	17.39
28/11/2016	Pickup & Scott	Legal fees for Fred Kirby	£	500.00	£	600.00

10.2. Accounts reconciliation

This item was deferred until the next meeting.

10.3. Budget proposal

The budget was presented by the Clerk to the council and the floor was opened for comments and questions. Councillor Kennedy advised that the Church Cemetery grant which was used to budget for bin collection was not for the sole use of the church. This point was accepted by the council but it was resolved not to amend the name now. The budget was unanimously accepted by all members of the council.

11. Clerks Report

The Clerk gave details of the contents of her report which included a proposal for the installation of a defibrillator at the WCA. It was advised that there would be a minimal cost for the unit due to fantastic efforts by a parishioner to raise funds as well as the promise of a donation to any shortfall by the WCA. The cost would include a 10-year maintenance contract so no costs would be payable for pads or batteries over that time. The WCA also agreed to manage the installation and to undertake the monthly visual checks required, the council would be required to purchase the unit and to add it to their asset register for insurance purposes. It was the Clerks recommendation that she could see no reason to not go ahead with what could prove to be a lifesaving community asset. The council voted to approve the installation.

An overgrown elm tree located at Bennetts Lane, Rowsham was also mentioned. It was decided that Councillor Rickard would attend to assess the tree and report back.

A broken seat was reported at the Rowsham bus shelter, the Clerk agreed to contact Aviva buses to try and identify who would be responsible.

Meeting ended 21.45

1055

Signed by
Chairman

Item 7 -2017 meeting dates

10-Jan-17	7:30pm	Council meeting	
24-Jan-17	7:30pm	Planning Committee	
28-Feb-17	7:30pm	Planning Committee	This meeting has been cancelled
14-Mar-17	7:30pm	Council meeting	
28-Mar-17	7:30pm	Planning Committee	
11-Apr-17	7:30pm	Parish Open meeting	
25-Apr-17	7:30pm	Planning Committee	
09-May-17	7:30pm	Annual meeting	
23-May-17	7:30pm	Planning Committee	
06-Jun-17	7:30pm	Council Meeting	
20-Jun-17	7:30pm	Planning Committee	
11-Jul-17	7:30pm	Council meeting	
25-Jul-17	7:30pm	Planning Committee	
08-Aug-17	7:30pm	Council Meeting	
22-Aug-17	7:30pm	Planning Committee	
05-Sep-17	7:30pm	Council meeting	
19-Sep-17	7:30pm	Planning Committee	
03-Oct-17	7:30pm	Council Meeting	
17-Oct-17	7:30pm	Planning Committee	
07-Nov-17	7:30pm	Council meeting	
21-Nov-17	7:30pm	Planning Committee	
05-Dec-17	7:30pm	Budget meeting	
19-Dec-17	7:30pm	Planning Committee	

12. Item 8 - S106 Fund Allocation- Land off Leighton Road

Dear Joe

Thank you for your further clarification on this matter.

Wingrave with Rowsham is blessed with an array of sporting activities and the greatest challenge is, not just to improve facilities, but combat threats to their long-term future. The most popular sports face a range of issues which demand significant funding. For this reason, the parish council believes a holistic approach is required for the use of S106 monies.

We propose that S106 monies, starting with the Leighton Road development, is aligned to the funding priorities in the sports and leisure area. These are:

- To increase parking at the sports ground to relieve congestion in the village and encourage attendance. This could be achieved by buying a parcel of land, currently occupied by the now defunct scouts club, and relocating the skate park. This would free up an area at the sports ground for additional parking.

1056

Signed by
Chairman

- to remedy the drainage problems at the sports ground which threaten the regular use of the grassed areas by the football and cricket clubs. Some relaying of turf will also be required. This would also allow the pitches to be rented out to other village clubs, thereby increasing income.
- To re-surface the MUGA and upgrade the exterior lighting. This will preserve the long-term future of the netball and tennis clubs and allow the re-introduction of other outdoor sports, e.g. 5 a side football.
- To build a new bowls club pavilion or reconstruct the existing premises. The current wooden structure does not meet the standards of the modern game particularly as membership has increased by 25% in the past 2 years.

The parish council is convinced the use of S106 monies for such projects is imperative if we are to secure the long-term future of sport in our area for the benefit of young and old alike.

