



# Minutes of Parish Council Meeting

Held on Tuesday 3<sup>rd</sup> April 2018

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Chairman: Councillor Mrs V Lynch  
Councillors: Councillor Mr M Bird, Councillor Mr D Clements, Councillor Dr L Kennedy and Councillor Mrs M Lawrence  
Apologies: Councillor Mr A Coulson and Councillor Mr N Rickard  
Clerk Mrs R Biley  
Attendance: Mr D Neave Chair of Baldways Working Group, Mr R Wyatt Member of Baldways Working Group, District Councillor Mr P Cooper and County Councillor Mrs N Glover  
Parishioners 6

## 1. Apologies for absences

Apologies were received and accepted from Councillor Coulson and Councillor Rickard.

## 2. Disclosure of interest on items in agenda

No items were disclosed by Councillors.

## 3. Sign off of minutes

### 3.1. Parish Council Meeting 2018 03 13

The minutes were approved and signed as an accurate account of the meeting held on 13<sup>th</sup> March 2018.

## 4. Planning

### 4.1. 18/00778/ALB - Windmill Hill Farm Mill Lane Wingrave Buckinghamshire HP22 4PL

- Alter entrance lobby and extend the attached garden room by 1.0m

The Council discussed the application and concluded by unanimous vote that they had no objections to the application.

### 4.2. 18/00781/APP - Windmill Hill Farm Mill Lane Wingrave Buckinghamshire HP22 4PL

- Alter entrance lobby and extend the attached garden room by 1.0m

The Council discussed the application and concluded by unanimous vote that they had no objections to the application.

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**1167**

Signed by  
Chairman

#### **4.3. 17/04105/ADP – Land at Leighton Road Wingrave Buckinghamshire**

- Approval of reserved matters pursuant to outline permission 15/03814/AOP relating to appearance, landscaping, layout and scale for a residential development of up to 40 residential dwellings.

Councillor Kennedy gave a report on the current situation with this development which included the resolution of some of the working group's concerns but concluded that there were three main outstanding issues. These were:

- the open space buffer zone and how it was maintained and managed,
- the distance between one of the proposed dwellings and number 5 Baldways in the new drawing compared to what was approved at outline planning and
- how the development was realised, for example conditions on working hours.

Mr Wyatt, a member of the working group confirmed that they had requested that the plot in question be moved but had been refused based on its difficulty in relation to the ecology report.

A parishioner voiced concern regarding the impact the nearness of one of the plots would have on their property as they would be looking out on to a brick wall.

Mr Neave confirmed that the issue of security along the wildlife corridor was a concern as well as its long-term maintenance and the risk of attracting rubbish. He concluded that a possible solution would be to plant high shrubs which deterred humans.

A parishioner asked if it was possible to remove the plot close to number 5, it was advised that this would not be approved by the developer due to the impact on their profit for the site.

The Clerk proposed that the Parish Council object to the application on the points made but include within its response the concerns which had been resolved and or a middle ground had been found and that they were grateful to the developer for working with them to mutually agreed resolution.

Councillor Cooper agreed this was a positive approach.

Councillor Lynch asked the Council to vote on objecting to the application given the evidence presented and that the full details of the objections would be produced by the working group by the deadline of the 17<sup>th</sup> April. This was passed by unanimous vote.

**Meeting Ended 19.50**

## Appendix 1- Item 4.3 Councillor Kennedy Report

### Wingrave with Rowsham Neighbourhood Plan Report 3<sup>rd</sup> April 2018

#### 1. Baldways Site Planning Application 17/04105/ADP Land At Leighton Road

The Baldways Site was originally put forward for development by Corylus Ltd as outline Planning Application 15/03814/AOP. The Parish Council worked with Corylus and after a number of revisions to their plans submitted to AVDC an agreed plan "Revision N" for approval to AVDC. Revision N was approved when the Outline Permission was granted. The owner of the field, who had engaged Corylus to obtain the Outline Permission, is now looking to sell it to Ridgepoint Ltd a local developer who assumed that Plan P (a later unapproved version showing all the housing bunched up against Leighton Road) had the agreement of the Parish Council. There are significant differences between Revisions N and P and these differences are against the requirements of our Neighbourhood Plan, the understanding of the development as agreed with Corylus and the Outline Permission. The Parish Council objected to Ridgepoint Ltd Planning Application which was a re-statement of the Corylus Revision P plan. The Parish Council objection listed 9 issues and the letter of objection stated that the Parish Council would withdraw its objection if these matters were dealt with satisfactorily.

The Managing Director of Ridgepoint Ltd, Nick McEntyre has engaged with the Parish Council Working Group to try and address the objections.

The Objections are detailed below with the Parish Council Working Group's report on the current position:

##### 1.1 Visitor Parking within the Development

The Revision P had six Visitor Parking places and for 40 dwellings twelve was considered the appropriate number. Ridgepoint have now incorporated ten Visitor Parking space. Whilst twelve would have been preferable it is considered that this is an acceptable solution. The objection to this issue is recommended for withdrawal.