Item 9.2 - Wingrave with Rowsham Parish Council Neighbourhood Plan Twelve Leys Working Group

Objections and Comments on the Cala Homes Planning Application - 16/04085/APP

1. The Planning Application

The Application is for 35 dwellings. The Parish Council, Twelve Leys Neighbourhood Plan Working Group representing the existing Twelve Leys residents object to the number of new dwellings and request that the number of dwellings be reduced to 30 as proposed in the Neighbourhood Plan. The Parish Council supported AVDC's requirement that 35% of the dwellings should be affordable homes.

2. Tree Report

The Tree Report produced by Cala Homes and the currently proposed layout of the dwellings are not compatible. Cala Homes need to resolve this matter.

3. Site Views

The current site views posted in the Cala Homes application shows the views in summer with the trees in full leaf. The trees shown are deciduous trees. In the late autumn, winter and early spring, for some six months they are leafless. The views into the site from the Vale of Aylesbury will not be masked or obscured by the trees. (Photographic evidence can be provided if required)

4. Roof Heights and two and a half Storey Houses (Dwellings with rooms in the roof space)

The two and a half storey houses on, plots 18, 19, 20, 21 and 6 will have increased roof heights over neighbouring dwellings and the existing Twelve Leys dwellings. These new dwellings will be clearly visible during the leafless tree periods, and will impair views from the Vale of Aylesbury. The dwellings in previous developments in Wingrave at the Knolls and Orchard Close where roof heights could be an issue when viewed from the Vale of Aylesbury, have been restricted to Bungalows. At the Twelve Leys site, there is a strong objection to two and a half storey houses and Cala Homes are requested to plan alternative dwellings.

1057

Signed by
Chairman

5. Footpath through the Site

BCC Rights of Way must be content with the alignment of the Footpath through the site. The footpath at the Nup End Lane end of the site crosses the drives of Plots 6,7 & 8. The future maintenance responsibility for this part of the footpath and the remaining parts of the footpath must be defined.

There is a downward slope across the site from Twelve Leys towards Nup End Lane. On Health and Safety grounds the requirement by "Rights of Way" that the kissing gate at Nup End Lane should be removed is strongly objected to. The slope of the footpath will be used by children on small cycles to gather speed. It is requested that the current kissing gate is replaced with some sort of barrier that will stop small children either cycling or running into Nup End Lane and that it is compatible with disabled access and push chair access. At Pages Lane, adjacent to the Methodist Chapel there have been too many near misses with children running and cycling into Nup End Lane.

6. Sewage and Drainage

There is extensive and detailed local knowledge of the sewerage problems both in Twelve Leys and Nup End Lane. The sewer system in Twelve Leys is currently not fit for purpose for existing residents. Water Board tankers or their contractors regularly visit Twelve Leys to clear the pipe network. The Twelve Leys sewer passes into the 1950s sewer in Nup End Lane near the Methodist Chapel and there have been recent problems with this part of the Wingrave sewerage system. The Cala Homes proposals for dealing with the site sewerage are considered inadequate and the options are objected to.

The surface water drainage proposal is objected to as it relies on storage and pumping. It is requested that Cala Homes prepare a new plan for Sewerage and surface water drainage.

7. Road Design

It was noted that AVDC use longer refuse vehicles than Cala Homes have used in their design criteria for the road layout in the development. The road layout is objected to and Cala are requested to redesign the road layout to ensure that it is compatible with utility and other commercial vehicles that will require future access to the site.

8. Wild Life

Local knowledge reports that there are Great Crested Newts, Grass Snakes and various species of Bat and Owl either on or around the site. Cala Homes must ensure that these are properly protected.

9. Tree Screening

Additional tree screening is appropriate between Stookslade, Twelve Leys and the development than that currently proposed. Cala Homes are requested to agree a revised scheme with Wingrave and Rowsham Parish Council.

10. Site Development

During site activities, it is requested that Cala Homes provide a Construction Activity Plan with a schedule of such matters as a schedules/timings for commercial vehicle deliveries to site, plans for repair, maintenance and cleaning of the Twelve Leys road surface arising from construction activities.

The plan should minimize the impact of the development on existing Twelve Leys residents during the construction period. For example all vehicles associated with work on the site

1058

Signed by
Chairman

should not be parked on the Twelve Leys road but within the site. The Village School is accessed from Twelve Leys road and it is requested that during term time no site vehicles use Twelve Leys during the school drop-off period in the morning and pick-up in the afternoon.

1059

Signed by
Chairman