##### 1.2 Long-term management and security of the Wildlife Corridor

The Wildlife corridor on the west side of the development. The Working Group is of the opinion that the Wildlife Corridor should be planted with native shrubs and bushes with a height no exceed 6 feet in such a way as to prevent human access along the Corridor. Ridgepoint report that the Corridor has to be laid out as required by the Ecologist and it is not a decision he can make. It is therefore request that AVDC address this issue to assure the Parish Council that human access along this Wildlife corridor is restricted. This objection is not withdrawn until resolved.

##### 1.3 Long-term management and security of the Buffer Zone

This Buffer Zone is on the south side of the development adjacent to the existing properties on the Leighton Road. The Parish Council require the transfer these parts of the land to adjoining neighbours included as a commitment on the part of the Applicant in the Landscape Management Plan required pursuant to Condition 10 of the Outline Planning. Ridgepoint are requested to provide AVDC with a Landscape Management Plan and this has yet to be circulated. The Parish Council need an AVDC assurance that this requirement will not be allowed to slip through the net. This objection is not withdrawn until resolved.

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Signed by  
Chairman

#### 1.4 Proximity of Plot 1 on the site plan adjacent to 5 Baldways Close

The Parish Council Working Group request that Ridgepoint adjusted the layout of this dwelling to create greater separation between Plot 1 and 5 Baldways Close. Ridgepoint report that with the other constraints imposed on the development there is nothing that can be done to move this plot. The Working Group reluctantly, recommends that this objection is withdrawn.

#### 1.5 Height of the proposed house on Plot 35

The Working Group requested Ridgepoint to consider whether its proposal for the site could be adjusted to change the house on Plot 35 for a fourth bungalow. Developer has said a 4th bungalow makes a big hole in his budgets. The Working Group reluctantly, recommends that this objection is withdrawn.

#### 1.6 Noise and disruption whilst the development is carried out

The Parish Council Working Group requested that:

- a) All construction traffic parking to be contained within the site.
- b) All substantial construction traffic to enter and leave Wingrave from the direction of the Mentmore Crossroads (and not through the centre of the village) and to avoid peak commuter hours.
- c) All noisy work to be carried out only between the hours of 8.00am to 6.00pm Monday to Friday. No noisy work outside those times or at all on weekends or on bank holidays.

The Parish Council require an AVDC assurance that the above matters will be included in the final Planning consents. These are all matters for AVDC.

#### 1.7 Health and Safety Risk posed by the balancing pond

The Parish Council Working Group requested that appropriate fencing of the balancing pond be provided. The latest draft of the landscape plan for the site does now show a 1.2m post and rail fence and so this objection can now be withdrawn.

#### 1.8 Long-term maintenance of the internal road

The Parish Council Working Group requested that AVDC ensure that the Applicant's proposals contain adequate provision for the long-term maintenance of the internal road. The Parish Council require an AVDC assurance that the long-term road maintenance will be included in the final Planning consents. This objection is not withdrawn until resolved.

#### 1.9 Foul Sewage treatment from the site

The Parish Council require AVDC to ensure that the Applicant has evidence that proposals for dealing with Foul Sewage are comprehensively viable and acceptable to Thames Water. This is a matter for AVDC and Thames Water.

## 2. Cala Homes Planning Application 16/04085/APP for 32 Homes off Twelve Leys

The key issue with this Planning Application is the Thames Water proposed solution to the Foul Sewage in the Twelve Leys and Nup End parts of the village. A residents Survey has been prepared detailing sewage problems and the Parish Council has written letters detailing its concerns and sent these with the resident's survey to:

- AVDC Planning Department

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Signed by  
Chairman

- Thames Water Developer Services
- The Thames Water CEO
- The Environment Agency
- John Bercow our MP

Thames Water are currently planning for senior manager to visit Wingrave to review matters in late April.

The Parish Council have investigated with the developer whether a revision of their layout is possible at this late stage in the Planning process. A formal response has not been received.

### **Report on WWRSAL Activities**

As one of the Parish Council representatives to WWRSAL, a number of WWRSAL meetings have been attended including Working Group meetings on the extension of the Netball and Tennis Courts. The PC has made a contribution to the project from the "Kirby Fund".

With support from John Harper for additional fund raising, Gavin Chater, Toby Phipps and Terry Bracey-Wright as the key WWRSAL members have produced plans, procurement specifications, and quotes from contractors for the construction of additional Netball and Tennis facilities. The Parish Council have actively supported and helped with the activity. The Parish Council has now submitted a Planning Application for the Courts and orders have been sent to the chosen contractors with the caveat that they are subject to the approval of Planning Application. The work is hoped to take place in the summer months.

Dr L W Kennedy  
03<sup>th</sup> April 2018

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Signed by  
Chairman